



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

April 22, 2025; 09:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

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

MEMBERS ABSENT: Chair Ahmad Chebbani, Director Lucius Anthony, Director Ahmad Alhasan.

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

1. CALL TO ORDER

Vice Chair Frank Dabaja called the meeting to order at 9.00 am

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, February 25, 2025

Director Ali Alhashemi made a motion to approve the Meeting minutes of February 25th, 2025. 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 February and March 2025. Vice Chair Frank Dabaja acknowledged to receive and file the financial statement. The initially printed financial statement for March was incorrect. This item was briefly held for approximately 10 minutes while the correct report was printed. Vice- Chair Frank Dabaja received and file the financial statements.

5. ACTION ITEMS

a. Resolution W-25-04-01:

A resolution was introduced for the Adoption of 2026 WBDIA Board Meeting Schedule. The WBDIA finds it necessary to meet on a regular basis in order to conduct its business. The WBDIA Board of Directors approved the 2026 calendar of meeting days and times, as presented by Economic Development Department staff.

A motion for this resolution was made by Vice Chair Frank Dabaja and seconded by Mayor



Secretary- Treasurer Haider Koussan.. Motion passed unanimously. Motion approved.

b. Resolution W-25-04-03:

The WBDIA board discussed the amendment of the Maintenance and Sanitation Contract with Ground Control Property. It was resolved to add this discussion as an action item to the April 22, 2025, agenda.

A motion for this resolution was made by Vice Chair Frank Dabaja and seconded by Director Ali Alhashemi. Motion passed unanimously. Motion approved.

c. Resolution W-25-04-02:

The WBDIA decided to resend its February 25th approval for a 12 month contract with Ground control and authorized only 6 month contact starting March 1, 2025 and ending on August 31, 2025 in amount not to exceed \$74,000 for the regular landscaping and sanitation services, in addition to non-regular services such as banner removal, other maintenance needs, and basis from accounts Development Contractual Services and Sanitation Contractual Services. That the WBDIA authorized to award the remaining six months to DPW to cover the period from September 1, 2025 to February 28, 2026

A motion for this resolution was made by Vice Chair Frank Dabaja and seconded by Director Ali Alhashemi. Motion passed unanimously. Motion approved.

6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

b. General Update

Program Manager Mohammed Rezq presented updates on the Warren Transformation project, including the upcoming public meeting scheduled for May 8, 2025, at 5:00 PM at Byblos Banquets. He also briefed the board on the progress of the initial five facade projects and shared project renderings with board members to gather their feedback. Additionally, he outlined the program's two-phase timeline: Phase one, which commenced in March and is expected to conclude in December, and Phase two, planned from September 2025 to June 2026.

7. CALL TO BOARD OF DIRECTORS

None at this time

8. CALL TO AUDIENCE (3 minutes/guest)

Othman Alansi, city member candidate attended the meeting and thanked the board and the staff for all the work that has been done in the corridor



**WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY**



**DEARBORN
ECONOMIC
DEVELOPMENT**

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

ADJOURNMENT

A motion to adjourn the meeting was made by Frank Dabaja and was seconded by Julie May Warthman. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.