



TIFA BOARD MEMBERS

Hassen Charara, Chairperson

Eric Hunter, Vice Chairperson

Susan McHugh-Cilia

Helen Hicks

Joseph Toupin

Kabir Ahmed

Jim Hensley

A REGULAR MEETING OF THE TIFA
THURSDAY, MAY 14, 2026 AT 9:00 A.M.
AT THE BURNETTE BRANCH LIBRARY:
23345 VAN DYKE
WARREN, MI 48089

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- Motion to excuse absent members (if any)

4. ADOPTION OF AGENDA

- Motion to adopt the May 14, 2026 agenda

5. APPROVAL OF MINUTES (April 9, 2026 [pg. 1])

- Motion to approve of the April 9, 2026 meeting minutes

6. AUDIENCE PARTICIPATION

7. OLD BUSINESS (pg. 5)

- A. RFP-W-1765 Commission an Artist for Creating a Mural (Tom Bommarito [pg. 5])
- B. Proposed MyHealth Development (Hunter Manikas/Mary Michaels [pg. 67])

8. NEW BUSINESS (pg. 68)

- A. Sponsorship – ZOOM Transitional Housing Charity Benefit (Hunter Manikas/Tom Bommarito [pg. 68])

9. APPROVAL OF LIST OF BILLS (pg. 77)

10. GOOD OF THE ORDER

11. Next TIFA Regular Meeting is Thursday, June 11, 2026, at 9:00 AM, in the Maybelle Burnette Library

12. ADJOURNMENT

➤ Motion to adjourn

DDA/TIFA, CED, CDBG and BROWNFIELD

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

ACKNOWLEDGEMENT

City of Warren 1 City Square Warren MI 48093	BID: RFP-W-1765 Bid Opening Date: 2/11/2026 Department: TIFA
Product or Service: COMMISSION AN ARTIST FOR CREATING A MURAL	

PROPOSER	SIGNED	ACKNOWLEDGED
DESIREE KELLY ART, LLC.	X	X
EARTH AND ETHER ART, LLC.	X	X
HAYLIE MOUSSEAU	X	X
IDEA39, LLC.	X	X
KIJANI COMPANIES, LLC.	X	X
MURALMATICS	X	X
WENDY POPKO	X	X

Desiree Kelly Art, LLC

Desiree Kelly Art, LLC

L1. GENERAL INFORMATION:

1. Vendor Name:

Desiree Kelly Art, LLC

2. Established:

2021 MI

3. Type of Organization:

Individual

4. Provide a brief summary of your background and experience as an artist.

Desiree Kelly is an award-winning artist known for her captivating portraits of historical figures and public icons. Her work is rich in historical context and reflects the narratives of her subjects by incorporating various artifacts and phrases into each piece. Kelly's unique style seamlessly blends street art with traditional oil painting techniques. She employs a variety of media, including oil paint, acrylics, spray paint, and collage, which allows her to explore different approaches in her canvas work. The vibrant use of color infuses her paintings with radiance, inspired by the personalities of her subjects and the urgency of capturing the details that enhance their stories. Her work has been featured in numerous publications, murals, and exhibitions.

With over a decade of experience in collaboration and commissions, Kelly's artistry has gained recognition across various platforms. She has contributed to esteemed publications such as The Washington Post, The Los Angeles Times, and The Philadelphia Inquirer. Additionally, Kelly collaborates with brands, creating artwork linked to their products. Notable companies like Puma, Converse, Jack Daniel's, Atwater Brewing, Canon, and the Detroit Pistons have sought her expertise.

Kelly's artistic pursuits have also led to collaborations with organizations like Pandora, Pepsi, and the non-profit No Kid Hungry. She is well-versed in collaborating with Art Directors on multiple projects and is comfortable leading a team or working independently in challenging conditions. Among her notable projects, she created murals for Pandora's global relaunch event in Downtown Los Angeles, featuring artwork that spanned an entire city block. Additionally, she painted a 30ft x 30ft mural in downtown Detroit for the No Kid Hungry national campaign. This mural highlighted the challenges faced by children during the global pandemic and was documented on film, incorporating interviews with several children and volunteers involved in the after-school lunch program offered by No Kid Hungry and Detroit Public Schools.

Kelly was also commissioned to hand-paint a billboard for MGM Studios to promote the release of the movie "RESPECT," which features Jennifer Hudson as Aretha Franklin. The billboard was unveiled just before the film's opening weekend.

In addition to her outdoor murals, Kelly has created public artworks indoors at various Five Iron Golf locations and Cambria Hotel locations across the country. Her murals have also been commissioned by major retailers such as Kroger, Meijer, Walmart, Target, and Amazon, including their stores and distribution centers.

5. Provide business address, email address, and telephone number. (Fax number, if applicable)

6. Provide examples of work completed for municipal or governmental entities, if any. (Include project name, location, and year completed.)

JFK mural - City of Royal Oak, MI-2019

Yellow brick alley- City of Detroit, MI - 2025

MLK Mural - City of Bowie, MD- 2023

<https://www.youtube.com/watch?v=WhxHVZY9e-w>

Description of Mural

This mural celebrates the mechanical and factory industries of Warren, MI. It features a welder holding a torch with sparks flying and a factory worker welding in vibrant, energetic colors. The Sherman military tank, produced by the Detroit Arsenal factory, is prominently displayed. Behind the tank, a vivid blue gear symbolizes mechanical engineering, while a group of flowers to its right represents the evolving nature of industry. A robotic arm in the lower right corner lifts a gear, highlighting innovation. Together, these elements capture the rich industrial history of Warren, MI.

Mural #1



Mural #2



7. Provide examples of previous mural work not completed for municipalities.
(Include images, links, or portfolio references.)







L2. QUALIFICATIONS

1. List up to five (5) locations where you have completed a mural, including the approximate size(square footage) of each mural.

- Eastern Market, Detroit 15x25ft
- Downtown Detroit, 30x30ft
- Taylor, MI 100X15ft
- Redford, MI 120ftx15ft

Earth and Ether Art, LLC

Mural Concept 1 - “Return of the Light”

Price: 15k max, depends on chosen wall site

This mural concept highlights Michigan’s state bird and flower with the sunrise of dawn in the background, symbolizing the continuous cycle of growth and rebirth within the seasons of life. While being a literal representation of springtime, I also want it to spark the feeling of hope and new possibilities for both the present and future.



Mural Concept 2 – Title TBD

Price: 15k max, depends on chosen wall site

This concept also explores the theme of spring as a season of growth. By pairing natural elements with human connection, this piece is intended to celebrate the strength and beauty found within community while honoring the identity and representation of the surrounding neighborhoods.



Earth and Ether Art



“Unity Garden”, Fraser MI, 2025



“Polygonal Paws”, Center Line MI, 2024



“Sunshine and Roses”, Warren MI, 2025



“Seasonal Wonders”, Rochester MI 2025

Haylie Mousseau

**LET'S WORK
TOGETHER!**





WHAT DO I DO?

hayliemousseau.com



MURAL ARTIST

HI, I'M HAYLIE!

