



## **Dix-Vernor Business District Improvement Authority**

### **Board Meeting Minutes**

May 29, 2025; 3:00 pm EST

**Dearborn Administrative Center, Council Chambers**

**16901 Michigan Ave, Dearborn, MI 48124**

**MEMBERS PRESENT:** Vice-Chair Anthony Rugiero, Secretary-Treasurer Brigitte Fawaz-Anouti, Director Imad Asofuy, Director Ronald Berry, Director Lucius Anthony, Director Mohammed Abdullah

**MEMBERS ABSENT:** Mayor Abdullah Hammoud, Director Mahdi Ali

**NON-MEMBERS PRESENT:** N/A

**NON-MEMBERS PRESENT:** CITY OF DEARBORN: Mohammed Rezq (ED), Angela Fortino (ED), Courtney Skora (Finance), Saeid Alawathi (ED), Rebecca Schultz (Legal).

1. **CALL TO ORDER:** Vice-Chair Anthony Rugiero, called the meeting to order at 3:10 pm.
2. **ROLL CALL:** A roll call for board members was called. A quorum was present.
3. **APPROVAL OF THE REGULAR MEETING MINUTES March 27, 2025**

Vice-Chair Anthony Rugiero presented the meeting minutes on pages 3-4 of the agenda. Director Lucius Anthony motioned to approve the regular meeting minutes of March 27, 2025 and was seconded by Secretary-Treasurer Brigitte Fawaz-Anouti. Motion passed unanimously. Motion approved.

#### **4. RECEIVING AND FILING OF TREASURER'S REPORT**

Courtney Skora from the Finance Department presented the monthly financial statement for the months of March & April 2025. Vice-Chair Anthony Rugiero, acknowledged the financial statement.

#### **5. ACTION ITEMS**

- a. Resolution number DV-25-05-01 was introduced for the 2025 Office Elections. Per the bylaws, the DVBDIA 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. The board tabled this resolution in its March 27, 2025 meeting to this meeting.
  - Vice-Chair Anthony Rugiero called the nominations for the Chair to order. Vice-Chair Anthony Rugiero nominated Brigitte Fawaz-Anouti for the Chair of the DVBDIA. Vice-Chair Anthony Rugiero asked if there were any other

nominations and there were no other nominations. Brigitte Fawaz-Anouti accepted the nomination and was therefore elected as the DVBDIA Chair.

- Vice-Chair Anthony Rugiero opened the nomination for the Vice-Chair of the DVBDIA. Director Lucius Anthony nominated Director Imad Asoufy for the Vice-Chair. Vice-Chair Anthony Rugiero asked if there were any other nominations and there were no other nominations. Imad Asoufy accepted the nomination and was therefore elected as the DVBDIA Vice- Chair.
- Vice-Chair Anthon opened the nomination for the Secretary-Treasurer of the DVBDIA. Director Ronald Berry nominated Lucius Anthony. Vice-Chair Anthony Rugiero asked if there were any other nominations and there were no other nominations. Lucius Anthony accepted the nomination and was therefore elected as the Secretary-Treasurer of the DVBDIA.

A motion was made for this resolution by Director Ronald Berry and seconded by Director Lucius Anthony. A voice vote passed unanimously. Motion approved.

- b. Resolution number DV-25-05-02 was introduced for the Adoption of 2026 DVBDIA Board Meeting Schedule. The Board of Directors of the Dix-Vernor Business District Improvement Authority (DVBDIA) finds it necessary to meet on a regular basis in order to conduct its business. The (DVBDIA) deliberated and agreed to move its meeting from Thursday at 3:00 pm to Monday at the same time on the following dates Jan 26, 2026, March 30, 2026, May 18, 2026, June 22, 2026, September 28, 2026 and October 26, 2026. The (DVBDIA) agreed to have summer recess in the months of July and August.

A motion was made for this resolution by Director Ronald Berry and seconded by Director Imad Asoufy. A voice vote passed unanimously. Motion approved.

