



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

November 25, 2025; 09:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Director Ahmad Alhasan, Vice Chair Frank Dabaja, Director Julie May Warthman, and Secretary-Treasurer Haider Koussan

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

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezq (ED), Linda Chibli (ED), Laura Aceves - Sanchez (ED), Bradley Mendelsohn (Legal) and Courtney Skora (Finance), Massara Zwayen (ED), Nolan Kukla (ED), Najim Saymuah (cdpa)

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 9:07 am.

2. ROLL CALL

Roll call was called and quorum was present.

A motion was made by Director Ahmad Alhasan to go out of the agenda order and move item number 6 (Approval of the regular meeting minutes instead of agenda item 3 , MLUP presentation. Motion was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

3. MLUP PRESENTATION

Assistant Planning & Zoning Manager Massara Zwayen presented the update of the City's Master Land Use Plan and asked for board feedback.

4. PA 57 INFORMATIONAL PRESENTATION

Program Manager Mohammed Rezq delivered the PA 57 presentation, detailing significant operational milestones and achievements for the Warren Business Improvement District for the period of June - November 2025 which included:

- New Businesses: 10 new businesses opened in the district, with 70% being entirely new ventures.
- Holiday Lights: New holiday lights are being installed across the commercial district.



- "Jalsat" Performance Series: Partnership with the American National Museum to bring arts, music, and culture to local businesses, attracting customers without cost to the district (museum currently funds vendors).
- Coffee Week: The second annual Coffee Week was successful, promoting local coffee shops and branding Dearborn as the "Coffee Capital." A documentary was produced.
- International Economy Development Conference Tour: The department hosted a tour for 25 attendees from different states, showcasing Dearborn's business community. This led to potential franchise interest for one business.
- Facade Program Update:
 - i. Phase one is 90% complete, with three projects 95% done and expected to be 100% by mid-December.
 - ii. Phase two started in September with six businesses, two of which withdrew due to high project estimates and matching requirements.
 - iii. Success stories included Nadia's and Sedland, with significant before-and-after transformations.
 - iv. The program has demonstrated fast timelines and successful project completion.

5. FACADE PROJECTS DESIGNS

cdpa Princl Mr. Najim Saymuah presented options on the design renderings for two upcoming facade projects: Modern American Dental Clinic and Nice Price. He asked the board for their feedback on the preliminary design options.

6. APPROVAL OF THE REGULAR MEETING MINUTES, October 21, 2025

Director Julie May Warthman made a motion to approve the Meeting minutes of October , 2025. She was seconded by the Director Ahmad Alhasan. Motion passed unanimously. Motion approved.

7. REVIEW & FILING OF TREASURER'S REPORT

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

8. ACTION ITEMS

a. Resolution W-25-11-01:

A resolution was introduced for the Approval of Board Absence Waivers. 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 period of June to October 2025 calendar year for absence waiver consideration. The (WBDIA) agreed to approve the



WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY



DEARBORN ECONOMIC DEVELOPMENT

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

presented absence waivers and excuses the absences of Directors, Warthman, Chair Chebbani, Mayor Hammoud and Secretary- Treasurer Koussan, from June to October 2025

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

b. Resolution W-25-11-02:

A resolution was introduced for the Approval of the Proposed Budget for FY27. The Warren Business District Improvement Authority (WBDIA) is required by Public Act 57 to prepare and submit an operating budget for the WBDIA to approve each year and submit to City Council. The WBDIA has reviewed a three-year proposed budget for FYE 2027-29 budget as submitted by the Finance Department; therefore That the WBDIA approves submitting to City Council the proposed FYE 2027-29 budget as presented by the Economic Development and the Finance Department with the amendment to cover 100% of salaries and benefits using TIFA funds

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

A motion was made by Director Ahmad Alhasan and seconded by Director Julie May Warthman to add resolution W-25-11-03 to the agenda items under 8C. Motion passed unanimously. Motion approved.

c. Resolution W-25-11-03:

A resolution was introduced for the acceptance of resignation of board member Ali Alhashemi. The Warren Business District Improvement Authority (WBDIA) Board Member Ali Alhashemi submitted his resignation as a board member on November 24, 2025. The WBDIA Board accepted the resignation from Ali Alhashemi from the Warren Business District Improvement Authority and declares the position vacant, effective November 25, 2025.

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

9. DISCUSSION ITEMS

None at this time



10. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:

Program Manager Mohammed Rezq updated the Board on the Warren Mural Project. The initiative is moving forward, but the purchasing division encountered difficulties: an initial request for bids yielded only one, which was deemed too costly. The ED staff request to re-open the project for bidding, but unfortunately, the second attempt also resulted in a single submission

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:

11. CITY UPDATE

None at this time

12. CALL TO BOARD OF DIRECTORS

None at this time

13. CALL TO AUDIENCE (3 minutes/guest)

None at this time

14. ADJOURNMENT

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