



## **Warren Business District Improvement Authority**

### **Meeting Minutes**

D.A.C. - Council Chambers

June, 24 2025; 09:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

**MEMBERS PRESENT:** Chair Ahmad Chebbani, Director Lucius Anthony, Director Ahmad Alhasan, Vice Chair Frank Dabaja, Secretary-Treasurer Haider Koussan, Mayor Abdullah Hammoud

**MEMBERS ABSENT:** Director Muaath Ghazali, Director Ali Alhashemi and Director Julie May Warthman

**NON-MEMBERS PRESENT:** Mohammed Rezq (ED) Linda Chibli (ED), Laura Aceves - Sanchez (ED), Rebecca Schultz (Legal).

#### **1. PA 57 INFORMATIONAL PRESENTATION**

At the biannual PA57 information presentation, Program Manager Mohamed Rezq updated the board on the program's progress. He specifically highlighted a selection of the most impactful projects and initiatives that reached completion or significant milestones within the last six months. Beyond looking back, Mr. Rezq also cast an eye forward, discussing the strategic corridor plans for the upcoming six months. The presentation concluded with an interactive segment where he provided clear and comprehensive answers to the board's questions.

#### **2. CALL TO ORDER**

Chair Ahmad Chebbani called the meeting to order at 9.14 am

#### **3. ROLL CALL**

Roll call was called and quorum was present.

#### **4. W. WARREN TRANSFORMATION PROJECT UPDATE**

Attending the meeting were Scott Emmons and Adam Jadun from OHM Advisors, the contractors overseeing the West Warren Transformation Project. Adam provided a comprehensive presentation on the project, addressing its goals, community involvement initiatives, and overall timeline. He also responded to questions posed by the board members.

#### **5. APPROVAL OF THE REGULAR MEETING MINUTES, May 27, 2025**

Chair Ahmad Chebbani made a motion to approve the Meeting minutes of May 27, 2025. He was seconded by the Vice-Chair Frank Dabaja . Motion passed unanimously. Motion approved.

#### **6. REVIEW & FILING OF TREASURER'S REPORT**

Ecomice Vitaliy Manger Laura Aceves- Sanchez presented the monthly financial statement for the



month of May 2025. Chair Ahmad Chebbani acknowledged to receive and file the financial statement.

## **7. ACTION ITEMS**

### **a. Resolution W-25-06-01:**

A resolution was introduced for the Waiver of WBDIA board Member Absence. The Warren Business District Development Authority (WBDIA) bylaws state that, "Each board member is required to attend a minimum of two-thirds of the regularly scheduled Board Meetings in a twelve (12) month period. The (WBDIA) board members have provided their reasons for absences for the first five months of the 2025 calendar year for absence waiver consideration. The (WBDIA) agreed to approve the presented absence waivers and excuses the absences of Directors, Anthony, Ghazali, Alhashemi, Warthman, Alhasan, Chair Chebbani and Mayor Hammoud from January 2025 to May 2025.

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

## **8. ECONOMIC DEVELOPMENT DEPARTMENT REPORT**

### **b. General Update**

Program Manager Mohammed Rezq updated the board on the Master Land Use Plan (MLUP) for the Warren Avenue Sub-area. He shared details about the public meeting for the Warren Sub-area, which took place on June 18, 2025, at 5:30 PM at the Al-Huda Islamic Center. He highlighted the strong turnout, noting that around 60 stakeholders, including business owners and residents, participated in an engaging session. They provided valuable vision and feedback on the future of both the area and the city as a whole.

Business Liaison Lind Chibli provided an update about the business visit and the feedback from businesses regarding the facade improvement program.

## **9. CITY UPDATE**

Mayor Abdullah Hammoud informed the board that the new food truck ordinance will take effect on September 1, 2025.

## **10. CALL TO BOARD OF DIRECTORS**

None at this time

## **11. CALL TO AUDIENCE (3 minutes/guest)**

None at this time



## WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY



## DEARBORN ECONOMIC DEVELOPMENT

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

### 12. ADJOURNMENT

A motion to adjourn the meeting was made by Chair Ahmad Chebbani and was seconded by Vice-Chair Frank Dabaja. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.