I CREATE BRIGHT, STORY-DRIVEN, WHIMSICAL MURALS CUSTOM DESIGNED TO FIT YOUR BUSINESS AND BRAND





WHERE I CAN HELP

hayliemousseau.com

BUSINESSES & BRANDS

HOSPITALITY & TRAVEL

COMMUNITY SPACES

EVENTS & ACTIVATIONS

RESIDENTIAL

SPECIALTY PROJECTS





hayliemousseau.com





SKILLS & EXPERTISE

hayliemousseau.com



CUSTOM MURAL DESIGN

COLOR THEORY & COMPOSITION

LARGE-SCALE PAINTING

PROJECT MANAGEMENT

CONCEPT DEVELOPMENT

PUBLIC ART & COMMUNITY ENGAGEMENT

SURFACE PREP

DIGITAL MOCKUPS & VISUALIZATION

CLIENT COLLABORATION

TRAVEL READY & ADAPTABLE





SPECIALTY PROJECTS

hayliemousseau.com



WE CAN PAINT ON ANY SURFACE!



PHOTOS OF
DEUSCHTROI
FOOD TRUCK





HOW MURALS CAN BENEFIT YOU



INCREASES VISIBILITY & FOOT TRAFFIC



ENHANCES BRAND IDENTITY

CREATES A MEMORABLE EXPERIENCE

IMPROVES CURB APPEAL

BUILDS COMMUNITY CONNECTION

BOOSTS EMPLOYEE MORALE

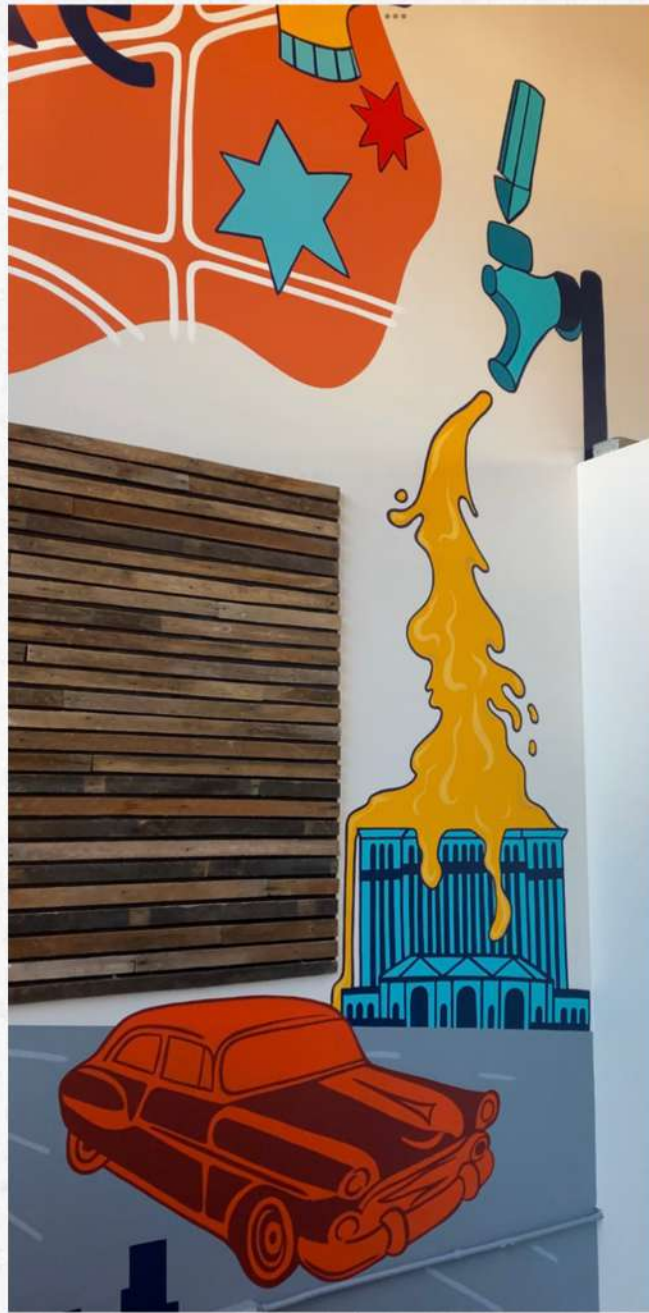
INCREASES PROPERTY VALUE





YOU & YOUR BRAND

hayliemousseau.com



SIX SPOKE BREWING CO.



I WORK CLOSELY WITH YOU TO CREATE A MURAL THAT NOT ONLY STANDS OUT, BUT ALSO REFLECTS YOUR BRAND'S UNIQUE PERSONALITY & STORY.





NUEVO SEOUL DETROIT





FOR A ONE-TIME
INVESTMENT, A MURAL
CAN CREATE A
LANDMARK THAT
GENERATES FREE,
ORGANIC SOCIAL MEDIA
PROMOTION FROM
CUSTOMERS FOR YEARS
TO COME.



MURAL PROJECTS

Baffin Brewing Co. — 2019
Swirls Staircase Resident's Home — 2019
Shores Nutriton — 2019
Astro Residents Home — 2020
Wildflower & Co. — 2020
Tree Nursery Residents Home — 2020
Tangent Gallery — 2021
Old Soul Vintage — 2021
Baffin Brewing Co. — 2021
Alien Resident's Home — 2022
Leopard Resident's Home — 2022
Floral Lines Resident's Home — 2022
Aryn-Lynn Salon — 2022
Baffin Brewing Co. Restrooms — 2023
Wildflower & Co. — 2023
Leafy Resident's Home — 2023
Daydream Bodywork — 2023
Butterfly Tunnel — 2023
A Walk Through the Shores — 2023
DeutschTroit — 2023
Baffin Brewing Co. Hallway — 2023
Nuevo Seoul — 2024
Dapper Dog Wash — 2024
Floral Swirls Resident's Home — 2024
Baffin Brewing Co. Back Room — 2024
Papelon Market — 2024
City of Warren — 2024
Harper Avenue Salon — 2024
New Order — 2024
Space Scene Resident's Home — 2024
Six Spoke Brewing — 2025
Modern Cone — 2025
DeutschTroit — 2025
Zestia Greek Food — 2025
Bloomhaus — 2025
Hart & Harlow — 2025
Harper Avenue Salon — 2025
Flowerz Inc — 2026
Super Girl Resident's Home — 2026

Idea39, LLC



Appendix B

Conceptual Directions



In Community

This mural is intended to be a reflection of Warren as it exists today: a city shaped by many histories and strengthened by the people who call it home. The composition brings together a diverse-cross section of Warren residents, cultural figures, artists, athletes, and community builders connected by a single line. Rather than presenting one narrative or moment, the composition emphasizes unity without uniformity, individuals standing distinctly, yet in relationship to one another. *In Community* is intended to serve as a welcoming landmark within the TIFA District, one that honors growth, acknowledges change, and reinforces Warren's identity as a city moving forward together.

Community members could take part by submitting their photos to be sketched and included in the mural.



Example artwork for my 2024 series "48" for style example.



Strength in Service

This composition honors Warren's history as a manufacturing and industrial powerhouse while reinforcing the role of work and workforce in the city's continued economic growth. Drawing from early 20th-century industrial posters and Art Nouveau design, the mural will feature four stylized workers standing together around a single industrial gear, symbolizing shared labor and interdependence that drives local economies forward. The screen-print aesthetic and color palette reference Michigan's industrial legacy while keeping the imagery timeless and accessible. Laurel branches and floral elements frame the composition, representing sustainability, reinvestment, and future progress. Strength in Service positions work not only as a point of pride, but as a foundation for revitalization, signaling Warren as a city that values those maintaining and powering its economic future.



