



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

November 26, 2024; 09:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Mayor
Abdullah Hammoud, Director Julie May Warthman, Director Lucius Anthony. Director Frank Dabaja,, Director Haider Koussan.

MEMBERS ABSENT: Vice-Chair Abbas Ammar, Secretary-Treasurer Ali Alhashemi, Director Muaath Ghazali

NON-MEMBERS PRESENT: Angela Fortino (ED), Mohammed Rezq (ED) Linda Chibli (ED), Laura Aceves-Sanchez (ED), Amanda Sancen (ED), Gopi Patel(Legal), Courtney Sokra (Finance), Saeid Alawathi (ED), Priya Mohan (ED). Zaineb Hussein (Chief of Staff)

1. P.A. 57 INFORMATIONAL PRESENTATION

Program Manager Mohammed Rezq presented an overview of the WBDIA's accomplishments over the past six months.

2. WARREN FACADE GUIDELINES FINAL PRESENTATION

cdpa Architects+ Planners team presented the final design standard and guidelines for the Warren facade improvement program.

3. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 9:30 a.m.

4. ROLL CALL

Roll call was called and quorum was present.

5. APPROVAL OF THE REGULAR MEETING MINUTES, OCTOBER 24, 2024

Director Mayor Hammoud made a motion to approve the Meeting minutes of October 24th, 2024. He was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

6. REVIEW & FILING OF TREASURER’S REPORT

Accountant Courtney Skora presented the monthly financial statement for the month of October 2024.Chair Chebbani acknowledged to receive and file receive and file the October 2024 financial statement.



7. ACTION ITEMS

a. **Resolution W-24-11-01:**

A resolution was introduced to approve the presented absence waivers and excuses the absences of Director Maaath Ghazali and Director Lucius Anthony from January 2024 to October 2024.

A motion for this resolution was made by Mayor Abdullah Hammoud and seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

b. **Resolution W-24-11-02:**

A resolution was introduced for the approval of the Proposed Budget for FY26. The Warren Business District Improvement Authority (WBDIA) is required by Public Act 57 to prepare and submit an operating budget for the WBDIA to approve each year and submit to the City Council. The WBDIA reviewed a three-year proposed budget for FYE 2026-28 as submitted by the Finance Department. The WBDIA approved submitting to City Council the proposed FYE 2026-28 budget as presented by the Economic Development and the Finance Department.

A motion was made for this resolution by Mayor Abdullah Hammoud and was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

8. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

b. General Update

Program Manager Mohammed Rezq provided updates regarding the Warren Transformation project as well as Warren Avenue Holiday Lights . Furthermore he provided updates about the Warren Mural project.

9. CALL TO BOARD OF DIRECTORS

None at this time

10. CALL TO AUDIENCE (3 minutes/guest)

None at this time

11. ADJOURNMENT

A motion to adjourn the meeting was made by Chair Ahmad Chebbani and was seconded by Director Julie May Warthman. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.