

CITY OF WARREN

TAX INCREMENT FINANCE AUTHORITY

MINUTES OF THE BOARD

Meeting held on April 9, 2026

A regular meeting of the City of Warren Tax Increment Finance Authority was called for 9:00 a.m. on Thursday, April 9, 2026 held at the Burnette Branch Library, located at 23345 Van Dyke, Warren, MI 48089.

Present:

Joseph Toupin
Jim Hensley
Susan McHugh-Cilia
Kabir Ahmed
Helen Hicks

Absent:

Hassen Charara, Chairman
Eric Hunter, Vice Chair

1. Call to Order

The meeting was then called to order at 9:02 a.m.

2. Pledge of Allegiance

3. Roll Call

Motion:

A motion was made by Ms. Hicks, supported by Mr. Hensley, to excuse absent members.

No opposition, the motion passed.

4. Adoption of Agenda

Motion:

A motion was made by Mr. Toupin, supported by Ms. Hicks, to adopt the agenda for April 9, 2026.

No opposition, the motion passed.

5. Approval of Minutes (March 12, 2026)

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hunter, to approve the March 12, 2026 meeting minutes.

No opposition, the motion passed.

6. Audience Participation

None

7. Old Business

A. Discussion: Letter of Intent for 23858 Van Dyke (Tom Bommarito)

Mr. Bommarito provided an update regarding the proposed acquisition of the property located at 23858 Van Dyke Avenue, near Stephens Road. He explained that the City Attorney is currently finalizing a Letter of Intent (LOI) to outline the proposed terms of purchase. In addition, a title search has been recommended and is in the process of being coordinated. An appraisal is also underway to assist in determining the property's fair market value.

Mr. Bommarito noted that the Letter of Intent will formally communicate the City's interest in acquiring the property and initiate negotiations. The Board discussed the strategic importance of the site, particularly its proximity to the Stephens corridor and its potential role in supporting ongoing redevelopment efforts extending toward St. Clair Shores. It was further noted that the location could serve as a key anchor within the corridor improvements.

Additional discussion included potential funding opportunities, including recently announced state and federal "Safe Streets" programs that may support infrastructure and corridor improvements in the area. No formal action was taken.

8. New Business

A. RFP-W-1765 – Commission an Artist for Creating a Mural (Tom Bommarito)

Mr. Bommarito presented the results of RFP-W-1765 for the commission of an artist to create a mural. The Board reviewed the submitted proposals, which included a range of artistic styles, themes, and conceptual designs. Mr. Bommarito explained that the initial mural location under consideration is a City-owned garage near the Civic Center South campus, facing the park and library. This location would allow the project to proceed without the need for lease agreements or additional legal coordination.

The Board discussed the importance of selecting artwork that complements the surrounding environment, including the library and nearby public safety facilities, while also reflecting the character of the community. Members expressed interest in artwork that is visually engaging and encourages public interaction, including concepts that could serve as photo opportunities or incorporate interactive or three-dimensional elements.

It was noted that several artists who have previously completed murals in the area, including Haylie Mousseau, as well as, Chelsea with Earth and Ether Art, submitted proposals. Mr. Bommarito explained that while artists provided initial concepts, the Board would have the opportunity to request modifications or refinements to better align with the community vision and site-specific conditions.

Due to the number of submissions and the diversity of concepts presented, the Board agreed that additional time is needed to complete a thorough review. Board members were asked to review the proposals independently and provide feedback regarding preferred artists, styles, or concepts. Staff will compile the feedback and present top selections at the next meeting, with the goal of selecting an artist and advancing the project for spring implementation. No formal action was taken.

9. Approval of the List of Bills

Motion:

A motion was made by Mr. Ahmed, supported by Mr. Toupin, to approve the release of payments as outlined in the April 9, 2026, List of Bills.

Roll Call:

Mr. Ahmed	Yes
Mr. Toupin	Yes
Mr. Hensley	Yes
Ms. Hicks	Yes
Ms. Cilia	Yes

No opposition, the motion passed.

10. Good of the Order

A. Eight Mile Boulevard Cleanup Event:

Mr. Bommarito also discussed the upcoming Eight Mile Boulevard cleanup events, which will take place on Monday and Saturday as part of the Adopt-A-Highway program in coordination with the Eight Mile Boulevard Association. He encouraged participation from Board members, local businesses, and students seeking community service opportunities. Additional cleanup dates are planned for July and September.

B. Velocity Event:

An update was also provided on the upcoming small business seminar scheduled for May 5 at the Burnette Branch Library, which will focus on video marketing and social media strategies for small businesses. The seminar is intended to help business owners develop effective marketing techniques using accessible tools such as smartphones.

C. Upcoming Murals:

The Board also engaged in discussion regarding placemaking opportunities, including the role of public art in attracting visitors and encouraging community engagement. Members expressed interest in creating interactive murals and features that would encourage people to visit the area, take photos, and share their experiences, contributing to increased visibility and activity within the district.

11. Next TIFA Regular Meeting is Thursday, May 14, 2026, at 9:00 AM, in the Burnette Branch Library

12. Adjournment

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hensley, to adjourn.

The motion passed unanimously.

Meeting adjourned at 9:29 a.m.

X

Hassen Charara
TIFA Chairperson

X

Thomas Bommarito
TIFA Director