



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

September 23, 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, Director Julie MayWarthman and Mayor Abdullah Hammoud
- MEMBERS ABSENT:** Director Muaath Ghazali, Director Ali Alhashemi and Secretary-Treasurer Haider Koussan.
- NON-MEMBERS PRESENT:** Jordan Twardy, (ED), Mohammed Rezq (ED), Linda Chibli (ED), Laura Aceves - Sanchez (ED), Rebecca Schultz (Legal) and Courtney Skora (Finance).

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 9.06 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, JUNE 24, 2025

Chair Ahmad Chebbani made a motion to approve the Meeting minutes of June 24, 2025. He was seconded by the Vice-Chair Frank Dabaja .Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Courtney Skora presented the monthly financial statement for the months of June, July and August 2025.Chair Ahmad Chebbani acknowledged to receive and file the financial statements.

5. ACTION ITEMS

a. Resolution W-25-09-01:

A resolution was introduced for the approval of the Holiday Light Decoration Contract.The Warren Business District Development Authority (WBDIA) recognizes the value of enhancing public spaces and community aesthetics through improved lighting.Through an RFP process, 7 proposals were received from companies to provide lighting.design and installation services to the (WBDIA) and East and West DDDAs. The RFP Evaluation Team recommends the award of a contract to Light Up Columbus to provide holiday lighting installation and maintenance for streetscape holiday decorations along the Warren Ave



corridor and West Downtown, East Downtown. The WBDIA has budgeted up to \$80,000 for the installation of holiday light decoration. The WBDIA approved entering into a contract with Light Up Columbus for district lighting design and installation services in an amount not to exceed \$80,000 from account "Ramadan Lighting & Holiday Decoration". The WBDIA authorized the Director of the Economic Development Department to execute necessary contracts with Light up Columbus subject to the review and approval of Corporation Counsel. The WBDIA authorized WBDIA staff to determine the final streetscape lighting design for the Warren corridor.

A motion for this resolution was made by Director Frank Dabaja and seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

b. General Update

Program Manager Mohammed Rezq updated the board on the Facade Improvement program. He reported that Nadia's Pharmacy, the first project, was completed with a successful ribbon-cutting ceremony on September 11, 2025. The board members praised the project's success. A discussion followed about ensuring future designs incorporate Arabic aesthetic and cultural elements to make the district unique and reflect the community.

Program Manager Mohammed Rezq also provided an update about the status of other ongoing projects. He noted that Al-Ameer Restaurant is at 75% completion. Cedarland Bakery is approximately 70% complete. Hamza Pharmacy: Construction has not yet begun, but is expected to take no more than three weeks once started. The next phase of projects is planned to begin in October.

Program Manager Mohammed Rezq provided an update on the Warren Transformation project, noting that the second public meeting took place on September 9, 2025. During the meeting, OHM Advisors provided a project update, presented design alternatives, and gathered feedback from a wide range of stakeholders in attendance. Economic Development Director Jordan Twardy also discussed the general timeline and next steps for the project, including a final design proposal by the end of the year and construction possibly starting as early as late 2026.

Program Manager Mohammed Rezq updated the board on the Warren Mural project. The project is moving forward and will be presented to the Zoning Board of Appeals in October. Rezq noted that the structure is currently in the design phase, and once completed, it will be put out for bids for construction.

Program Manager Mohammed Rezq reported on the recent tour hosted by the Economic Development Department for the International Economic Development Council (IEDC). As a conference sponsor, the City of Dearborn hosted a tour on September 15, 2025, for 25 economic development professionals from out-of-state. The tour showcased four businesses within the Warren commercial corridor: Greenland Supermarket, Al-Ameer Restaurant,



WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY



DEARBORN ECONOMIC DEVELOPMENT

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

Shatila Bakery, and Haraz Headquarters. The visitors were highly impressed with the city's small businesses and overall vitality.

Business Liaison Lind Chibli provided a summary of her business visits and feedback from business owners on the facade improvement program.

Additionally, the following updates on business openings and permits were shared:

- 10619 W. Warren: A new Certificate of Occupancy (CFO) was issued to a new business, Tablet Solution Detroit Inc.
- 10218 W. Warren: A new cell phone store has opened at this location, which was formerly the Blue Bird Travel Agency. The liaison is currently assisting the owner in obtaining a re-CFO and ensuring zoning compliance.
- Ata Plaza: The property owner has requested assistance to address incomplete asphalt work in the parking lot. The liaison has been helping to coordinate with the engineering department to complete the project.

7. CITY UPDATE

Mayor Abdullah Hammoud provided an overview of recent city-wide developments. The Dix-Vernor corridor is undergoing a transformation with the construction of a new market and the planned launch of a facade improvement program, which will be modeled on the successful Warren Avenue initiative. In other developments, the Peace Park South project is nearing completion and will introduce several new recreational features, including a basketball court, two pickleball courts, and a soccer field. New businesses and construction are also underway in both the Michigan Avenue East and West corridors. A staffing update for the Economic Development Department was also given, announcing the departure of Deputy Director Angela Fortino.

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 Chair Ahmad Chebbani. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.