Warren Business District Improvement Authority

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

November 17, 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, Mayor Abdullah Hammoud, Director Ali Hachem.

MEMBERS ABSENT: Chair Ahmad Chebbani, Director Ahmad Alhasan and Director Lucius Anthony.

NON-MEMBERS PRESENT: Mohammed Rezq (ED), Linda Chibli (ED), Laura Aceves-Sanchez (ED), Courtney Skora (Finance), Amanda Atwy (Legal), Massara Zwayen (ED), Kobi Sunday(ED), and Chelse Johns (ED).

1. PA57 INFORMATIONAL SESSION

Program Manager Mohammed Rezq presented the November 2026 PA 57 Informational Session, outlining the ongoing revitalization efforts of Dearborn's Warren Business District Improvement Authority (WBDIA). The presentation covered several core areas of district progress and future planning:

- Facade Improvement Grants: He highlighted progress on the multi-batch Facade Improvement Grant program, including specific project updates for Modern American Dental Clinic, Nice Price, and Cedars Bakery.
- Beautification & Businesses Activations: To boost district visibility and foot traffic, the WBDIA unveiled the *Bridges of Culture* mural on Oct 6, 2026 and hosted community events such as *Jalasat* at Adeni Tea Room on Oct 23 and *Manousheh Day on October 29* across six local bakeries.
- Digital Outreach: Targeted social media video campaigns highlighted local businesses and generated over 220,000 views/reach across Metro Detroit.
- Upcoming Initiatives: Moving forward, the authority plans to launch the "May You Shop at Warren!" campaign, continue facade improvement projects, and continue providing local business support.

2. CALL TO ORDER

Vice-Chair Frank Dabaja called the meeting to order at 10:15 am.

3. ROLL CALL

Roll call was called and quorum was present.

4. APPROVAL OF THE REGULAR MEETING MINUTES, October 27, 2026

Mayor Abdullah Hammoud made a motion to approve the meeting minutes of October 27, 2026. He was seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

5. REVIEW & FILING OF TREASURER'S REPORT

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

6. ACTION ITEMS

a. Resolution W-26-11-01:

A resolution was introduced to approve the the presented absence waiver and excuse the absences of board members.The Warren Business District Development Authority (WBDIA) bylaws state that, "Each board member is required to attend a minimum of two-thirds of the regularly scheduled Board Meetings in a twelve (12) month period.The (WBDIA) agrees to approve the presented absence waiver and excuse the absences of Director Lucius Anthony, from June to October 2026.
A motion for this resolution was made by Secretary-Treasurer Haider Koussan and seconded by Director Julie May Warthman. Motion passed unanimously. Motion approved.

7. MLUP WBDIA SUBAREA DISCUSSION

Planning and Zoning Manager Massara Zwayen presented the draft Master Land Use Plan for the Warren Subarea. The draft had been distributed to the Board prior to the meeting to allow members time to review the document and prepare questions. Ms. Zwayen addressed questions raised by Board members and requested that any further feedback be submitted to the Business Services team following the meeting.

8. ECONOMIC DEVELOPMENT DEPARTMENT REPORT

a. General Update:
All updates were provided during the PA57 presentation.

9. CITY UPDATES

Mayor Abdullah Hammoud presented an update regarding the Warren Transformation Project, detailing the existing funding gap, the city's effort and strategic initiatives to secure necessary funding, and the anticipated project timeline.

10. CALL TO BOARD OF DIRECTORS

None at this tie

11. CALL TO AUDIENCE (3 minutes/guest)

None at this time.

12. ADJOURNMENT

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