

Warren TIFA District

Community and Economic
Development in South Warren.

*Excitement
in
South
Warren!*





The City of Warren, along with the Warren Tax Increment Finance Authority (TIFA) have identified the Van Dyke Corridor as a place of importance, and have continually invested in its success.



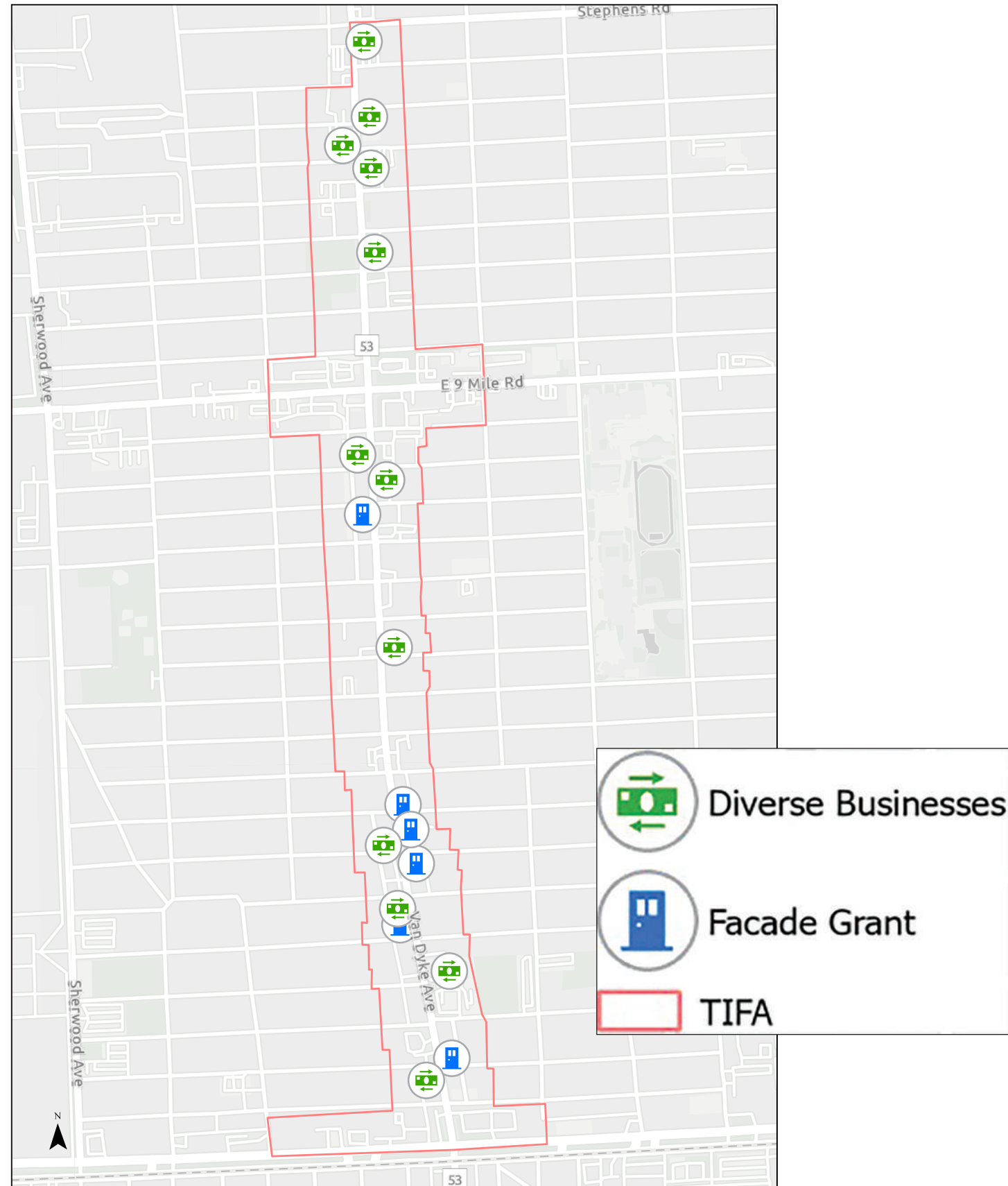
ABOUT TIFA

Tax Increment Finance Authority

The TIFA Board, made up of appointed business owners and other individuals with interest in the district, operates with jurisdiction from 8 Mile to Stephens. In conjunction with Warren administration, the TIFA has invested time, effort and money into the district, and will continue to do so. Businesses along the corridor pay taxes and a portion of that is collected by the TIFA Board. The state also provides the TIFA Board with a portion of taxes collected, meaning the TIFA Board brings in tax dollars that would not have otherwise gone to Warren.