Example artwork from Art Nouveau + Fillmore periods



303-242-630 | hello@idea39.com



Appendix C

Selected Past Mural Work



"Conservation Conversation"
 Traverse City Arts Board + DDA
 TART Trail + Boardman Lake
 Traverse City, MI
 2021



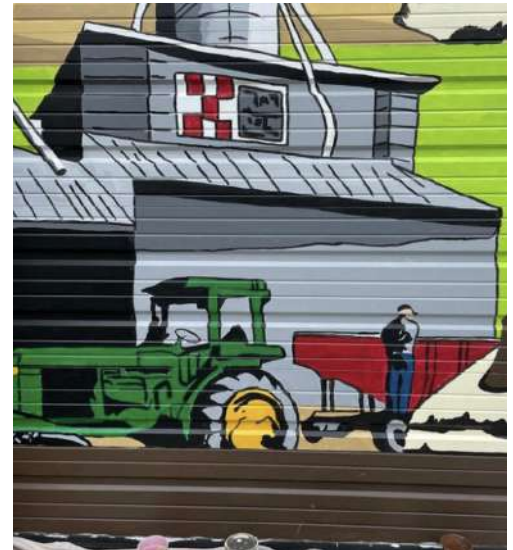


“Love + Forgiveness
Bleed Heart Design 501c3
Detroit, MI
2014





"Still the Hero"
 Ann Arbor Distilling Co
 Ann Arbor, MI
 2022



Kijani Companies, LLC

Driven by Legacy



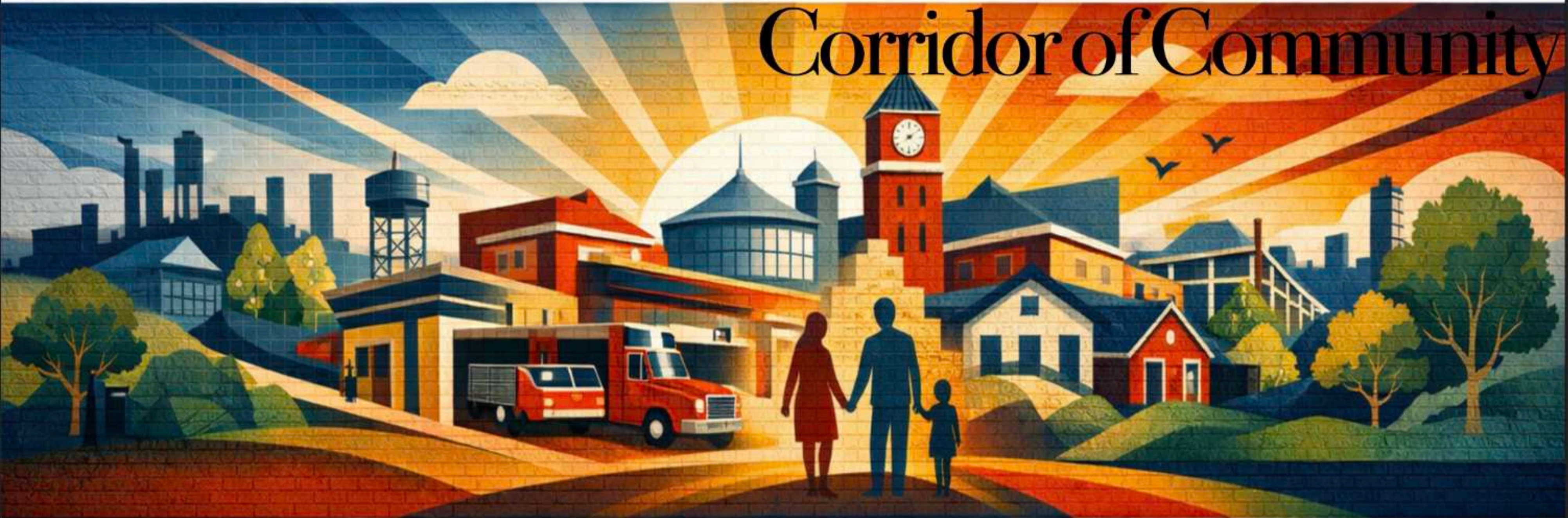
design concepts

design concepts

design concepts

design concepts

Corridor of Community



design concepts

design concepts

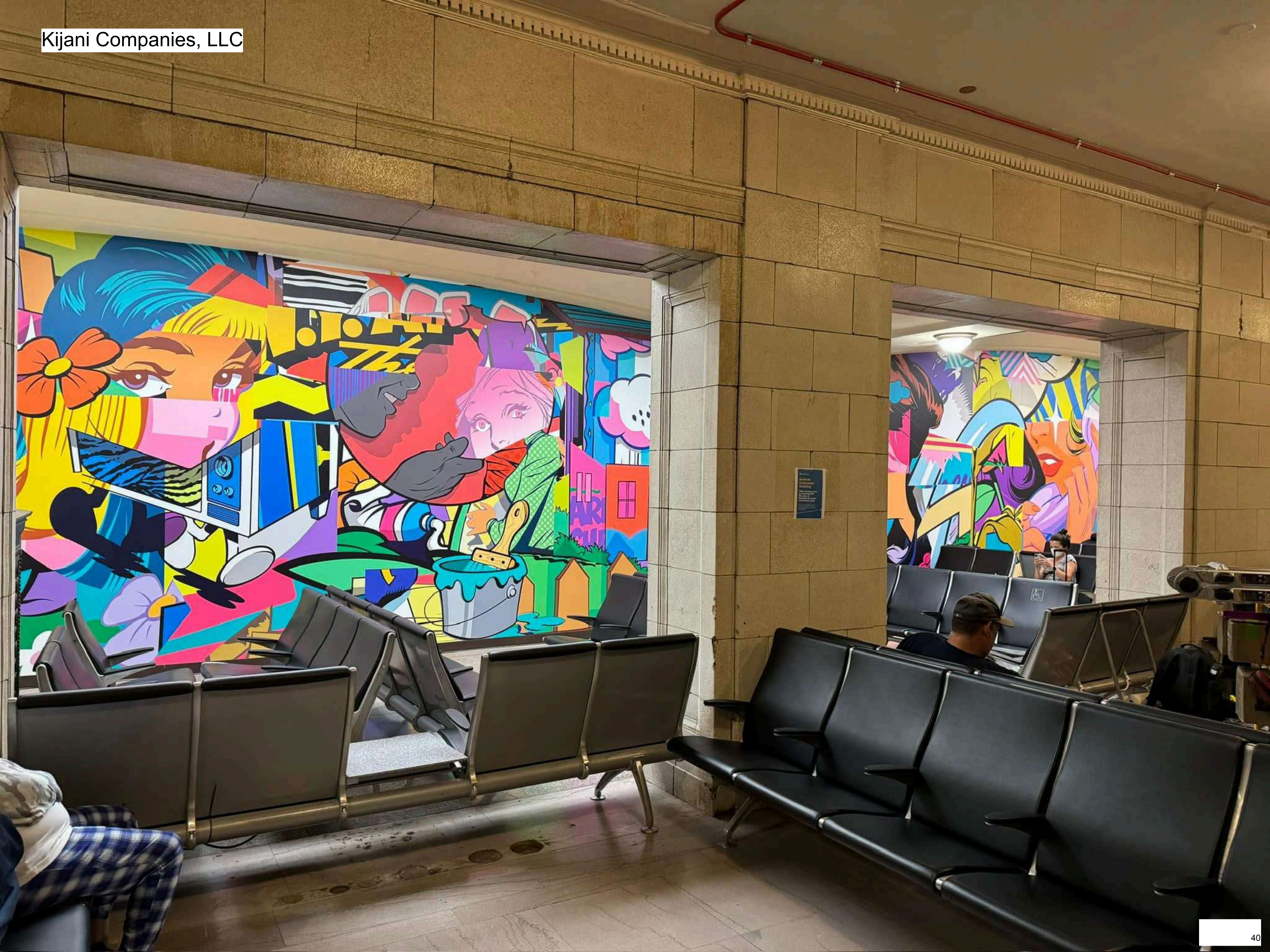
design concepts

design concepts











EQUALITY ACCELERATION
INCLUSION PERSEVERANCE JOY
JUSTICE POSSIBLE VALUABLE
ACCESS DIVERSITY FEARLESS
EQUAL RIGHTS COMMUNITY
KINDNESS FORWARD ACCOMPLISHED
TRUTH IDENTITY BRAVERY HEART
OPPORTUNITY HOPE INSPIRED
STRENGTH FREEDOM RESILIENT
UNITED LEADERSHIP PRIDE
REVOLUTION





For Social Media
Content
Please Tag the Following
#Capitol
#Capitol





Muralmatics, LLC

Municipal Projects



Title: Kitchen Table Conversations (On-Going), Size: 45' W X 15' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2022, Client: East Lansing Public Library
