



Warren Business District Improvement Authority

Meeting Minutes

D.A.C. - Council Chambers

September 22, 2026; 10:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

MEMBERS PRESENT: Chair Ahmad Chebbani, Mayor Abdullah Hammoud, Vice-Chair Frank Dabaja, Director Julie May Warthman. Director Ahmad Alhasan, and Director Ali Hachem.

MEMBERS ABSENT: Director Fady Hazamy, Secretary-Treasurer Haider Koussan, and Director Lucius Anthony.

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezq (ED), Linda Chibli (ED), Amanda Atwy (Legal), Courtney Skora (Finance), Laura Aceves-Sanchez (ED), Khadega Mohammed (Jalasat), Chelse Johns (ED), Marin Furuyama(ED).

1. CALL TO ORDER

Chair Ahmad Chebbani called the meeting to order at 10:03 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, June 23, 2026

Director Ahmad Alhasan made a motion to approve the meeting minutes of June 23, 2026. He was seconded by Vice-Chair Frank Dabaja. Motion passed unanimously. Motion approved.

4. REVIEW & FILING OF TREASURER'S REPORT

Laura Aceves-Sanchez presented the monthly financial statement for the months of June, July and August 2026. Chair Ahmad Chebbani acknowledged to receive and file the financial statements.

5. ACTION ITEMS

a. Resolution W-26-09-01:

A resolution was introduced Amend the Warren Business District Improvement Authority (WBDIA) Purchasing Policy. The current Purchasing Policy requires the Board of Directors to approve all professional development opportunities regardless of cost, which creates administrative delays for routine training and limits operational efficiency. Furthermore, it is necessary to adjust the competitive threshold from \$3,000 to \$4,000 is necessary to align with the City's Purchasing Policy. The WBDIA Board adopted the revised Purchasing Policy as presented effective immediately.



WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY



DEARBORN ECONOMIC DEVELOPMENT

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

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

b. Resolution W-26-09-02:

A resolution was introduced regarding the sponsorship request for the Jalasat activation event. The Warren Business District Improvement Authority (WBDIA) recognizes hosting and sponsoring public events along the Warren corridor as a key initiative to boost commerce and foot traffic for local businesses. The Jalasat Team, a returning partner of the WBDIA, hosts a monthly pop-up series that brings live music, poetry, and visual arts directly into commercial spaces to foster cultural exchange and drive economic activity.

The WBDIA approved funding not to exceed \$2,500.00 from the Sponsorship Funding from Community Promotions account (#251-6100-911-51-00) for Jalasat Day, scheduled for October 23, 2026, at Adani Coffee Room. In exchange for sponsorship support, the WBDIA will be featured as a sponsor across all promotional materials.

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

6. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:

Program Manager Mohamed Rezq 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 Façade Improvement Program, noting two projects currently under construction and two in the design phase. Mr. Rezq also provided details on the upcoming Dearborn Coffee Week, scheduled across various districts and locations from September 25 to October 2, 2026.

Economic Vitality Manager Laura Aceves-Sanchez outlined the process and timeline for the FY2028 budget.

BBusiness Liaison Linda Chibli then shared progress on Manousheh Day, scheduled for October 29, 2026. The event will spotlight the district's culinary scene by celebrating over a dozen local bakeries, six of which are actively participating. Promotional videos for the event are currently in production.

7. CALL TO BOARD OF DIRECTORS

Director Ahmad Alhasan suggested expanding public relations strategies to highlight key district achievements, such as the façade improvement program and community mural project.

8. CALL TO AUDIENCE (3 minutes/guest)

None at this time.



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9. ADJOURNMENT

A motion to adjourn the meeting was made by Director Mayor Abdullah Hammoud and was seconded by Vice- Chair Franak Dabaja. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.