



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

June 23, 2026; 10:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Vice Chair Frank Dabaja, Secretary-Treasurer Haider Koussan, Director Lucius Anthony, Director Ahmad Alhasan, and Director Ali Hachem.

MEMBERS ABSENT: Director Fady Hazamy, Chair Ahmad Chebbani, Mayor Abdullah Hammoud and Director Julie May Warthman.

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezaq (ED), Linda Chibli (ED), Amanda Atwy (Legal), Courtney Skora (Finance), Laura Aceves-Sanchez (ED)

1. PA57 INFORMATIONAL PRESENTATION

Program Manager Mohamed Rezaq presented the six-month progress report, detailing key project completions, milestone achievements, and the introduction of new businesses. Recent initiatives highlighted included the Holiday Lights display, the Facade Improvement Program, business engagement events such as the Business Mix and Mingle, and progress on the Mural Project. The presentation concluded with a review of upcoming strategic corridor plans, such as the business highlight videos, Manousheh Day, and continued business support initiatives.

2. CALL TO ORDER

Vice Chair Frank Dabaja called the meeting to order at 10:50 am.

3. ROLL CALL

Roll call was called and quorum was present.

4. APPROVAL OF THE REGULAR MEETING MINUTES, May 19, 2026

Director Ahmad Alhasan made a motion to approve the meeting minutes of May 19, 2026. He was seconded by the Secretary-Treasurer Haider Koussan. Motion passed unanimously. Motion approved.

5. REVIEW & FILING OF TREASURER'S REPORT

Courtney Skora presented the monthly financial statement for the month of May 2026. Vice Chair Frank Dabaja acknowledged to receive and file the financial statement.

6. ACTION ITEMS



a. Resolution W-26-06-01:

A resolution was introduced to formally adopt the Fiscal Year 2027 operating budget, as required by Public Act 57. This action re-affirms the three-year budget for FYE 2027–2029, which was originally approved by the WBDIA Board on November 25, 2025, and officially adopted by the Dearborn City Council on May 20, 2026.

A motion for this resolution was made by Director Ahmad Alhasn and seconded by Director Ali Hachem. Motion passed unanimously. Motion approved.

b. Resolution W-26-06-02:

The Board approved a \$60 expenditure from the FY 2026 Travel & Training account for staff attendance at a Michigan Economic Development Association (MEDA) online webinar. The training covers Brownfield Redevelopment in Michigan, providing professional development to enhance staff support of the local business district.

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

7. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:

Program Manager Mohamed Rezaq presented progress reports on the district's primary beautification efforts. He updated the Board on the final stages of the Bridges of Culture Mural Project ahead of its upcoming public unveiling. Additionally, he reviewed the status of the Facade Improvement Program, highlighting how these physical storefront upgrades tie into the broader Warren Avenue transformation.

Business Liaison Linda Chibli shared progress on the business highlight videos, which aim to promote recently opened shops within the district. Additionally, Ms. Chibli provided further details regarding the upcoming Manousheh Day, scheduled for October 29, 2026. The event will spotlight the district's culinary scene, specifically celebrating its more than 12 local bakeries.

8. CALL TO BOARD OF DIRECTORS

Director Ahmad Alhasn recommended aligning promotional efforts for the upcoming Bridges of Culture Mural Project ribbon cutting to further highlight the broader Warren Avenue transformation.

9. CALL TO AUDIENCE (3 minutes/guest)

None at this time.

10. ADJOURNMENT

A motion to adjourn the meeting was made by Director Ahmad Alhasn and was seconded by Secretary-Treasurer Haider Koussa. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.