



East Dearborn Downtown Development Authority MINUTES

Joint DDA Board Meeting
October 22, 2025; 09:00 AM

Dearborn Administrative Center, Council Chambers
16901 Michigan Ave, Dearborn MI 48126

MEMBERS PRESENT: Director Kamal Turfeh, Director Zaineb Hussein, Director Siham Said, Director Rana Saad, Secretary Treasurer Jennifer Lorenz, Director Steven Witkowski, Director Mariam Jalloul

MEMBERS ABSENT: Mayor Abdullah Hammoud, Vice-Chair Jay Kruz

NON-MEMBERS PRESENT: CITY OF DEARBORN: Laura Aceves- Sanchez (ED), Lara Rayshouny (ED), Adel Al-Adlani (ED), Rebecca Schultz (Legal), Amanda Sancen (ED), Courtney Skora (Finance)

GUESTS: None.

1. CALL TO ORDER

The meeting was called to order by Secretary Treasurer Jennifer Lorenz at 9:04 AM.

2. ROLL CALL

A role call for Board Members was called. A quorum was present.

3. APPROVAL OF EDDDA MINUTES

A motion to approve the East DDDA meeting minutes of September 17, 2025 was made by Director Steven Witkowski and was seconded by Secretary Treasurer Jennifer Lorenz. The motion passed unanimously. Minutes approved.

4. REVIEW AND FILING OF TREASURER'S REPORT

Courtney Skora reviewed the financial statement dated September 30, 2025.

5. EDDDA ACTION ITEMS

- a. **Resolution ED 25-10-01: Acceptance of the Watering Proposal of the Planter Beds:**
The EDDDA approved a watering proposal from Parrott Landscaping for the amount of \$1,260.00 for watering services for the planter beds in the East District during the month of October 2025 from the Planting Materials Account due to continued mild weather and to ensure the establishment and viability of the planter beds. Director Zaineb Hussein made a motion to approve and was seconded by Director Kamal Turfeh. A voice vote passed unanimously. Motion approved.
- b. **Resolution ED 25-10-02: Dearborn Forward Grant Awards:** The EDDDA had a remaining balance of **\$20,000.00** in its Buildings and Business Incentives account (#297-6100-911-34-90) for FY2026. The EDDDA Board considered and discussed six grant applications as reviewed by the Review Committee and the Executive Committee,



which recommended that the following application receives the following award:

- **\$20,000.00** to **Pellini LLC**, located at 13251 Michigan Ave; to support exterior improvements. This project includes the demolition of existing materials, the application of a fresh coat of exterior paint, and the installation of new metal plank walls.

This grant would thereby fully exhaust the remaining grant funds and therefore, the EDDDA accepted to close the application period for the Dearborn Forward Grant Program for the East for FY2026, and placed the remaining five applicants on a waiting list, and directed staff not to accept any new applications until there is sufficient funds in the Buildings and Business Incentives account. Director Zaineb Hussein made a motion to accept the resolution was seconded by Director Steven Witkowski. A voice vote passed unanimously. Motion approved.

6. DISCUSSION ITEMS

- FY2027 Budget:** Economic Vitality Manager, Laura Aceves-Sanchez, introduced FY27 budget planning to the EDDDA board and provided the proposed budget for FY27 to be followed up by taking the board's feedback before the next meeting.
- Holiday Lights Update:** Economic Vitality Manager, Laura Aceves-Sanchez, gave an update on the Holiday Light Decorations 2025-2026 (decorations for Christmas and Ramadan) and provided their installation and removal timelines.

7. DDDA ACTIVITY UPDATES

- Business Liaison Updates & Data Reporting:** Adel Al-Adlani did not provide any updates due to insufficient time.
- Events Update:** Amanda Sancen provided a Summer events Recap, and updated the EDDDA Board on the fall festivities events that took place including the Fall Bazaar and Fall Family Day and Trick or Treating .

8. CITY UPDATES

Director Zaineb Hussein reported that the new Ford World Headquarters building is set for its official grand opening on November 16, 2025. Furthermore, Director of Economic Development Department Jordan Twardy, provided an update indicating that a Deputy Director for the Economic Development Department should be appointed within the next two months.

9. CALL TO BOARD

None.

10. CALL TO AUDIENCE

None.



11. ADJOURNMENT

A motion to adjourn the meeting was made by Director Zaineb Hussein and was seconded by Secretary Treasurer Jennifer Lorenz. The motion passed unanimously. The meeting was adjourned at 10:35 AM.