



Warren Business District Improvement Authority

Meeting Minutes

April 28, 2026; 10:00 am EST

D.A.C. - Council Chambers

16901 Michigan Ave, Dearborn, MI 48126

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

MEMBERS ABSENT: Vice Chair Frank Dabaja , Director Lucius Anthony, Mayor Abdullah Hammoud, Director Fady Hazamy.

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezq (ED), Linda Chibli (ED), Rebecca Schultz (Legal) Courtney Skora (Finance), Laura Aceves-Sanchez (ED)

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 10:04 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, January 27, 2026

Director Ahmad Alhasan made a motion to approve the meeting minutes of January 27, 2026. He was seconded by the Director Julie May Warthman. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER’S REPORT

Courtney Skora presented the monthly financial statement for the months of January, February and March 2026 .Chair Ahmad Chebbani acknowledged to receive and file the financial statements.

5. ACTION ITEMS

a. Resolution W-26-04-01:

A resolution was introduced for the renewal of the Library Millage Capture Agreement. The WBDIA Board approved a ten-year renewal of the Agreement for Capture of Library Millage, extending the Authority's ability to capture tax increment revenues generated by the library millage. The original agreement, established in 2017, is set to expire on June 12, 2027. Noting that the Library Commission already executed this renewal on February 19, 2026, the Board approved the renewal of the agreement which would commence on June 12, 2027, and formally authorized the Chairperson to execute and notarize the renewal agreement on behalf of the WBDIA. The recovery of these taxes is contingent on the library millage itself being renewed by voters in August 2026.



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

b. Resolution W-26-04-02:

A resolution was introduced for Authorizing Staff Attendance at the 2026 International Placemaking Conference. The Board reviewed a proposal for staff attendance at the International Placemaking Conference in Detroit from June 24–26, 2026. Discussion highlighted the conference's focus on transit-oriented development and neighborhood revitalization, noting that the technical expertise gained would directly benefit current WBDIA projects. The WBDIA Board authorized the Business Liaison, Program Manager, Events Manager, and Economic Vitality Manager to attend, with the Authority covering all reasonable expenses including registration, mileage, and parking.

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

c. Resolution W-26-04-03:

A resolution was introduced to approve a Cost-Share Agreement for Weed Control Services. To maintain a clean and attractive corridor, an Official Request for Quotations (RFQ) was issued, resulting in ten bids, three of which met the specific "weed eraser" eligibility requirements. The Economic Development Department, which holds an annual contract for similar services, offered to cover 50% of the costs for the Warren Avenue corridor. The WBDIA agreed to fund the remaining 50%, not to exceed \$7,000.00, to be drawn from the Landscape and Maintenance account.

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

6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:

Program Manager Mohammed Rezaq provided a status update on key district initiatives. He confirmed that site work for the Bridges of Culture Mural began on April 20, marking a significant milestone for the long-standing project. Additionally, Mohammed noted that the Facade Improvement Program continues to progress: the Modern American Dental site is navigating the final permitting steps, and the Nice Price project is actively being bid out to prospective contractors

Business Liaison Linda Chibli provided a recap of the Mix & Mingle networking event held on April 23, 2026, at the Byblos Center. Additionally, Linda reminded the Board of three



WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY



DEARBORN ECONOMIC DEVELOPMENT

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upcoming ribbon-cutting ceremonies scheduled for May, which will celebrate the successful completion of several facade improvement projects.

7. CITY UPDATE

Program Manager Mohammed Rezaq provided a summary of Development Day, noting that on April 14, 2026, Ford Motor Company and Ford Land hosted the City's Economic Development Department at the Edsel B. Ford Experience Center. The event drew over 100 industry professionals, including contractors, architects, and brokers. Through two panel discussions, the event highlighted strategic initiatives for sustainable growth, housing expansion, and the transformation of city corridors via both public and private partnerships.

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 Director Ahmad Alhasan and was seconded by Secretary-Treasurer Haider Koussan. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.