*Visit www.muralmatics.com/elpl to view the accompanying multimedia piece which includes first person interviews of mural subjects.



Title: Tender Embrace, Size: 18' W X 9' H, Media: Latex with UV protective sealant, Year: 2023, Client: Multnomah County Health Department



Title: We Build Giants, Size: 50' W X 25' H, Media: Latex, spray paint, Year: 2024, Client: The City of Detroit



Title: Reading Rainbow, Size: 20' W X 25' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2025, Client: Grand Rapids Public Library

Non-Municipal Projects



Title: Lansing Shaped Mural Project: West Mural, Size: 38' W X 40' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2024, Client: Scribbles & Giggles/The City of Lansing
*Visit www.muralmatics.com/west to view the accompanying multimedia piece which includes video submissions and conversations of Lansing residents.



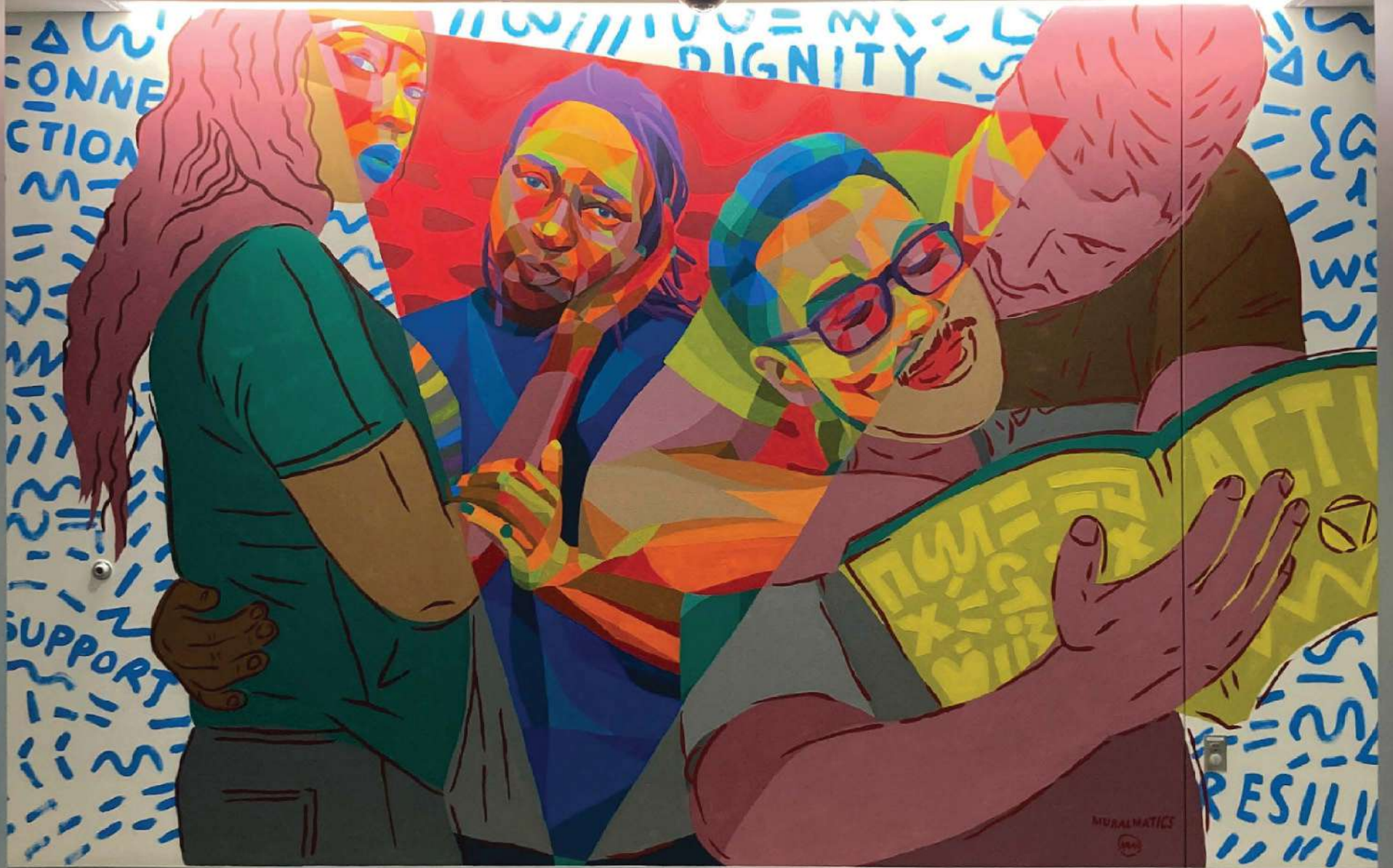
Title: Innovate Collaborate, Size: 37' W X 9' H, Media: Latex and spray paint, Year: 2020, Client: EDL North America



Title: Si Se Puede, Size: 40' W X 15' H (exterior), 12' W X 11' H (interior), Media: Latex, spray paint, anti-graffiti sealant, Year: 2022, Client: Michigan Community Capital

*Dustin Hunt directed each of the videos linked in the descriptions.