- c. Resolution number DV-25-05-03 was introduced for the adoption of the DVBDIA FY2026 Budget. The Dix-Vernor Business District Improvement Authority (DVBDIA) is required by Public Act 57 to prepare and submit an operating budget for the DVBDIA each year. The (DVBDIA) Board approved a 3-year budget for FY2026-28 at the November 21, 2024 meeting via resolution DV-24-11-02 to be submitted to the City of Dearborn City Council for approval and adoption. The City of Dearborn Council approved and adopted the budget on May 6, 2025, as submitted by the DVBDIA. The DVBDIA adopted the FYE2026-28 budget as adopted by the City Council.

A motion was made for this resolution by Director Ronald Berry and seconded by Director Imad Asoufy. A voice vote passed unanimously. Motion approved.

- d. Resolution number DV-25-05-04 was introduced for the Approval of CDPA Contract for Dix-Vernor Facade Improvement Program. The Dix-Vernor Business District Improvement Authority (DVBDIA) recognizes the benefits and importance of a facade improvement program within its district, similar to the City's approved Warren Facade Improvement Program, which utilized Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development to develop design standards for facade development and grant businesses toward the individual facade improvement project. The DVBDIA acknowledged that the initial phase is the development of common, high-quality design standards to enhance business curb appeal within the Dix-Vernor corridor through the development of design standards and guidelines. After this design phase, businesses will be invited to submit grant applications to receive funding for facade construction services based on the common design standards developed in phase one. The long-term goals of this program are to retain existing businesses in the commercial corridor, promote attraction of new businesses to the commercial corridor, raise

quality of life for surrounding residents through job creation and retention, prevent blight, and increase amenities that promote a livable and walkable community. The Economic Development Department, in conjunction with Purchasing, issued a Request for Proposals (RFP) for the design phase of the program and recommended awarding a contract to cdpa Architects + Planners for Architectural Design work for the Warren Corridor Façade Improvement Program. CDPA Design Standard and Guidelines was well received by the community, the businesses and the Board. The DVBDIA approved entering into a contract with cdpa Architects + Planners and authorized them to the development of comprehensive design standards and guidelines for a facade improvement program within the Corridor boundaries. The DVBDIA also authorized cdpa Architects + Planners to proceed with the creation of individual project designs for eligible businesses once the facade improvement program is officially launched and opened for applications. The DVBDIA authorized allocating Community Development Block Grant (CDBG) funding, specifically designated towards this program, to finance both the design phase and subsequent individual facade projects within this program. The Economic Development Department Deputy Director is authorized to administer and sign a contract with cdpa Architects + Planners and individual grantee businesses subject to review and approval of Corporation Counsel

A motion was made for this resolution by Director Imad Asoufy and seconded by Director Ronald Berry. A voice vote passed unanimously. Motion approved.

## **6. DISCUSSION ITEMS;**

### **a. Amendment to the Bylaws (First Reading).**

ED Staff and Assistant Corporation Counsel introduced the suggested amendments to the DVBDIA bylaws and addressed board questions pertaining to the proposed changes. This constituted the first reading of the amendments, and the board will vote on them in its next meeting .

### **b. Ground Control Property Contract.**

The DVBDIA board reviewed the Ground Contract, set to expire at the end of June 2025. To ensure consistency with the operations of the other three corridors, the board decided not to renew this contract. Moving forward, the work will be managed by the Department of Public Works.

## **7. DVBDIA ACTIVITY UPDATES**

### **a. Program Manager Update**

Program Manager Mohammed Rezaq provided further information about the Dix-Vernor Facade Improvement program, which is set to begin with its design and standards guidelines in July. He provided an overview of the program, its financing resources, and the potential timeline.

### **b. Business Liaison Update**

Business Liaison Saeid Alawathi provided an update on his business visits and the progress of potential funding for HVAC projects in the corridor. He also updated the board on the community engagement plan for the Master Land Use Plan (MLUP) including the public meeting for the south end subarea, scheduled for June 25, 2025, from 5:30-7:30 pm at ACCESS Gym

**8. CALL TO THE BOARD**

None at this time

**9. CALL TO THE AUDIENCE**

No audience at this time.

**10. ADJOURNMENT**

A motion to adjourn the meeting was made by Director Ronald Berry and was seconded by Director Lucius Anthony. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.