



Warren Business District Improvement Authority

Meeting Minutes

January 27, 2026; 10:00 am EST

D.A.C. - Council Chambers

16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Director Ahmad Alhasan, Vice Chair Frank Dabaja, and Secretary-Treasurer Haider Koussan, Mayor Abdullah Hammoud, Director Lucius Anthony

MEMBERS ABSENT: Director Muaath Ghazali, Director Julie May Warthman

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezaq (ED), Linda Chibli (ED), Rebecca Schultz (Legal) and Courtney Skora (Finance).

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 10:02 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, November 25, 2025

Director Lucius Anthony made a motion to approve the Meeting minutes of November 25, 2025. He was seconded by the Director Ahmad Alhasan. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER’S REPORT

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

5. ACTION ITEMS

a. Resolution W-26-01-01:

A resolution was introduced for the 2026 Officer Elections. Per the bylaws, the WBDIA Board elects the Officers at the first meeting of the year and each officer so elected shall hold office until December 31 of the year in which they are elected or until their term expires, or upon resignation or removal, whichever occurs first.

- Chair Ahmad Chebbani called the nominations for the Chair to order. Vice-Chair Frank Dabajah nominated Ahmad Chebbani for the Chair of the WBDIA. Chair Ahmad Chebbani asked if there were any other nominations and there was none. Ahmad Chebbani accepted the nomination and was therefore reelected as the WBDIA Chair.



- Chair Ahmad Chebbani opened the nomination for the Vice-Chair of the WBDIA. Director Ahmad Alhasan nominated Director Frank Dabaja for the Vice-Chair. Chair Ahmad Chebbani asked if there were any other nominations and there was none.
Director Frank Dabaja accepted the nomination and was therefore elected as the WBDIA new Vice-Chair.
- Chair Ahmad Chebbani opened the nomination for the Secretary-Treasurer of the WBDIA. Director Ahmad Alhasan nominated Director Haider Koussan. Chair Ahmad Chebbani asked if there were any other nominations and there was none. Director Haider accepted the nomination and was announced as the Secretary-Treasurer of the WBDIA

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-26-01-02:

A resolution was introduced for of adjusting the regular WBDIA Board meeting time to 10:00 AM would better accommodate the schedules of involved board members, thereby fostering improved attendance, greater engagement, and more productive meetings, the WBDIA approved to change the start time of its regular WBDIA Board meetings from 9:00 AM. to 10:00 AM with this change to become effective beginning February 2026.

A motion for this resolution was made by Director Ahmad Alhasan and seconded by Mayor Abdullah Hammoud. Motion passed unanimously. Motion approved.

c. Resolution W-26-01-03:

A resolution was introduced for the acceptance of resignation of board member Muaath Ghazali. The Warren Business District Improvement Authority (WBDIA) Board Member Muaath Ghazali submitted his resignation as a board member on January 12, 2026. The WBDIA Board accepted the resignation from Muaath Ghazali from the Warren Business District Improvement Authority and declares the position vacant, effective January 27, 2026.

A motion for this resolution was made by Mayor Abdullah Hammoud and seconded by Director Ahmad Alhasan. Motion passed unanimously. Motion approved.

d. Resolution W-26-01-04:

A resolution was introduced for the approval to extend the bailment agreement with TreeTown Murals until the earlier of: the date upon which the Mural is installed; and December 30, 2026. The WBDIA authorized the Director of the Economic Development Department to execute necessary contracts subject to the review and approval of Corporation Counsel or designee with TreeTown Murals. The WBDIA agreed to continue to pay two



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hundred fifty dollars (\$250.00) per month for the duration of this agreement and agreed to pay for an annual insurance coverage of the mural via Brown & Brown Inc. at a cost of \$250.

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

e. Resolution W-26-10-05:

A resolution was introduced for the approval of the Facade Improvement Projects. The (WBDIA) desires to revitalize the Warren Business District and enhance its aesthetic appeal. The WBDIA opened an application period for businesses to apply for the Warren Facade Improvement Program from December 3, 2024, to January 24, 2025. 41 applications received for the program, six of which were duplications or ineligible for this grant. Warren Façade Improvement committee that was formed from different divisions including Building, Planning and Community Development , has reviewed all submitted applications and scored them based on pre-established criteria which included project description, Alignment with program objectives, property condition, community impact, project location and visibility.

The WBDIA agreed to approve the funding of the next 15 projects in the project list within the next 36 months, contingent upon the availability of CDBG funds. While the prioritization of funding will generally follow the listed numbered order, the ED staff may, at their discretion, adjust the order of funding within the top ten to accommodate logistical considerations, project readiness, or other extenuating circumstances. If funds are insufficient to fully fund all 15 projects, the WBDIA via CDBG will fund as many as possible within the next 36 months and prioritize funding the remaining projects in subsequent fiscal years.

The WBDIA authorized the Director of the Economic Development Department to execute necessary contracts and agreements subject to the review and approval of Corporation Counsel or designee

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

6. DISCUSSION ITEMS

None at this time

7. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:

Program Manager Mohammed Rezaq informed the Board that the Warren Mural Project is moving forward following City Council approval in January. The Purchasing Division is currently finalizing the contract with the Stonebridge building, and work is expected to begin as soon as permits are secured. Additionally, Mohammed provided a memo regarding the Holiday and Ramadan lighting schedule and contract details.



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Business Liaison Linda Chibli shared highlights from her recent neighborhood visits. She noted that several new local spots are making great progress and are in the final stages of preparing to open their doors to the community.

8. CITY UPDATE

None at this time

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 Mayor Abdullah Hammoud and was seconded by Director Ahmad Alhasan. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.