



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

October 22, 2024; 09:00 am EST

16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Secretary-Treasurer Ali Alhashemi, Mayor Abdullah Hammoud, Director Julie May Warthman, Director Lucius Anthony. Director Frank Dabaja, Director Muaath Ghazali, Director Haider Koussan.

MEMBERS ABSENT: Vice-Chair Abbas Ammar,

NON-MEMBERS PRESENT: Angela Fortino (ED), Mohammed Rezaq (ED) Linda Chibli (ED), Laura Aceves-Sanchez (ED), Amanda Sancen (ED), Rebecca Schultz (Legal), Courtney Sokra (Finance), De'Janae Douglas (ED) .

1. CALL TO ORDER

Mayor Hammoud called the meeting to order at 9:05 a.m.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, SEPTEMBER 24, 2024

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

4. REVIEW & FILING OF TREASURER’S REPORT

Accountant Courtney Skora presented the monthly financial statement for the month of September 2024. Mayor Hammoud motioned to receive and file the September 2024 financial statement.

5. ACTION ITEMS

a. Resolution W-24-10-01:

A resolution was introduced to authorize the renewal of the Mural Storage Agreement with TreeTown Murals. The WBDIA agreed to extend the bailment with TreeTown Murals until the earlier of: the date upon which the Mural is installed; and December 30, 2025. The WBDIA authorized the Deputy Director of the Economic Development Department to execute necessary contracts subject to the review and approval of Corporation Counsel with TreeTown Murals.

A motion for this resolution was made by Mayor Abdullah Hammoud and seconded by Secretary-Treasurer Ali Alhashemi. Motion passed unanimously. Motion approved.



b. Resolution W-24-10-02:

Program Manager Mohammed Rezq conducted a comprehensive presentation on the program. During the presentation, he provided a detailed overview, outlining the program's objectives, eligibility criteria, and requisite documentation. Additionally, Mohammed Rezq discussed the program's funding tiers, application process, and other pertinent considerations. Throughout the presentation, the board engaged in thoughtful discussions and posed relevant questions. At the conclusion of the presentation, Mohammed Rezq facilitated a Q&A session, welcoming any final inquiries or feedback from the board members. Additionally, Deputy Director Angela Fortino provided valuable insights and addressed inquiries from several board members.

After that a resolution was introduced for the Approval of the Warren Avenue Facade Improvement Program. The Warren Avenue Business District Improvement Authority (WBDIA) desires to revitalize the commercial corridor.

The Warren Avenue Facade Improvement Program (WFIP) has been developed to provide financial assistance to eligible businesses within the WBDIA for the purpose of improving their building exteriors. The WFIP will create an appealing and attractive commercial corridor for residents and visitors, retain current businesses and attract new investment along the corridor, increase amenities that contribute to a walkable and livable community, stimulate economic growth and job creation, enhance property value and increase foot traffic.

The WBDIA approved the Warren Avenue Facade Improvement Program as presented by the Economic Development Staff. Furthermore, the WBDIA Board authorized the Economic Development Department Deputy Director to make minor changes to the program if needed and update the board on the following scheduled meeting.

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

6. DISCUSSION ITEMS

a. FY2026 budget

Program Manager Mohammed Rezq delivered a presentation on the FY2026 budget for the corridor. His remarks encompassed the Tax Increment Financing (TIF) mechanism, the budgetary process and timeline, and a detailed overview of the proposed budget. He highlighted staff recommendations for increased funding in specific areas, such as Community promotions and Contractual Services.

In addition, the Special Events & Outreach Manager outlined the anticipated Event Calendar for 2025, along with event prioritization and budgetary considerations. Board members actively participated in the discussion, sharing ideas and seeking clarification on various budgetary aspects.

Mohammed Rezq concluded the presentation by informing the board that the proposed budget would be circulated for their review and final feedback. This input will be incorporated into revisions prior to the board's November 26th meeting, where a formal vote on the proposed budget is scheduled



7. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. Business Liaison Update:

Program Manager Mohammed Rezaq provided updates on behalf of the Business Liaisons about ongoing business visits, The Mayor's scheduled visits to the businesses within the corridor t . He also provided updates about the coffee week that is planned to take place in November, as well as the city Council small business grant.

b. General Update

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

8. CALL TO BOARD OF DIRECTORS

None at this time

9. CALL TO AUDIENCE (3 minutes/guest)

None at this time

10. ADJOURNMENT

A motion to adjourn the meeting was made by Mayor Abdullah Hammoud and was seconded by Secretary- Treasurer Ali Alhashemi. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.