



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

May 27, 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, Director Julie May Warthman.

MEMBERS ABSENT: Director Muaath Ghazali, Director Ali Alhashemi and Mayor Abdullah Hammoud.

NON-MEMBERS PRESENT: Mohammed Rezaq (ED) Linda Chibli (ED), Angela Fortino (ED), Rebecca Schultz (Legal).

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 9.12 am

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, April 22, 2025

Secretary-Treasurer Haider Koussan made a motion to approve the Meeting minutes of April 2nd, 2025. He was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Deputy Director Angela Fortino presented the monthly financial statement for the month of April 2025. Chair Ahmad Chebbani acknowledged to receive and file the financial statement.

5. ACTION ITEMS

a. Resolution W-25-05-01:

A resolution was introduced for the adoption of the FY2026 WBDIA budget. The WBDIA Board approved a 3-year budget for FY2026-28 at the November 21, 2024, meeting via resolution W-24-11-02 to be submitted to the City of Dearborn City Council for approval and adoption. The City of Dearborn approved and adopted the budget on May 6, 2025, as submitted by the WBDIA. The WBDIA adopted the FYE2026-28 budget as adopted by the City Council.

A motion for this resolution was made by Chair Ahmad Chebbani and seconded by Vice



Chair Frank Dabaja. Motion passed unanimously. Motion approved.

b. Resolution W-25-05-02:

A resolution was introduced for the Amendment to the [WBDIA Bylaws](#).

A motion for this resolution was made by Secretary-Treasurer Haider Koussan and seconded by Vice Chair Frank Dabaja. Motion passed unanimously. Motion approved.

c. Resolution W-25-05-03:

A resolution was introduced for the Approval of SOQ Construction Contractor List for the Warren Facade Program. The Purchasing Division issued a Request for Statements of Qualifications (SOQ) on March 4, 2025, with an initial submission deadline of March 21, 2025, seeking qualified contractors to be added to a City list to perform construction on eligible facade improvement projects. The submission period for the SOQ was subsequently extended from March 26, 2025, to April 2, 2025, to allow for broader participation. In response to the SOQ, seven (7) contractors submitted their Statements of Qualifications for consideration. A committee from Purchasing, Businesses Support and CDBG divisions has carefully evaluated each of the submitted Statements of Qualifications and determined that five (5) of the seven (7) contractors who submitted SOQs meet the qualifications and possess the necessary expertise and experience to successfully undertake the facade improvement projects, while two (2) contractors did not meet the required qualifications. The Warren Business District Improvement Authority hereby approved the recommendation of the review committee and recognized the following five (5) contractors as qualified and eligible to submit bids for the upcoming Warren facade improvement projects;

- Professional Contracting & Consulting Inc. (PCC)
- C&S Construction Management
- Stonebridge Building Company
- Sorensen Gross
- Dagher Signs & Graphics.

While the five contractors above are currently the sole contractors on the list at this time, the City reserves the right to add other Vendors to the contractor SOQ list, should Vendors emerge that meet the minimum qualifications. In that case, any individual job that arises will be quoted by each Vendor on that list. That the WBDIA authorized the next steps in the bidding process to proceed with these five qualified contractors, in accordance with applicable procurement policies and procedures and the Warren facade improvement program guidelines.

A motion for this resolution was made by Chair Ahmad Chebbani and seconded by Secretary-Treasurer Haider Koussan. Motion passed unanimously. Motion approved.



6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

b. General Update

Program Manager Mohammed Rezq updated stakeholders on the Warren Transformation project. He highlighted the successful public meeting held on May 8, 2025, at 5:00 PM at Byblos Banquets, which drew approximately 60 attendees from both the business and residential sectors. During the event, OHM, the project contractor, presented the project overview, followed by an interactive Q&A session. Attendees actively participated in an activity, providing valuable feedback by pinpointing concerns and recommendations on a corridor map. For those unable to attend, an online survey is available on the project website until June 12, 2025, to gather additional input. Mohammed Rezq also briefed the board on the progress of the initial five facade projects and outlined the program's timeline.

Deputy Director Angela Fortino provided an update on the Master Land Use Plan (MLUP). She announced four upcoming public meetings for the plan's sub-areas, including the Warren Sub-area meeting scheduled for June 18, 2025, at 5:30 PM at Al-Huda Islamic Center.

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

7. CALL TO BOARD OF DIRECTORS

None at this time

8. CALL TO AUDIENCE (3 minutes/guest)

None at this time

ADJOURNMENT

A motion to adjourn the meeting was made by Chair Ahmad Chebbani and was seconded by Secretary-Treasurer Haider Koussan. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.