Business on the Van Dyke Corridor

Facade improvements along with TIFA and other businesses.



BEFORE



AFTER

Façade improvement: MBM Check Cashing at 21532 Van Dyke

BEFORE



AFTER

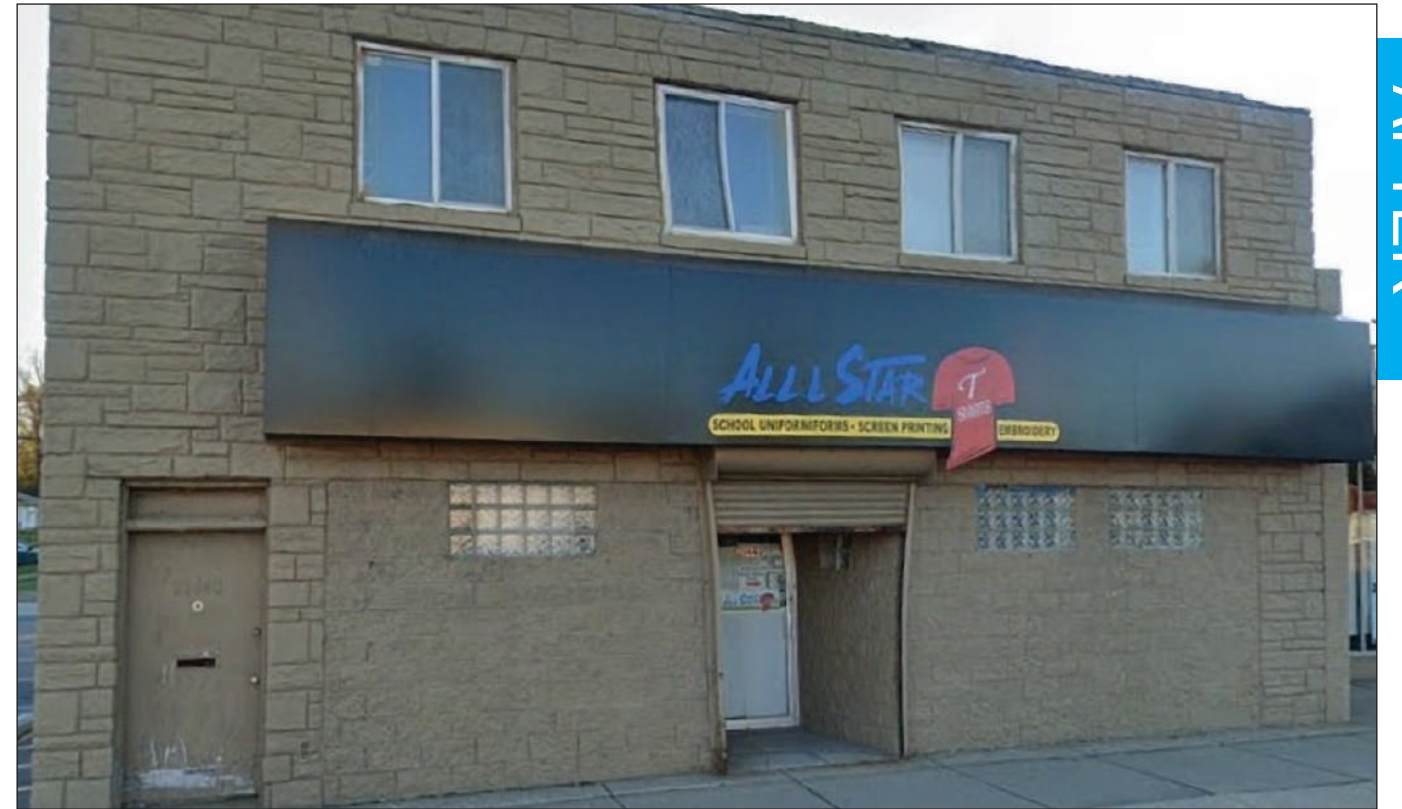


Facade improvement: Bottega 13 at 22655 Van Dyke

BEFORE



AFTER



Facade improvement: All Star T-Shirts at 21440 Van Dyke

BEFORE

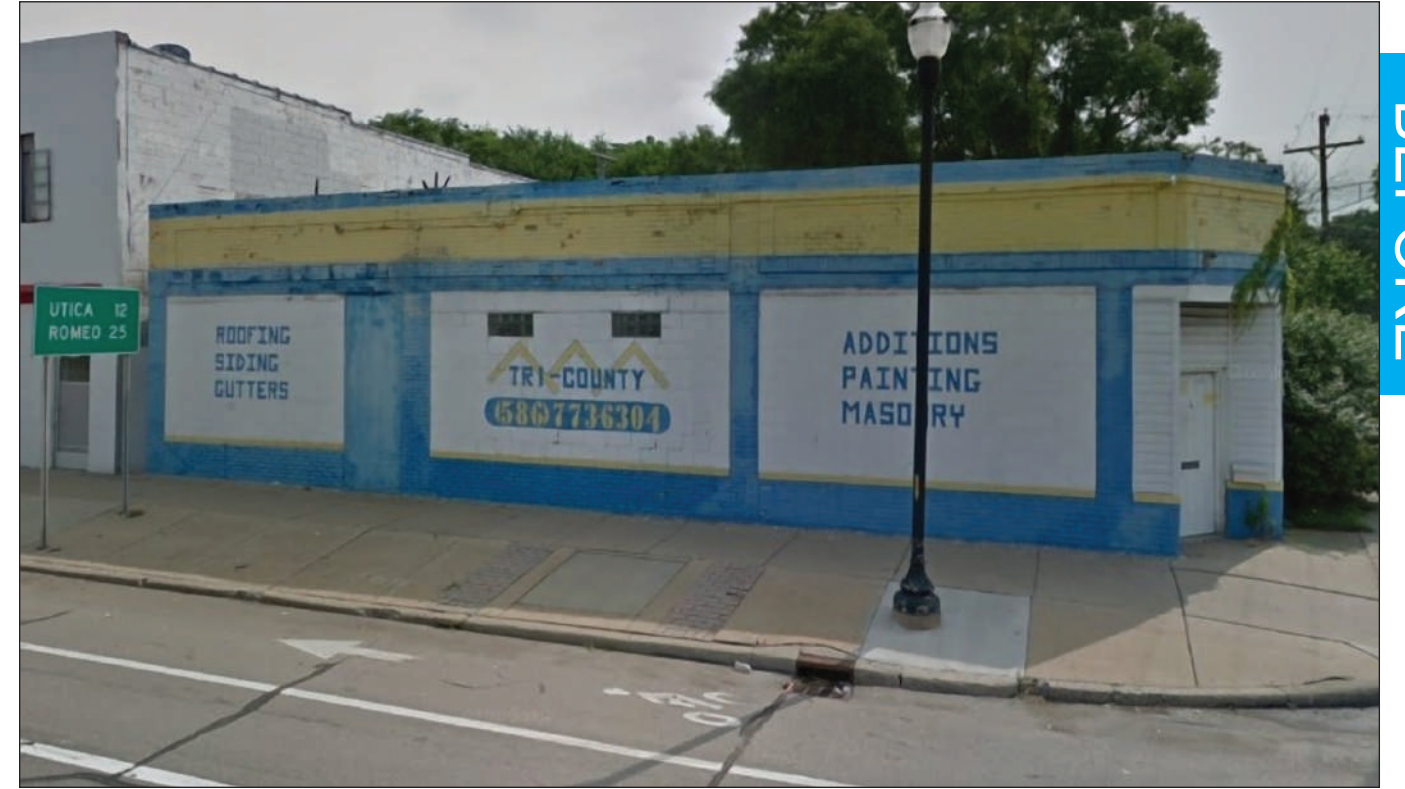


AFTER



