WARREN BUSINESS DISTRICT IMPROVEMENT AUTHORITY

DEARBORN ECONOMIC DEVELOPMENT

CITY OF DEARBORN | ABDULLAH H. HAMMOUD, MAYOR

Warren Business District Improvement Authority

Meeting Minutes D.A.C. - Room 1B

October 27, 2026; 10:00 am EST 16901 Michigan Ave, Dearborn, MI 48126

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

MEMBERS ABSENT: Chair Ahmad Chebbani and Mayor Abdullah Hammoud

NON-MEMBERS PRESENT: Jordan Twardy, (ED), Mohammed Rezq (ED), Linda Chibli (ED), , Courtney Skora (Finance), Laura Aceves-Sanchez (ED), and Chelse Johns (ED).

1. CALL TO ORDER

Vice-Chair Frank Dabaja called the meeting to order at 10:05 am.

2. ROLL CALL

Roll call was called and quorum was present.

3. APPROVAL OF THE REGULAR MEETING MINUTES, September 22, 2026

Director Lucius Anthony made a motion to approve the meeting minutes of September 22, 2026. He was seconded by 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 month of September 2026. Vice-Chair Frank Dabaja acknowledged to receive and file the financial statements.

5. ACTION ITEMS

a. Resolution W-26-10-01:

A resolution was introduced to approve the Proposed FY 2028 Budget for the Warren Business District Improvement Authority (WBDIA). Pursuant to Public Act 57, the Authority is required to annually adopt an operating budget and submit it to City Council. Upon consideration, the Board approved submitting the proposed FY 2028–2030 budget, as presented by the Economic Development and Finance Departments, to the City Council.

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 presented an update on the closeout of the Bridges of Culture Mural Project, noting that the public unveiling occurred on October 6, 2026, at 10:30 a.m. Mr. Rezq also reviewed the Façade Improvement Program, reporting that one project is complete, one is under construction, and two remain in the design phase. Additionally, he summarized Dearborn Coffee Week, which ran across multiple district locations from September 25 through October 2, 2026, and reported on the WBDIA-sponsored Jalasat event held at the Adani Coffee Room.

Business Liaison Linda Chibli followed with an update on preparations for Manousheh Day, scheduled for October 29, 2026. The celebration highlights the district's culinary offerings across more than a dozen local bakeries, with six confirmed participants. Ms. Chibli also recognized four businesses that recently secured Certificates of Occupancy (CFO): Laser Duet, AlQudus Fashion Inc., Mama Aziza Jewelry, and Dearborn Halal Pizza.

7. CALL TO BOARD OF DIRECTORS

TThe board discussed rescheduling the November meeting from November 24 to November 17, 2026, at 10:00 AM.

8. CALL TO AUDIENCE (3 minutes/guest)

None at this time.

9. ADJOURNMENT

A motion to adjourn the meeting was made by Director Ahmad Alhasan and was seconded by Director Ali Hachem. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.