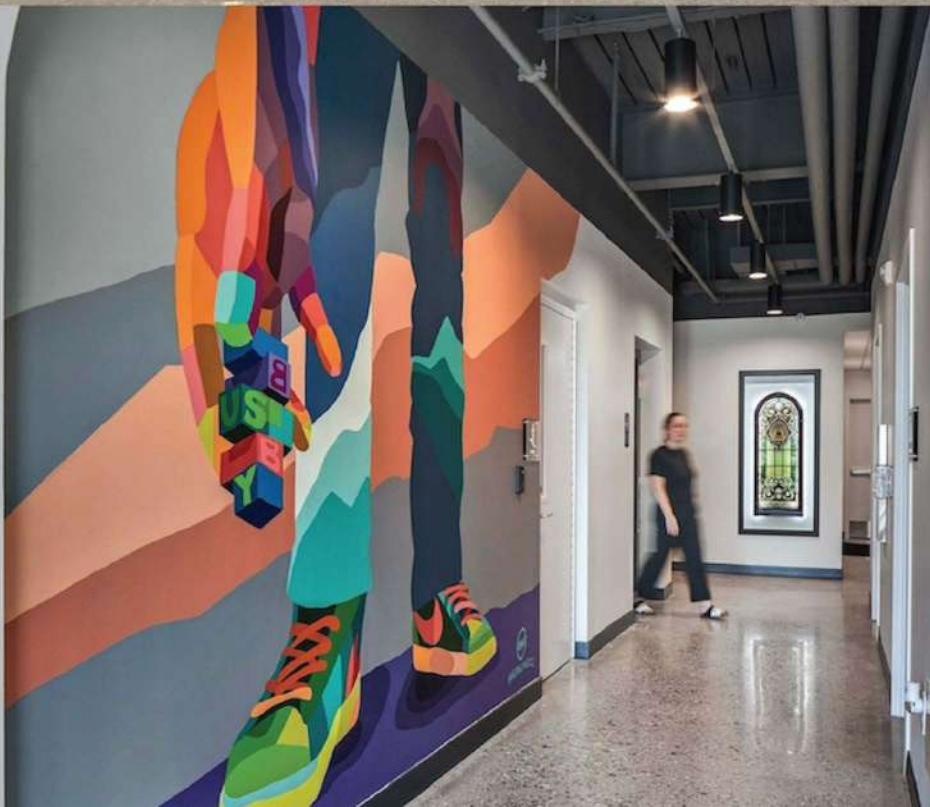












MURAL PROPOSAL

**VAN DYKE CORRIDOR
TAX INCREMENT FINANCE AUTHORITY
WARREN, MI**

Copyright Disclaimer

All artwork and designs included in this proposal are the exclusive intellectual property of Muralmatics and are protected under copyright law. These images may not be downloaded, reproduced, linked, modified, or used in any form for websites, galleries, print materials, or any derivative works without the express written consent of Muralmatics. Unauthorized use of these materials is strictly prohibited.

Disclaimer on Use of AI

At Muralmatics, every mural design is created by people, for people. Our process is rooted in human creativity, community connection, and artistic skill. Each design is carefully crafted by Muralmatics to honor the stories, histories, and environments that make every place unique.



OVERVIEW

This mural depicts five workers spanning Warren's history, united by the physical labor that built and sustains this community. On the left, a woman rivets a large metallic form with the words Detroit Arsenal Tank Plant visible behind her, grounding the composition in the corridor's industrial origins. Beside her, a man in overalls tinkers with a mechanical object, representing the skilled trades that defined this region. At the center stands a man planting a tree. His position is intentional: growth, renewal, and investment in the future sit at the heart of the composition. He bridges the workers of the past and present, suggesting that building a community is ongoing work. To the right, a welder leans into their craft, and beside them a woman shelves books at the library, representing the civic investments that serve Warren today. The three central figures wear bright orange gloves, drawing the eye across the composition and linking their efforts visually. The two outermost figures feature halo-like shapes around their hands, elevating their labor and honoring the dignity of work. The mural emphasizes hands throughout. Hands that weld and rivet, hands that plant and tend, hands that organize and serve. These are the hands that shaped the Van Dyke Corridor across generations and continue to care for it now. The piece celebrates physical labor not as a relic of the past but as a living tradition, connecting Arsenal workers to the firefighters, city employees, and public servants who carry that legacy forward.



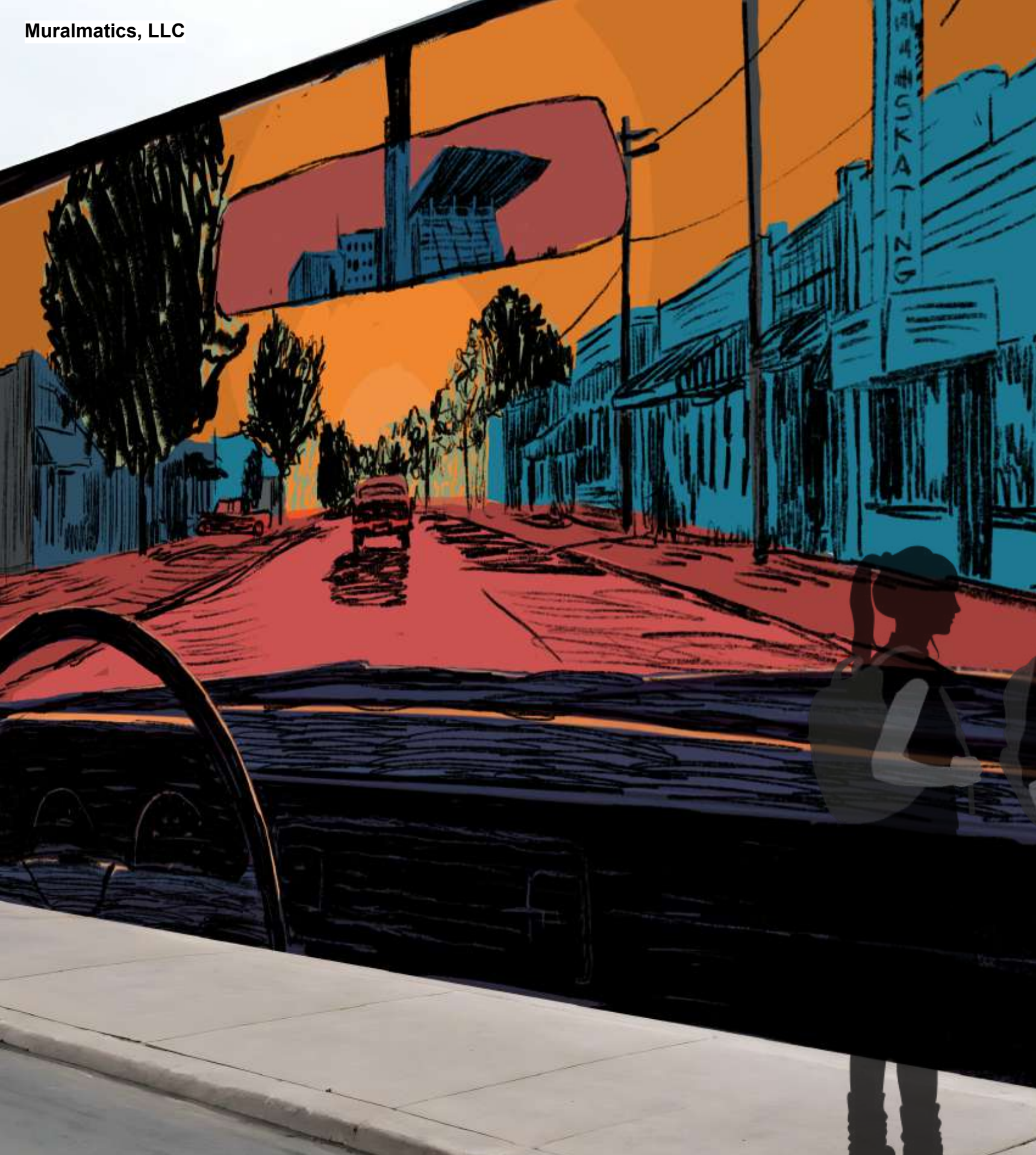
Mural Design (Rough) Mock Up
Title: Hands Across Time
Location: TBD, Warren, MI

Year Designed: 2026



CITY OF WARREN X
MURALMATICS





OVERVIEW

This mural places the viewer in the backseat of a vintage automobile, looking out through the windshield at a quiet, familiar scene of historic Warren. The streetscape unfolds ahead with a skating rink sign nodding to the corridor's recreational life, evoking the neighborhoods built for workers and families who made this place home.

