



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

September 24, 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

MEMBERS ABSENT: Director Muaath Ghazali, Vice-Chair Abbas Ammar,

NON-MEMBERS PRESENT: Zaineb Hussein (Chief of Staff) Angela Fortino (ED), Mohammed Rezaq (ED), Mohamed Qasim (ED), Laura Aceves-Sanchez (ED), Nolan Kukla (ED), Bradley Mendelsohn (Legal).

1. CALL TO ORDER

Secretary-Treasurer Ali Alhashemi called the meeting to order at 9:12 a.m.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, JUNE 25, 2024

Director Lucius Anthony made a motion to approve the Meeting minutes of June 25th, 2024. He was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Accountant Courtney Skora was not present therefore, Program Manager Mohammed Rezaq presented the monthly financial statements for the months of June, July and August 2024. Chair Ahmed Chebbabi motioned to receive and file the June, July and August 2024 financial statements. The motion passed unanimously. Motion approved.

5. ACTION ITEMS

- a. **Resolution W-24-09-01:** A resolution was to authorize the Finance Department to move funds between the WBDIA accounts. The 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. The WBDIA Board authorized the Finance Department to transfer funds between administrative 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 for this resolution was made by Mayor Abdullah Hammoud and seconded by director Julie May Warthman. Motion passed unanimously. Motion approved.

- b. **Resolution W-24-09-02:** A resolution was introduced for the holiday lights renewal and the WBDIA approved the renewal of the contract with Santa's Light Crew and authorized up to \$50,000 in expenditures from account # 251-6100-911.34-90 "Development Contractual Services.

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

6. DISCUSSION ITEMS

The process and timeline of the FY2026 budget for the corridor was discussed.

7. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

- a. Business Liaison Update:

Business Liaison Mohamed Qasim provided updates about ongoing business visits, The Mayor's visit to the businesses within the corridor. 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 Rezq provided updates regarding the Warren Transformation project as well as Warren Facade Improvement Program . Furthermore he provided updates about the 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.