



**DEARBORN
ECONOMIC
DEVELOPMENT**



**DIX-VERNOR BUSINESS
DISTRICT IMPROVEMENT
AUTHORITY**

Dix-Vernor Business District Improvement Authority

Business Mix & Mingle & PA57

April 2025

Board of Directors

Amie Kerek
TRUE Community
Credit Union

Anthony Rugiero
Roman Village Restaurant

Brigitte Fawaz-Anouti
ACCESS

Abdullah Hammoud
City of Dearborn

Ronnie Berry
Berry & Son Meat

Lucius Anthony
Wayne County

Mahdi Ali
American Moslem Society

Mohamed Abdullah
Neighborhood Resident

Imad Asoufy
Asoufy Tax & Immigration
Services





2024 Highlights



Sanitation & Maintenance Services - 1x/week



The Board has invested in contractual services to beautify the corridor. The contract includes:

- Litter Control
- Mowing
- Watering & Bed Maintenance
- Leaf Removal



City staff and the Mayor visited 20 businesses in August 2024 in order to understand challenges and successes of the district

Business Engagements



Thank you to our
event partner!

Roman Village
CUCINA ITALIANA est. 1964

**Business
Engagements**

**A Business Mix and Mingle was held in June 2024, with 25
business owners and 15 City staff in attendance**



2024 Small Business Grant Program

6 businesses were awarded through the program in the Dix-Vernor corridor for a total amount of \$30,000



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Sam's Coffee - 100% complete

Hamed LLC - 100% complete

A & N Mobil - 100% complete

Alfahd Market - 95% complete

Makah Market - 95% complete

Aswaq Alkaleej - 95 % complete



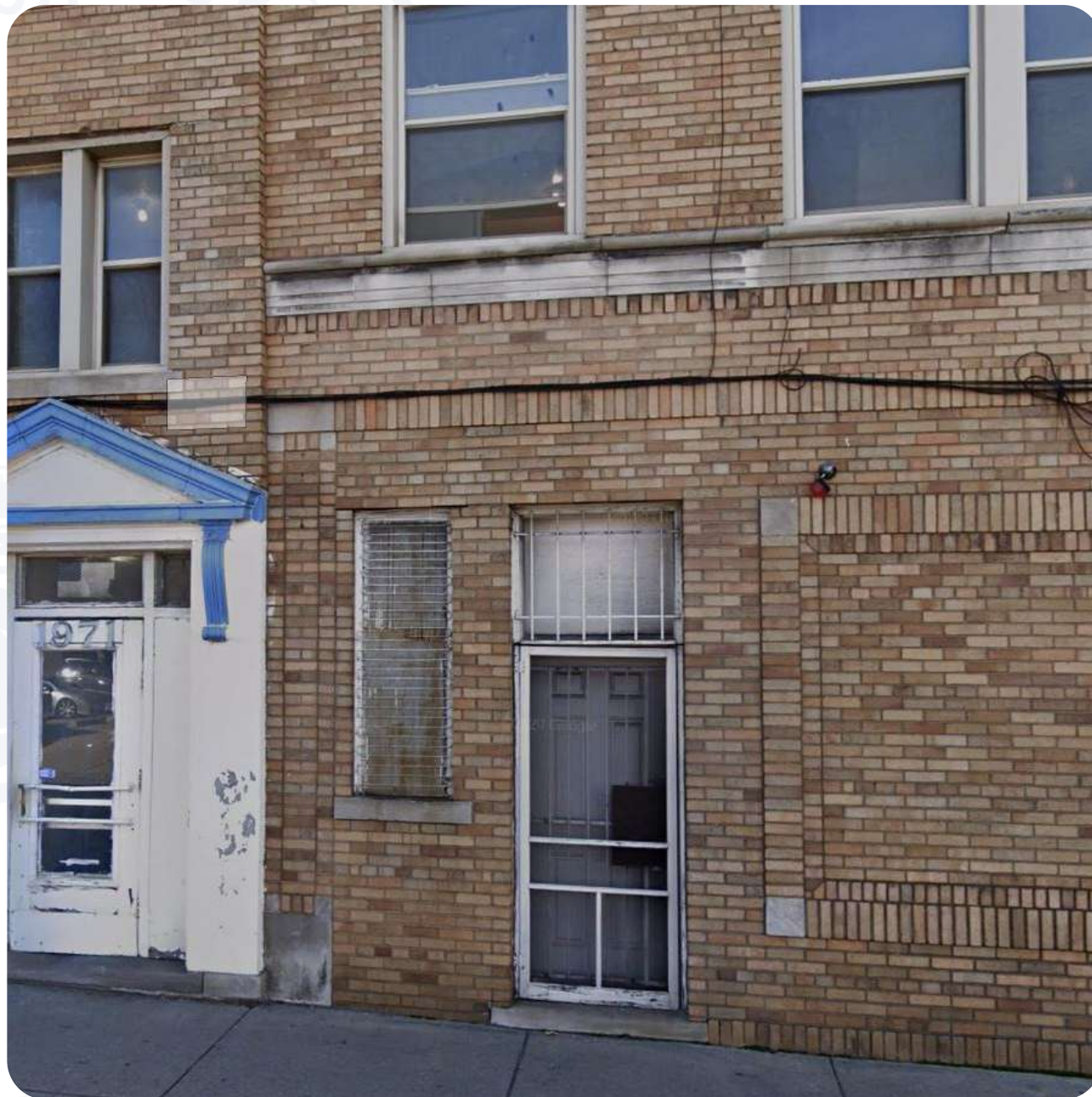
An initiative of the City of Dearborn, funded by the 34th Dearborn City Council