The rearview mirror offers a subtle twist: reflected in its glass is the Warren Civic Center, a recognizable landmark representing the city's continued investment in its community. By placing contemporary Warren in the mirror and historic Warren through the windshield, the mural creates a visual puzzle that rewards closer looking. The viewer drives into the past while the present follows close behind.

The automobile itself is intentional. For Metro Detroiters, the car is deeply familiar, a quiet nod to the industry that shaped this region without being overly literal. The warm, nostalgic palette ensures the mural ages gracefully. Rather than depicting modern elements that could feel dated in a few years, the composition leans into timelessness while still honoring both eras.



Mural Design (Rough)
Title: Along the Corridor
Location: TBD, Warren, MI

Year Designed: 2026



**CITY OF WARREN X
MURALMATICS**



Rough Design

Please note: Rough designs take approximately 5-10 hours to complete. Final designs take an additional 30-40 hours to complete. This proposal contains a limited color, rough design meant to establish a vision of the mural concept. When/if selected to move forward, final mural designs feature a full range of vibrant, saturated colors. A sample color palette is provided here to illustrate the range of colors Muralmatics commonly uses. When/if selected, the final design will include greater depth, richness, and refinement.

*A NOTE ABOUT COLOR



Final Design



Rough Design



Final Design





Rough Design



Final Design

Muralmatics, LLC



CITY OF WARREN X
MURALMATICS

Wendy Popko

Artist Statements

Wendy Popko

“Welcome to the Neighborhood,” was inspired by the 1940s residential boom in the City of Warren. The robin, our State bird, feeding her babies, represents the generations of families who moved to the City of Warren over decades. Their nest is a symbol of the many homes that line the streets throughout this community. The sunrise continues to bring new ideas and possibilities, as the City has witnessed throughout the years.

“In Motion,” displays imagery of the City of Warren’s past in a monochromatic color palette. The teal blues illustrate the historic Baseline Feedstore, with a horse representing the original means of transportation. The orange gear encompasses the industrial side to Warren’s manufacturing throughout the years that have shaped this community’s strong neighborhood presence. Below, centered, is a row of houses representing the different styles of architecture dating back to the 40’s. This is to symbolize the continual adjustments and construction that span from the post war residential boom to current day. The cyclists, morphing from the historic teal blues of the horse, speed toward the future, as the City continues to make changes to strengthen their community in different ways.

Warren: a City in (constant) motion.



"In Motion"

Baseline Feedstore
historic building w/horse



Tech Center

Examples of local
neighborhood architecture
from 1940s to present
Each house will be different

Proposed MyHealth Development

Hunter Manikas/Mary Michaels



DDA / TIFA DIRECTOR'S OFFICE

ONE CITY SQUARE, SUITE 215
WARREN, MI 48093-6726
(586) 574-4529
www.cityofwarren.org

5/6/2026

Tax Increment Finance Authority
City of Warren
One City Square
Warren, MI. 48093

Re: Sponsorship – ZOOM Transitional Housing Charity Benefit

Dear TIFA Board,

The DDA/TIFA Department is requesting the Tax Increment Finance Authority (TIFA) to authorize funding for sponsorship of the ZOOM Transitional Housing for Foster Youth Inaugural Southeast Michigan Community Charity Benefit. This project involves supporting a nonprofit organization that provides affordable transitional housing and resources to youth aging out of the foster care system, with the goal of promoting stability, independence, and long-term success.

This event will take place on Saturday, May 30, 2026, from 6:00 p.m. to 9:00 p.m. at Barrister Gardens Banquet Center in St. Clair Shores. The benefit aims to raise awareness, engage community stakeholders, and generate funding to expand housing opportunities and supportive services for foster youth.

While ZOOM Transitional Housing operates a residential property located at 11354 Jackson Avenue, Warren, MI 48089, this property is located just outside of the TIFA district boundaries but in close proximity to the district. Its location still contributes to the surrounding community and supports broader neighborhood stability in an area adjacent to the Authority's jurisdiction.

The requested sponsorship amount of \$500.00 would qualify the Authority for the organization's Silver Sponsorship Package. According to the proposal, this sponsorship level includes a quarter-page acknowledgment in the program book, recognition on ZOOM's gala website, acknowledgment in the post-event and annual report, and five seats for the gala event.

Sponsorship of this event will help offset event costs, allowing a greater portion of funds raised to directly support housing initiatives and programming. Additionally, participation will enhance community engagement, support vulnerable populations within the region, and align with the City's broader economic and community development goals.

Project Details:

Recommended Company: ZOOM Transitional Housing for Foster Youth, 7500 Boardwalk, Saline, MI 48176

Bid Number: N/A

Requested Amount: \$500.00

GL/Account Number: 495-9495-88001

Attached is the sponsorship proposal from ZOOM Transitional Housing for Foster Youth outlining the event details and sponsorship opportunities.

The DDA/TIFA Department is asking the Tax Increment Finance Authority to provide funding for this initiative as it supports regional collaboration, strengthens community partnerships, and contributes to improving quality of life for residents in and around the district.

Please find all supporting documents and backup information related to this request attached to this cover letter.

If you have any questions or require any additional information, please contact me.

Thank you for your consideration.

Sincerely,

Signed by:

6F52A3F825A947D...
Tom Bommarito
DDA/TIFA Director

Read and Concur:

DocuSigned by:

874B09CBFD6E4E8...
Mark Knapp
Assistant Controller

Read and Concur:

Mary Michaels
Acting City Attorney



ZOOM Transitional Housing for Foster Youth

Inaugural Southeast Michigan Community Charity Benefit

Date: Sat May 30 Time: 6:00-9:00 pm

Location: Barrister Gardens Banquet Center, St. Clair Shores



Sponsorship Proposal

Prepared for Potential Sponsors

Submitted By:

LaSonia J. Forté, Executive Director and Co-Founder

Michael Aukward, Ph.D., Director of Special Projects and Co-Founder

ZOOM Transitional Housing for Foster Youth [Board of Directors](#)

Who are we?

ZOOM Transitional Housing provides affordable housing to youth preparing to leave Michigan's foster care system, whose funds – a combination of paltry government support and wages from entry-level jobs – render them unable to pay market rate. We envision ZOOM properties as nurturing environments that empower youth to avoid obstacles to adult success like limited education (fewer than half of youth in this population finish high school), prison (1/4th of males who've been in the foster system spent time in jail), and early parentage (2/5ths of them are parents). A relatively new nonprofit, ZOOM is a 501(c) (3) organization that is housing a former foster youth and her five children in a newly renovated three-bedroom Warren property purchased by its founders. Our inaugural spring gala, scheduled for May 30, 2026, at Barrister Gardens, brings together businesses and organizations committed to ensuring that this population thrives.

