



Warren Business District Improvement Authority

Meeting Minutes

October 21, 2025; 09:00 am EST

D.A.C. - Council Chambers

16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Director Lucius Anthony, Director Ahmad Alhasan, Vice Chair Frank Dabaja, Director Julie May Warthman, and Director Ali Alhashemi

MEMBERS ABSENT: Chair Ahmad Chebbani, Director Muaath Ghazali, Secretary-Treasurer Haider Koussan and Mayor Abdullah Hammoud

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 9:29 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, September 23, 2025

Director Julie May Warthman made a motion to approve the Meeting minutes of September 23, 2025. She was seconded by the Director Lucius Anthony. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Courtney Skora presented the monthly financial statement for the months of September 2025. Vice Chair Frank Dabaja acknowledged to receive and file the financial statements.

5. ACTION ITEMS

a. Resolution W-25-10-01:

A resolution was introduced for Authorizing Change Orders for the Warren Mural Project contract with cdpa Architects + Planners. The WBDIA has previously approved the placement of the mural adjacent to the DTE/ITC Substation located at 13851 Warren Avenue. The WBDIA reviewed and approved a contract with cdpa Architects at its February 24, 2025 meeting via resolution number W-25-02-04. The scope included soil analysis, structural engineering, lighting and architectural designs. Upon the completion of the construction documents, the cdpa Architects recommended quality material testing of the concrete and steel to ensure compliance with project specifications and requirements. The



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WBDIA authorized an increase of funds for Warren Mural Project to cover the cost of concrete and steel quality testing, in an amount not to exceed \$3,000, to be drawn from the Warren Streetscape Project (Account # V10000). The WBDIA authorizes the Director of the Economic Development Department to execute necessary contracts and agreements subject to the review and approval of Corporation Counsel.

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

6. DISCUSSION ITEMS:

a. FY2027 Budget

Economic Vitality Manager Laura Aceves-Sanchez presented the proposed FY2027 budget, referencing the memo previously sent to the board. She began with the Key Revenue Changes, noting that the primary sources remain property tax capture (projected to increase by 3%) and CDBG funding. A major change is the Façade Program Increase, with the budget allocating \$600,000—a \$200,000 increase to the project funding from FY2026

Laura then reviewed the Key Expenditure Proposals, which focus on strategic investment using local TIF funds. A significant item is the \$400,000 allocation for the Warren Transformation Business Support Project. This fund will be dedicated to marketing, communications, and social media support to help businesses navigate the multi-year construction disruption, though it is legally restricted from being used for direct cash assistance. The budget also proposes \$200,000 for a new localized version of the Dearborn Forward program to fund improvements for businesses that do not qualify for the federal CDBG Façade Program. Finally, Community Promotions funding will increase by \$4,000 for general marketing and Restaurant Week.

The Economic Development Director also reminded the Board that, once the Warren Transformation is complete, the WBDIA will be responsible for the streetscape maintenance, estimated to cost \$200,000 annually starting in FY2028 or later.

7. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

b. General Update

Program Manager Mohammed Rezaq provided the Board with several updates on ongoing events and initiatives, beginning with a review of the successful Dearborn Coffee Week, which took place from September 26 to October 3, 2025, and saw participation from various corridor coffee shops.

Moving on to the Façade Improvement Program, Mohammed Rezaq reported that Al-Ameer Restaurant and Cedarland Bakery are currently nearing completion at an 80% rate. He noted that staff has also commenced the second round of the program by meeting with the next four businesses on the program list. Unfortunately, both the Cedarland Restaurant and Warren Bike Shop have



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chosen to withdraw their applications. To fill these two vacancies, staff will now contact the next businesses on the list: Diane Property Management LLC and Nice Price.

Regarding the Warren Mural Project, the initiative continues to move forward. Bids for the mural structure were opened on October 10, 2025, and will remain open until October 29, 2025. A mandatory walkthrough of the mural location was held on October 15, 2025, though only two contractors were present. Finally, the Program Manager confirmed that the board poll returned the official name of the mural as "Bridges of Culture."

Economic Director Jordan Towardy provided an update on the Warren Transformation Project.

Business Liaison Lindaa Chibli delivered a comprehensive overview of her recent business visits and provided updates on several upcoming openings. Linda reported several new businesses actively working toward launch:

- A new cell phone store is preparing to open. Linda is currently assisting the owner with securing the CoFO and confirming zoning compliance for the location.
- The Dearborn Gold Market Retail & Wholesale Corporation is planning to establish a new retail and wholesale gold market, though the CFO has not yet been issued, and they project an opening in Spring 2026.
- The site of the former Socotra Market has been acquired by a new owner who intends to reopen a grocery business. The original CFO for that location had to be rescinded following the fire incident in February.
- Finally, PKABOO Kids Play Café is nearing its opening date. The owner is completing the final interior work and is in the process of obtaining the necessary CFO.
- Dana Jewelry at 14544 W. Warren is planning to host its grand opening this Fall.
- Tablet Solution Inc. is targeting a grand opening in Q1 2026, pending the installation of its signage.

8. CITY UPDATE

Economic Director Jordan Towardy provided an update on the progress of the adoption of BS&A new system that will be used citywide included and starting with the Economic Development Department. He noted that this system will allow the reduction of using paper files for permit applications and have a platform for applicants to check the status of their application online.

9. CALL TO BOARD OF DIRECTORS

None at this time

10. CALL TO AUDIENCE (3 minutes/guest)

None at this time

11. ADJOURNMENT

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