2024 Small Business Grant Program

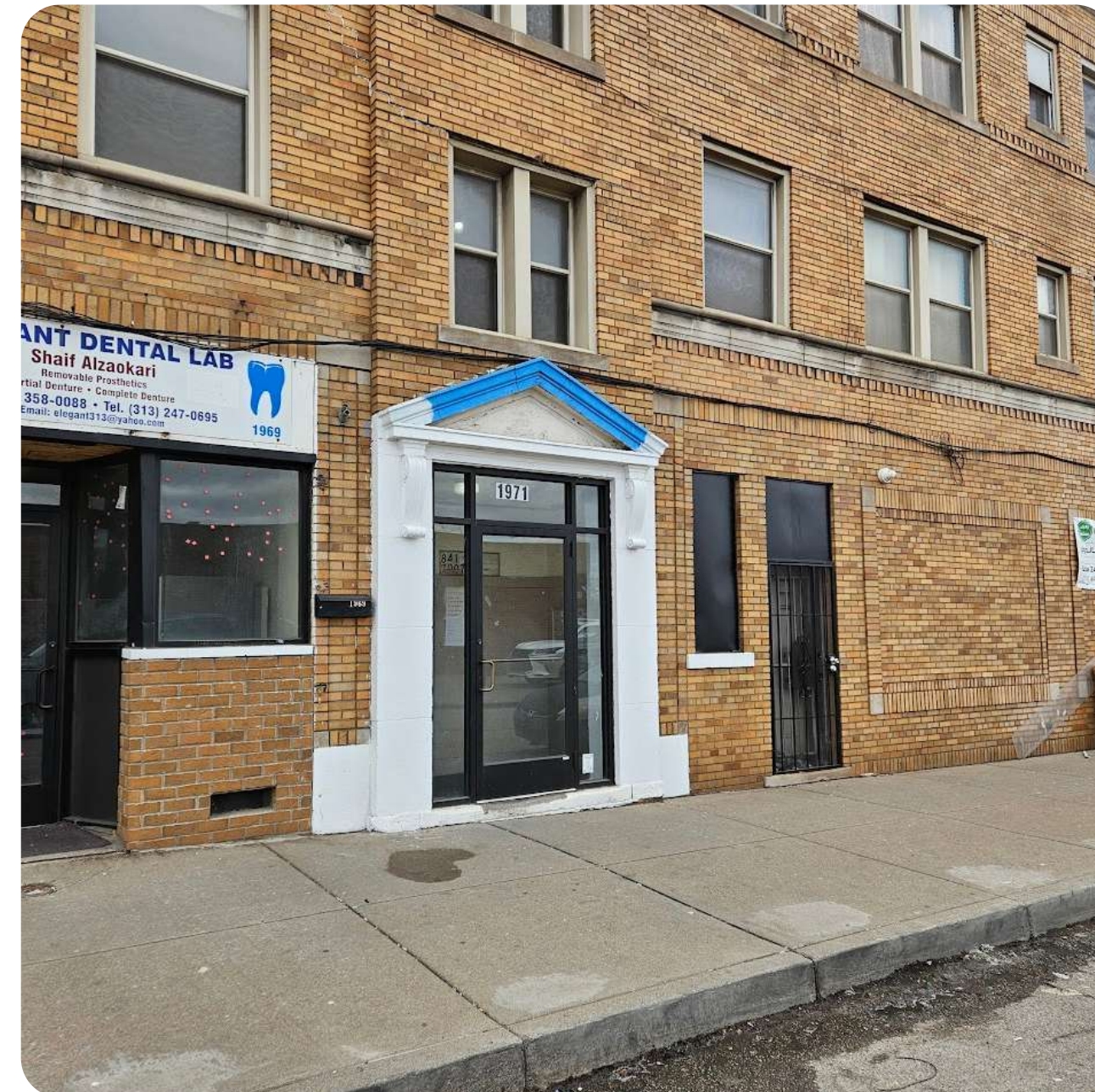


**DIX-VERNOR BUSINESS
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Before



After



10535 Dix Ave



2024 Small Business Grant Program

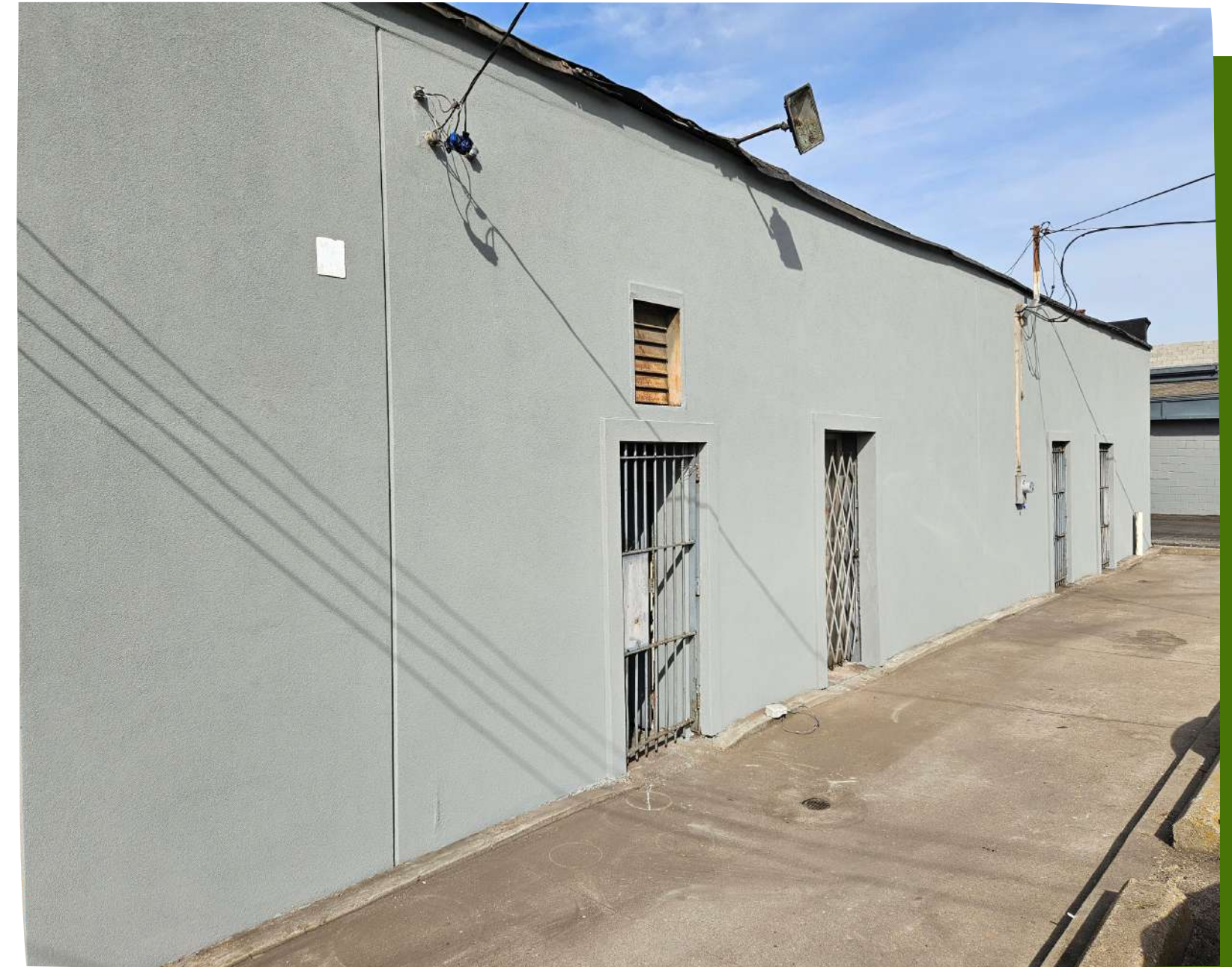


**DIX-VERNOR BUSINESS
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Before



After



10311 Dix Ave



2024 Small Business Grant Program



DIX-VERNOR BUSINESS
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Before



After



2461 Akron Street

Businesses Expansion



AlFahad Supermarket 10155 Dix Ave

Businesses have continued to invest and expand in the district



- **Underground work completed**
- **Designs completed**
- **The groundbreaking is planned for Spring/Summer 2025!**

PEACE Park South Update





Process Power Ups

Certificate of Occupancy (C of O)

What is a C of O?