A sponsorship for this event will directly address several critical needs for ZOOM Transitional Housing and the youth it serves. Sponsorships will help cover essential event costs, allowing more funds raised during the gala to go directly toward providing affordable, supportive housing and resources for young people aging out of foster care. Additionally, sponsorship will enable ZOOM to expand its outreach and engagement, attracting a wider network of supporters, volunteers, and donors. It will also provide much-needed visibility for this underserved population, fostering greater community awareness and involvement. Ultimately, sponsorship will help ensure the long-term stability and growth of ZOOM's programs, empowering more youth to overcome barriers to education, employment, and independent living.

How is the event structured? Who are the speakers?

We plan to feature several key stakeholders, including former foster youth, co-founders, and community leaders, who will speak on issues relevant to our broader mission to prepare young people who are aging out of foster care in Michigan for adult success, given the particular challenges they face, including: housing and food insecurities; limited knowledge in areas such as tax preparation, job searches, car purchasing, registration, and insurance, household management, and resource identification. We will draw from our contacts among governmental officials in Southeast Michigan, as well as ZOOM's partners, including Old National Bank, Guiding Harbor Community Services, the Southeast Chamber of Commerce, and local businesses.

Date and Time:

Saturday, May 30, 2026

6:00 - 9:00 p.m.

Location:

Barrister Gardens Banquet Center

24225 Harper

St. Clair Shores, MI 48080

We need your help!

As a new nonprofit organization, ZOOM Transitional Housing will rely on financial contributions from companies, organizations, and individuals to make our spring event possible and to proceed in its goal of providing housing for at-risk youth aging out of foster care. Your gifts are essential to our efforts to both offer stable, affordable housing to this population and to explain to as broad an audience as possible the urgency of helping these youth succeed in a particularly challenging environment.

As a critical sponsor, you, your business, or your organization will be featured in the ZOOM origin film, marketing materials distributed online, on our website, and during the event. This event will provide a great opportunity for you to learn more about ZOOM from its founders, participants, and stakeholders.

According to The New Foster Care research, within a year, 70% of foster youth reported experiencing sexual abuse either before or during their time in foster care. Additionally, 25% suffer from PTSD, which is twice the rate seen in war veterans. Half of these youth do not graduate from high school and remain unemployed, while over 30% face homelessness. (The New Foster Care. (n.d.). *Housing Development*. The New Foster Care. <https://www.thenewfostercare.org/housing-development>)

The number of youth between the ages of 18 and 24 exiting foster care annually, depends on who you ask; however, both the U.S. Department of Health and Human Services, Administration for Children and Families, Administration on Children, Youth and Families, Children's Bureau, <https://www.acf.hhs.gov/cb>, and The Annie E. Casey Foundation report that, over the past decade, an estimated 5,000 youth have transitioned out of the foster care system in Michigan each year. This statistic highlights a critical issue that deserves our attention and action. (Annie E. Casey Foundation. (n.d.). *Children exiting foster care*. Retrieved October 23, 2023, from <https://datacenter.aecf.org/data/tables/6273-children-exiting-foster-care#detailed/2/24/false/1096,2545,1095,2048,574,37,871,870,573/any/13043>)

Projected Event Expenses:

Dinner and Venue

• Dinner Reception (assume 75-100 people)	\$4,090
• Bartender for Cash Bar	\$200
• Decorations	\$250
• Speakers' Transportation (foster youth)	\$300

Total Projected Cost: \$4,840

A media sponsorship would be instrumental in helping ZOOM produce a compelling awareness film that captures the urgency of the housing crisis facing foster youth who have aged out of the system. With the support of media partners, ZOOM can create a high-quality, impactful film to share personal stories, highlight the systemic challenges these young people encounter, and underscore the critical importance of transitional housing. The film would be a powerful tool for educating the public, inspiring community action, and attracting additional support for ZOOM’s mission. By bringing these urgent issues to the forefront, media sponsorship would play a vital role in expanding the organization’s reach and mobilizing resources to address the needs of this vulnerable population.

Media Sponsorship Packet

- Public Service Announcements (PSA): A cinematic 90-second awareness film designed to highlight the urgency of the housing crisis
- Photography
- Social Media Content: 8-10 short-form video clips optimized for digital platforms and social media
- Production, filing, editing, and audio post-production
- Designed to tell a story, build meaningful connections and momentum, and help ZOOM scale our mission, vision, and impact.

Sponsorship need

\$4,000

Sponsorship packages are listed below. We are also happy to try to accommodate any special requests.

Event Sponsorship Packages:

P L A T I N U M : \$5,000 +

- Full-page acknowledgment in program book
- Name, logo, and recognition on ZOOM’s Gala Website, print materials, posters, and flyers promoting the event
- Acknowledgment in the post-event and annual report
- Table of 10 seats for the Gala



G O L D : \$2,500 - \$4,900

- Half-page acknowledgment in program book
- Name, logo, and recognition on ZOOM’s Gala Website, print materials, posters, and flyers promoting the event
- Acknowledgment in the post-event and annual report
- Table of 10 seats for the Gala



S I L V E R : \$500 - \$2,400

- Quarter-page acknowledgment in program book
- Name, logo, and recognition on ZOOM’s Gala Website
- Acknowledgment in the post-event and annual report
- 5 seats for the Gala



B r o n z e : \$250 - \$450

Individuals and local small businesses in Southeast Michigan that make cash or approved noncash contributions in the form of services or goods will be recognized as a Bronze event sponsor and acknowledged on the event website and in the post-conference report. Please get in touch via info@zoomfosteryouthhousing.net for further details.



If you are interested in making a gift, please email us, call 734-596-6999, or visit our donation page: <https://zoomfosteryouthhousing.net/donate>.

Thank you for supporting young adults with foster care experience in Southeast Michigan.



Please complete and return this form—[or online form](#)—before Friday, May 22, 2026.

THANK YOU FOR YOUR SUPPORT!

COMPANY NAME

CONTACT NAME

ADDRESS

CITY, STATE ZIP

PHONE

EMAIL

SELECTED SPONSORSHIP LEVEL:

___ PLATINUM

___ GOLD

___ SILVER

___ BRONZE

I have enclosed check no. _____ for the amount of \$ _____.

Please make check payable to ZOOM TRANSITIONAL HOUSING.

SIGNATURE

DATE

ZOOM Transitional Housing for Foster Youth

7500 Boardwalk, Saline, Michigan 48176

Email: info@zoomfosteryouthhousing.net phone: 734-596-6999

SPECIAL THANKS TO OUR SPONSORS!

Angela Walker and James Tuttle

Cece Nash Events LLC

Jean Gainsley

Jane Nieman

LaSonia J. Forte & Michael Awkward, Ph.D.

Nancy and Irv Leon

The Whitney - Detroit

Sue Schooner

Susan Butterwick, J.D.

Woodrow R. Williams II and Family

Partners

Guiding Harbor

NEW Center

Student Advocacy Center of MI

Healing Centered Restorative Engagement

University of Michigan-Dearborn, College of Business

Dispute Resolution Center

THANK YOU FOR YOUR SUPPORT!

