



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

January 28, 2025; 09:00 am EST

16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Mayor Abdullah Hammoud, Director Frank Dabaja, Director Haider Koussan, Director Muaath Ghazali.

MEMBERS ABSENT: Vice-Chair Abbas Ammar, Secretary-Treasurer Ali Alhashemi, Director Julie May Warthman, Director Lucius Anthony

NON-MEMBERS PRESENT: Mohammed Rezaq (ED) Linda Chibli (ED), Laura Aceves-Sanchez (ED), Bradley Mendelsohn (Legal), Courtney Sokra (Finance), Zaineb Hussein (Chief of Staff).

1. CALL TO ORDER

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

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, November 26, 2024

Director Mayor Hammoud made a motion to approve the Meeting minutes of November 26th, 2024. He was seconded by Chair Ahmad Chebbani. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Accountant Courtney Skora presented the monthly financial statement for the months of November & December 2024. Chair Chebbani acknowledged to receive and file receive and file financial statements.

5. ACTION ITEMS

a. Resolution W-25-01-01:

A resolution was introduced for the 2025 Officer Elections. Per the bylaws, the WBDIA Board elects the Officers at the first meeting of the year and each officer so elected shall hold office until December 31 of the year in which they are elected or until their term expires, or upon resignation or removal, whichever occurs first.

- Acting Chair Ahmad Chebbani called the nominations for the Chair to order. Mayor Abdullah Hammoud nominated Ahmad Chebbani for the Chair of the WBDIA. Acting Chair Ahmad Chebbani asked if there were any other nominations



and there was none. Ahmad Chebbani accepted the nomination and was therefore reelected as the WBDIA Chair.

- Chair Ahmad Chebbani opened the nomination for the Vice-Chair of the WBDIA. Chair Ahmed Chebbani nominated Director Frank Dabaja for the Vice-Chair. Chair Ahmad Chebbani asked if there were any other nominations and there was none. Director Frank Dabaja accepted the nomination and was therefore elected as the WBDIA new Vice-Chair.
- Chair Ahmad Chebbani opened the nomination for the Secretary-Treasurer of the WBDIA. Mayor Abdullah Hammoud nominated Director Haider Koussan. Chair Ahmad Chebbani asked if there were any other nominations and there was none. Director Haider accepted the nomination and was announced as the Secretary-Treasurer of the WBDIA.

A motion for this resolution was made by Mayor Abdullah Hammoud and seconded by Chair Ahmad Chebbani. Motion passed unanimously. Motion approved.

b. Resolution W-25-01-02:

A resolution was introduced for the approval of the Finance Department to move funds between WBDIA accounts. The Warren Business District Development Authority (WBDIA) Board currently votes on all transfers of funds between accounts, including small, year-end adjustments. Such votes can be time-consuming for the Board, potentially hindering its ability to focus on more strategic matters. That the WBDIA Board authorizes the Finance Department to transfer funds between all accounts at the fiscal and/or calendar year-end, provided the transfer amount does not exceed \$5,000. To ensure transparency, the Finance Department will continue to report all transfers, regardless of size, to the Board at its next regularly scheduled meeting.

A motion was made for this resolution by Mayor Abdullah Hammoud and was seconded by Chair Ahmad Chebbani. Motion passed unanimously. Motion approved.

c. Resolution W-25-01-03:

A resolution was introduced for the approval of reallocation of \$42.00 from Development Contractual Services to Community Promotions to settle the outstanding invoice from Essential IT.

A motion was made for this resolution by Mayor Abdullah Hammoud and was seconded by Chair Ahmad Chebbani. Motion passed unanimously. Motion approved.

d. Resolution W-25-01-04:

A resolution was introduced for the acceptance of Board Member Abbas Ammar. Warren Business District Improvement Authority Board Member Abbas Ammar submitted his resignation as a board member dated January 14, 2025. The WBDIA Board accepts the resignation from Director Abbas Ammar from the Warren Business District Improvement Authority and declares the position vacant, effective January 28, 2025. The Board expressed their gratitude for Mr. Ammar's valuable contributions during his term of service.

6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

- b. General Update



Linda Chibli, the business liaison, provided an update on the Warren Facade Improvement Program applications. A total of 41 applications were received by the deadline, including three duplicates. The next step is the application review. Linda also mentioned the business's feedback regarding the Mix & Mingle event.

Mohammed Rezaq, the program manager, provided updates regarding the Warren Transformation project as well as the next phase of the Warren Facade Improvement Program. Mohammed provided an update on the Lonyo Neighborhood Project. He informed the group that, in response to community feedback, the City is collaborating with its consultant team to develop a conceptual plan for the Lonyo Neighborhood. The plan will specify proposed locations and types of housing development and green infrastructure and will be subject to further community review and input.

7. CALL TO BOARD OF DIRECTORS

The board and chair praised Linda and the team for the successful outreach for the Mix & Mingle event on January 21st. The event had 49 attendees, plus municipal officials and the contractor, and received very positive feedback.

8. CALL TO AUDIENCE (3 minutes/guest)

None at this time

9. ADJOURNMENT

A motion to adjourn the meeting was made by Chair Ahmad Chebbani and was seconded by Director Mayor Abdullah Hammoud. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.