An official document issued by the City of Dearborn, certifying that a building or business space meets all minimum code and safety requirements, allowing it to be legally occupied.



COMMERCIAL OCCUPANCY Information and Application Form
CITY OF DEARBORN . OCCUPANCY PROGRAMS DIVISION

APPLICATION INFORMATION
This application is used to request a commercial tenant Certificate of Occupancy, required for
☐ New Business
☐ Change of Ownership of Business

Application will be reviewed by the Zoning Administrator to ensure the proposed use meets zoning district requirements. Applicants are encouraged to contact the Zoning Administrator to discuss and resolve any zoning issues or concerns prior to submitting application.

David Breneau, Zoning Administrator
(313) 943-3692
dbreneau@dearborn.gov

FEES

Commercial Buildings Up to 5,000 Square Feet	\$350
Over 5,000 Square Feet	\$ 40 for each additional 1,000 sq ft
Multiple Dwelling Units	
First Unit	\$225
Each additional unit up to and including 6 units	\$ 60
Each additional unit over six units up to and including 25 units	\$ 30
Each additional unit over 25 units	\$ 25

SUBMITTAL INFORMATION

Mail this form to: Dearborn Administrative Center 16901 Michigan Avenue, Ste 7 Dearborn, MI 48126	or	Drop Box: Located at Dearborn Administrative Center 16901 Michigan Avenue Please indicate "STE 7" on envelope
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☐ Copy of identification is required
☐ Payment must accompany application – check or money order payable to "City of Dearborn"

INSPECTION INFORMATION
Depending upon the type of proposed business, more than one inspector may be required to perform an inspection. Specialty inspectors include:

- Building
- Electrical
- HVAC
- Plumbing
- Backflow
- Fire Marshal
- Sanitation

Inspections are performed Monday through Friday, from 8:30 a.m. to 1 p.m.



Certificate of Occupancy (C of O)

When do you need a C of O?

- New Business
- Ownership change
- Change of use
- Business name change

Requirements:

- Commercial Re-Occupancy Application
- Fee Check
- Valid ID

C of O

Application Process



Step 1

Application Submission

Applicants Submit
Commercial Re-
Occupancy Application



Step 2

Zoning Review

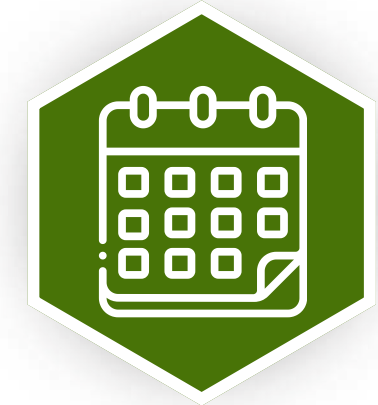
Zoning review
application and confirm
compliance with Zoning
Ordinances



Step 3

Occupancy Review

ED Staff evaluate the
application, fee, and data
to determine the required
inspection.



Step 4

Inspection

Based on the type of
occupancy, the
Inspection will be
scheduled

C of O

Application Process Contin.



Step 5

Inspection

Inspections may include areas like Electrical, Plumbing, HVAC, and other assessments, depending on the application or business type.



Step 6

Inspection report

Based on the inspection results, the business will be informed of any necessary corrections.



Step 7

Other licences

ED staff verifies if any additional licenses, such as a Health License, are necessary.



Step 8

CFO Issuance

Once all the requirements are fulfilled, the ED staff will issue the CFO and send it via mail to BLZ.



Discussion Activity

What would you like to see at the grand opening?



PEACE Park-South Grand Opening

- Suggested Themed Activities
- Venders & Decor Suppliers
- Other ideas such as Live Performances

Peace Park West Grand Opening Sept 2024



Before



After



Cederland Bakery

Before



After



Al-Ameer Restaurant

What elements would you like to see incorporated into corridor designs?



Facade Improvement Program

- Concepts
- Next Steps:
 - Design Standards Guidelines
 - Applications



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Questions / Feedback:



(313) 407-0351



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dearborn.gov