WARREN TIFA

Item 9

5/14/2026

Required Formal Approval of the Following:

PAYEE	DATE OF INVOICE	GL Account #	AMOUNT	Invoice #	PO#	DETAILS
BBG REAL ESTATE SERVICES	4/13/2026	495-9495-80100	\$4,000.00	12600711500 & 012600711600	2633897 & 2633898	APPRAISAL REPORT - 7567 CONTINENTAL APPRAISAL REPORT - 23858 VAN DYKE
CITY OF WARREN	4/29/2026	VARIOUS	7,929.90	DDA1225	NON-PO	REIMBURSABLE EXPENSES
TOTAL:			<u>\$11,929.90</u>			

CLIENT CONTACT	CLIENT #	INVOICE #	INVOICE DATE	DUE DATE
Lori M. Stone, Mayor	29783	012600711500	04/13/2026	Due upon receipt
Client Purchase Order #	Client Project #	BBG Unit #		
2633897		18	Property #1572327	

City of Warren
 One City Square, Warren, MI 48093 Suite 215
 Warren, MI 48093

Single-Family Home
 7567 Continental Avenue
 Warren, MI 48091-2610

JOB

Job #0126007115

DATE	DESCRIPTION	REPORT TYPE	COMMENTS	AMOUNT
4/13/2026	Appraisal Fee			\$1,500.00
			Total Due	\$1,500.00

PLEASE KINDLY INCLUDE YOUR CLIENT # AND INVOICE # WITH YOUR PAYMENT FOR PROPER CREDIT TO THE APPROPRIATE ACCOUNT.

PAYMENT OPTIONS: Please send payment to the address on the right or via electronic payment using the information below. For credit card payments, please enter Payment Code: **TRTQ7IYR** in order to process your payment through our website's credit card portal <https://bbgres.com/pay-your-invoice/>

Bank of America Account #488038497058

BBG, Inc.

8343 Douglas Avenue, Suite 700

Payment via ACH Routing #111000025

Remittance details can be sent to eft@bbgres.com

phone (214) 739-0700 option 2 | fax (214) 361-8168

Payment via Wire Routing #026009593

Dallas, TX 75225

Re: Job #0126007115

Federal Tax ID #47-3942404

Thank you for your business!

CLIENT CONTACT	CLIENT #	INVOICE #	INVOICE DATE	DUE DATE
Lori M. Stone, Mayor	29783	012600711600	04/13/2026	Due upon receipt
Client Purchase Order #	Client Project #	BBG Unit #		
2633898		18	Property #1572330	

City of Warren
 One City Square, Warren, MI 48093 Suite 215
 Warren, MI 48093

Vacant Land
 23858 Van Dyke Avenue
 Warren, MI 48089

JOB
 Job #0126007116

DATE	DESCRIPTION	REPORT TYPE	COMMENTS	AMOUNT
4/13/2026	Appraisal Fee			\$2,500.00
			Total Due	\$2,500.00

PLEASE KINDLY INCLUDE YOUR CLIENT # AND INVOICE # WITH YOUR PAYMENT FOR PROPER CREDIT TO THE APPROPRIATE ACCOUNT.

PAYMENT OPTIONS: Please send payment to the address on the right or via electronic payment using the information below. For credit card payments, please enter Payment Code: **TRTQ7IYR** in order to process your payment through our website's credit card portal <https://bbgres.com/pay-your-invoice/>

Bank of America Account #488038497058

BBG, Inc.

8343 Douglas Avenue, Suite 700

Payment via ACH Routing #111000025

Remittance details can be sent to eft@bbgres.com

phone (214) 739-0700 option 2 | fax (214) 361-8168

Payment via Wire Routing #026009593

Dallas, TX 75225

Re: Job #0126007116

Federal Tax ID #47-3942404

Thank you for your business!

**City of Warren
Office of the Controller
One City Square, Suite 425
Warren, Michigan 48093-5289**

To: Downtown Development Authority

**Reimbursable expenses:
July through December 2025**

July-25

Payroll - Permanent/Temp	\$ 10,192.78
	11,057.10
Workers Comp	
City VEBA Expense	1,831.00
Blue Cross	1,798.00
Delta Dental/Golden	
Dearborn National Life Ins	
Windstream	
Gasoline-Police	118.18
Postage	14.19
	\$ 25,011.25

August-25

Payroll - Permanent/Temp	10,551.69
	10,231.57
Workers Comp	
City VEBA Expense	1,831.00
Blue Cross	1,798.00
Delta Dental/Golden	
Dearborn National Life Ins	
Windstream	
Gasoline-Police	169.45
Postage	8.88
	\$ 24,590.59

September-25

Payroll - Permanent/Temp	\$ 9,823.08
	13,957.22
Workers Comp	
City VEBA Expense	1,831.00
Blue Cross	1,798.00
Delta Dental/Golden	
Dearborn National Life Ins	
Windstream	
Gasoline-Police	46.56
Postage	48.39
	\$ 27,504.25

October-25

Payroll - Permanent/Temp	\$ 10,702.59
	10,767.43
	10,594.78
City VEBA Expense	1,831.00
Blue Cross	2,031.00
Delta Dental/Golden	
Dearborn National Life Ins	
Windstream	
Gasoline-Police	73.36
Postage	11.38
	\$ 36,011.54

November-25

Payroll - Permanent/Temp	\$ 10,623.91
	10,620.81
Workers Comp	
City VEBA Expense	1,831.00
Blue Cross	2,031.00
Delta Dental/Golden	
Dearborn National Life Ins	
Windstream	
Gasoline-Police	138.08
Postage	18.56
	\$ 25,263.36

December-25

Payroll - Permanent/Temp	\$ 10,373.87
	14,459.99
Workers Comp	
City VEBA Expense	1,831.00
Blue Cross	2,031.00
Delta Dental/Golden	
Dearborn National Life Ins	
Doc U Sign	
Gasoline-Police	147.02
Postage	11.10
	\$ 28,853.98

Allocation of TIFA expenditures		
		4.60%
Payroll	143,956.82	\$ 6,622.01
Employee/Retiree insurances	27,627.11	1,270.85
Telephone	-	-
Gasoline	692.65	31.86
Postage	112.50	5.18
	172,389.08	\$ 7,929.90

The following percentages are applicable effective 7/01/24:		
DDA portion 494-24101	95.40%	\$ 517,253.26
TIFA portion 495-24101	4.60%	\$ 7,929.90
		\$ 525,183.16

DDA/TIFA expenditures **\$ 167,234.97**

FYE accruals & adjustments

Workers Comp	
Blue Cross	5,154.11
	\$ 5,154.11

DDA/TIFA expenditures **\$ 172,389.08**

DDA only expenditures:

Administrative fee	228,949.98
ACT 345 Millage	469.34
Invoices Paid by City****	123,625.62
WOW refund - Dog Park	(250.86)
(from 9/6/24 DC deposit)	
Total Amount Due DDA & TIFA	\$ 525,183.16

Invoices Paid by City****

681499	Consumers	(1,315.97)
681500	DTE	(1,101.14)
681512	DTE	(650.62)
	7/9/25 LOB	19,043.15
	7/23/25 LOB	719.16
	8/13/25 LOB	2,605.52
	8/27/25 lob	3,098.23
	9/10/25 lob	2,239.45
	9/24/25 lob	534.15
	10/15/25 lob	1,686.36
	10/29/25 lob	2,570.55
	11/19/25 lob	91,833.61
	11/26/25 lob	529.98
	12/10/25 lob	1,308.70
	12/17/25 lob	524.49