Facade improvement: Detroit Rugby Football Club at 21618 Van Dyke

BEFORE



AFTER



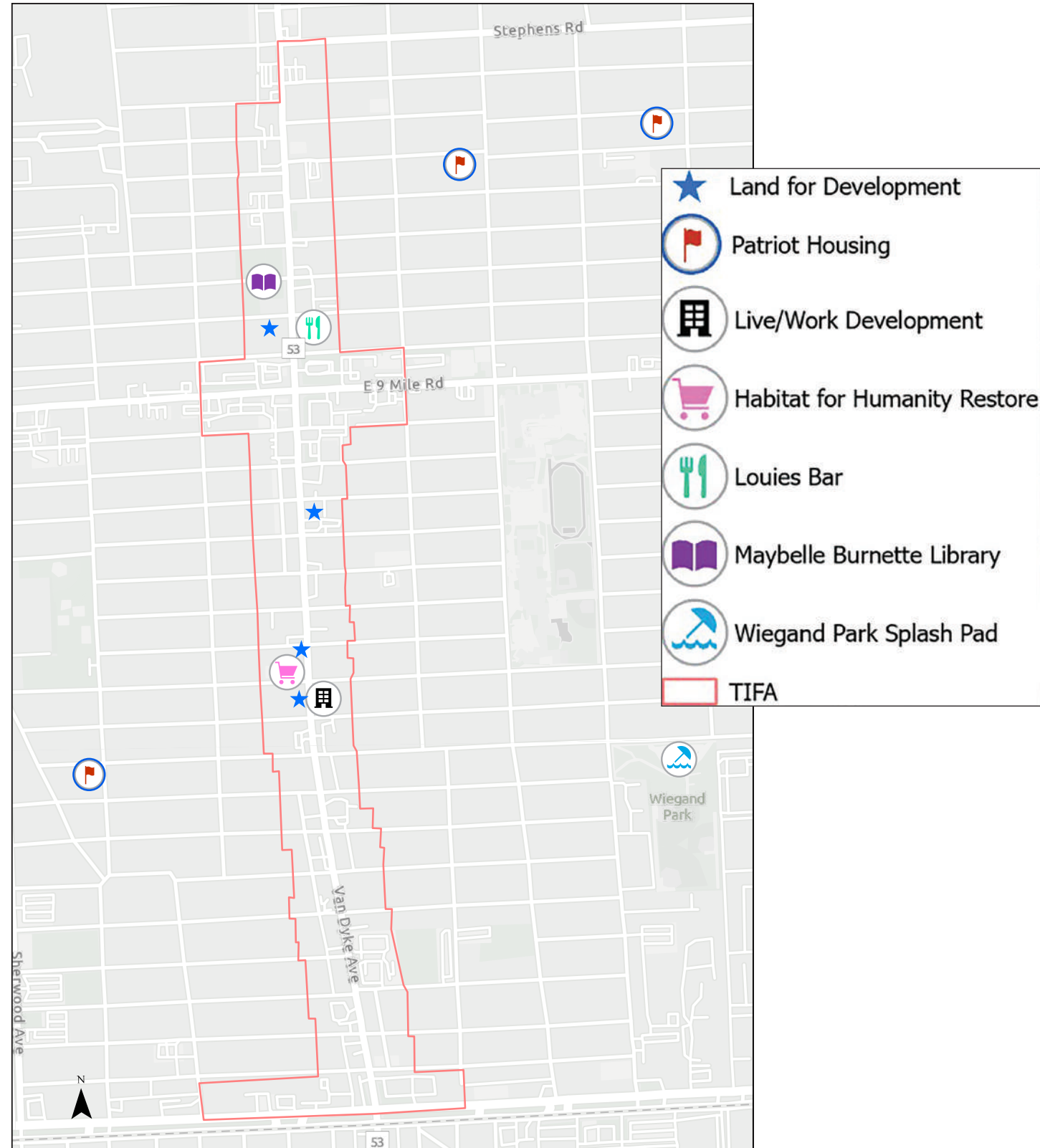
Facade improvement: GT Racing at 20904 Van Dyke

Examples of businesses along the Corridor



Development

Patriot Housing, Land for future use, Maybelle Burnette Library, Louie's Bar, Wiegand Park Splashpad, New Habitat for Humanity, Live/Work.



Maybelle Burnette Library (part of Civic Center South)



Working toward the creation of a Splash Pad at Wiegand Park (layout subject to change)



Current: 23158 Van Dyke



Future possibility:
Save the historic quality while renovating for use as a new restaurant.



Current: Van Dyke between Chalmers and Studebaker



Future possibility:
Mixed-use building (retail on the bottom, apartments on top).



Old Maybelle Burnette Library at 22005 Van Dyke is being renovated to accommodate Habitat for Humanity (Restore is moving).

