

**MEETING MINUTES  
BROWNFIELD REDEVELOPMENT AUTHORITY  
CITY OF WARREN**

**Meeting Held on Tuesday, May 19, 2026**

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:00 a.m. on Tuesday, May 19, 2026 in the Township Conference Room located on the 2<sup>nd</sup> floor of Warren City Hall.

**BOARD MEMBERS PRESENT**

Gary Kiesgen  
Zenon Kwik  
Glenn Eckert  
Mike Smith

**BOARD MEMBERS ABSENT**

James Yarema

**1. CALL TO ORDER**

The meeting was called to order at 10:07 a.m.

**2. ROLL CALL**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to excuse the absent members.

**No opposition, motion passed**

**3. ADOPTION OF AGENDA**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Smith, to adopt the May 19, 2026, agenda.

**No opposition, motion passed**

**4. AUDIENCE PARTICIPATION**

**5. APPROVAL OF THE MINUTES (October 7, 2025)**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve the minutes from the October 7, 2025 Brownfield meeting.

**No opposition, motion passed**

## 6. NEW BUSINESS

### A. Peter's Grove and Jackson Estates (pg. 5)

The Board received an overview of the Peter's Grove and Jackson Estates residential redevelopment projects led by developer Ms. Faye Baker. At Peter's Grove (22230 Peters Avenue), three new homes have already been built and the site is platted for additional homes, with strong buyer interest. One remaining lot has a defined area of petroleum-contaminated soil left from a former garage. At Jackson Estates (11375 Jackson Avenue), environmental investigations identified a localized area of contamination and additional intermittent shallow contamination within approximately the top two feet of soil. The state-approved cleanup plan calls for removing the contaminated soils and replacing them with clean, engineered sand so that both sites can obtain a clean bill of health suitable for residential development.

To enable this cleanup, the City of Warren Brownfield Redevelopment Authority will use a Michigan EGLE Brownfield Grant to help fund eligible environmental costs. The Authority will apply to EGLE for grant funding, and EGLE will review and approve the work plans, oversee documentation of the cleanup, and reimburse the Authority for approved costs. The Authority will then reimburse the developer for those eligible cleanup expenses.

#### **Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve the proposal for the Michigan EGLE Brownfield Grant for Peter's Grove and Jackson Estates, and to appoint Mr. Tom Bommarito as the authorized signatory for all proposals applications, contracts, and ancillary documents necessary for the procurement and management of the grant.

#### **ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Smith	Yes
Mr. Eckert	Yes

**No opposition, motion passed**

## 7. OLD BUSINESS

**A. Addendum to Village at the Park Brownfield (pg. 42)**

Acting City Attorney, Ms. Mary Michaels explained that an addendum to the Village at the Park Brownfield Redevelopment Agreement is required to satisfy MSHDA workforce housing requirements. The addendum adds specific language confirming that units will be leased to tenants within 80% to 120% of area median income (AMI) and formalizes additional reporting, monitoring, and document retention obligations for the developer, Mr. Vito Castellana. Minor typographical corrections will be made, and the addendum is necessary for state approval of the project.

The Board also discussed revising the reimbursement date for tax increment payments associated with this project. At the request of the Controller's and Assessor's Offices, the reimbursement date will be moved from late April to June 30, or stated as within 30 days after the City's annual property tax settlement with Macomb County, to ensure all tax payments have cleared before issuing reimbursements. Ms. Micheals will work with the developer, Mr. Castellana, and Assistant Controller, Mr. Mark Knapp to finalize the date.

**Motion:**

A motion was made by Mr. Eckert and Mr. Kiesgan to approve the addendum.

**No opposition, motion passed**

**8. LIST OF BILLS**

**Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve paying the May 19, 2026 List of Bills.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Eckert	Yes
Mr. Kwik	Yes
Mr. Kiesgen	Yes
Mr. Smith	Yes

**No opposition, motion passed**

**9. ADJOURNMENT**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Kiesgan, to adjourn the meeting at 10:48 a.m.

**No opposition, motion passed**

X

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Gary Kiesgen  
Brownfield Chairperson

X

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Thomas Bommarito  
Brownfield Director

UNAPPROVED