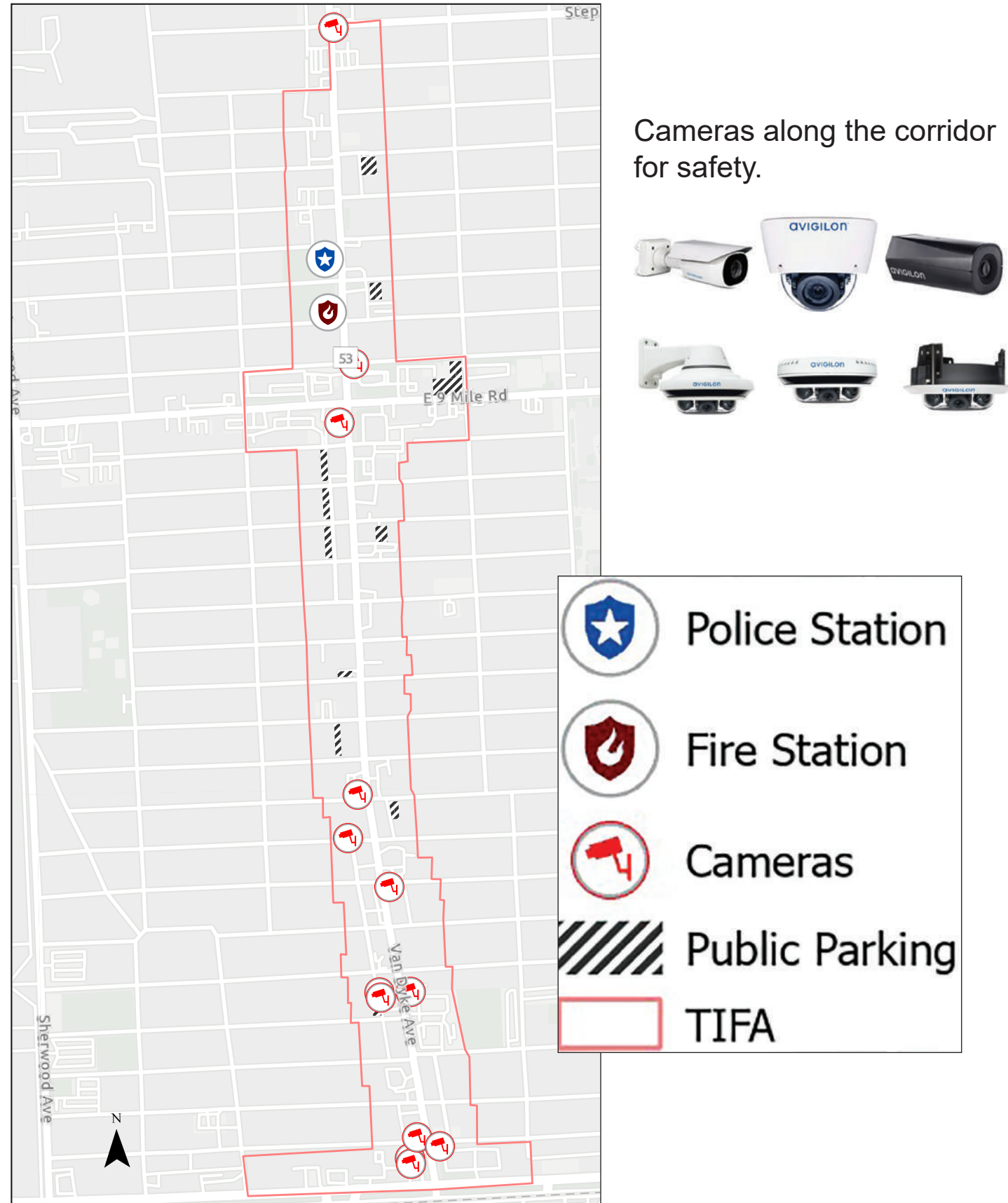


23157 Van Dyke: City-owned land actively in talks for redevelopment.



Patriot Housing Program: Working with Vets Returning Home to redevelop deteriorating home in South Warren and provide housing to homeless veterans.

Public safety and public parking lots.



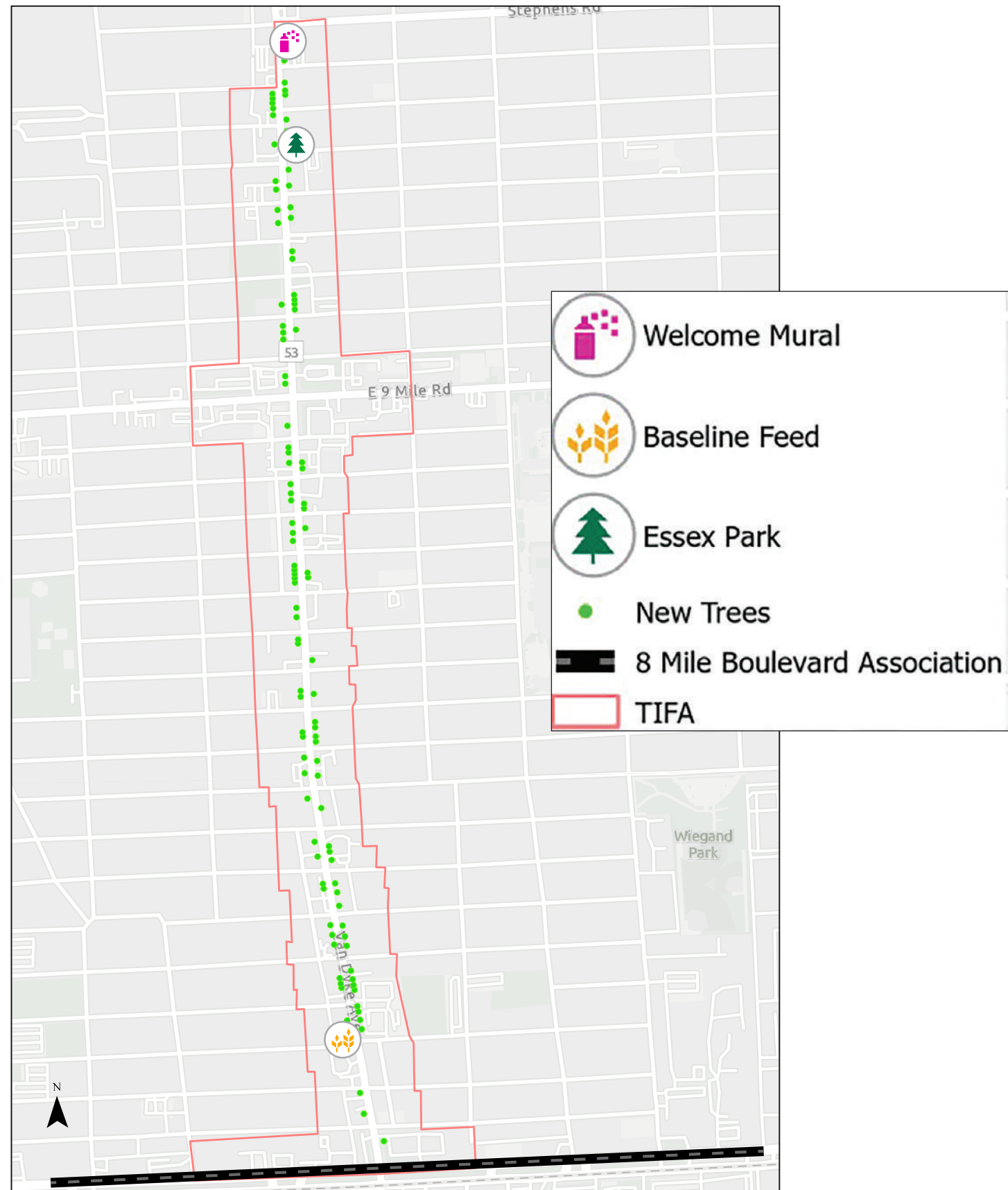
Warren Police Department at Civic Center South.



New Fire Station 1 at Civic Center South will include a blight garage for south Van Dyke Corridor.



Beautification and historic preservation of the Corridor including new trees, Essex Park, mural, and Baseline Feed.



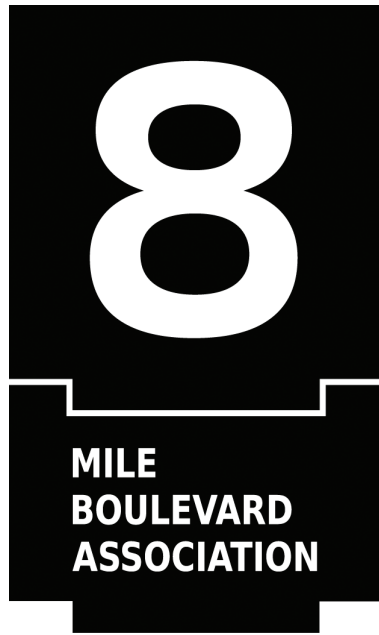
New trees along the corridor. Upgrades to wastebaskets, benches, and bike racks. Continued efforts to beautify with decorations and flowers.



Essex Pocket Park: 23590 Van Dyke



Partnership with 8MBA for the betterment of 8 Mile.
Hands-on 8 Mile cleanup.



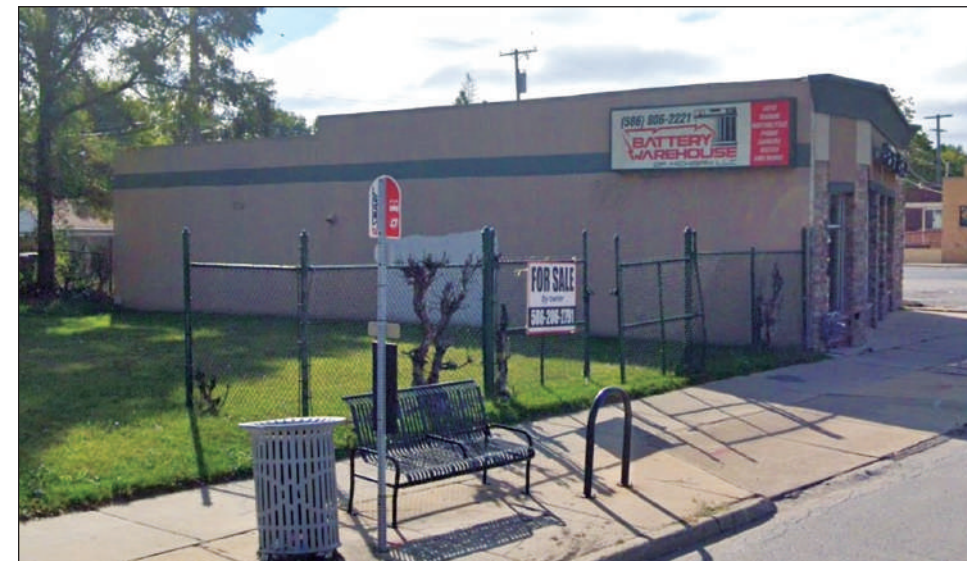
Working with private ownership to save Warren's history at Baseline Feed Store.



Relationship with Anton Art Center to address public art.



First art project will be a mural on Battery Warehouse.



Combating blight: Nuisance abatement 22600 Van Dyke.

2022 Warren Wheels/Cruisin' 53 at Civic Center South.



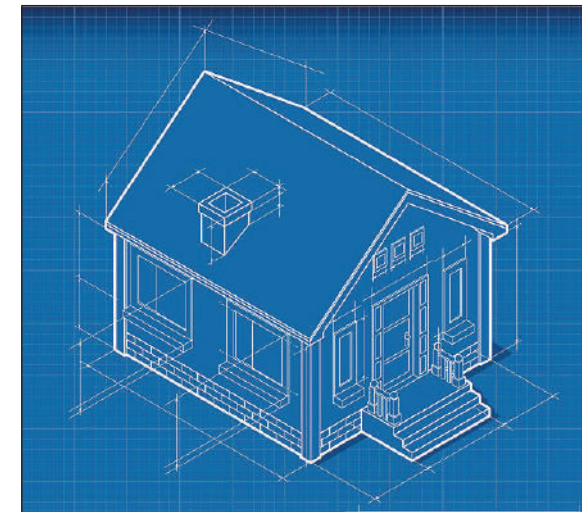
Partnership with B&R to create the Van Dyke Corridor Plan. Example: Looking to the future at possible landscaped barriers to improve safety and quality of the bike lanes.



Working to bring bike and scooter sharing to the corridor.



Lead Fair at Civic Center South to raise awareness of the Lead Grant Program.



The Residential Rehabilitation Program provides low interest loans to improve homes throughout the area. In addition, brand new homes have been built in the area to improve neighborhoods and active work is being done to repave and improve roads.



Questions? Comments? Concerns?
Please reach out!

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