



Dix-Vernor Business District Improvement Authority

Board Meeting Minutes

September 25, 2025; 3:00 pm EST

Dearborn Administrative Center, Council Chambers

16901 Michigan Ave, Dearborn, MI 48124

MEMBERS PRESENT: Chair Brigitte Fawaz-Anouti, Director Patrick Rugiero, Director Ronald Berry, Director Mohammed Abdullah, Mayor Abdullah Hammoud, Director Mahdi Ali.

MEMBERS ABSENT: Director Imad Asofuy, Secretary-Treasurer Lucius Anthony, Director Amie Kerek

NON-MEMBERS PRESENT: N/A

NON-MEMBERS PRESENT: CITY OF DEARBORN: Jordan Twardy (ED), Mohammed Rezaq (ED), Laura Aceves- Sanchez (ED), Courtney Skora (Finance), Saeid Alawathi (ED), Rebecca Schultz (Legal).Manuella Barbosa Braga (ED intern)

1. **CALL TO ORDER:** Chair Brigitte Fawaz-Anouti called the meeting to order at 3:08 pm.

2. **ROLL CALL:** A roll call for board members was called. A quorum was present.

3. **APPROVAL OF THE REGULAR MEETING MINUTES May 22, 2025**

Chair Brigitte Fawaz-Anouti presented the meeting minutes on pages 3-6 of the agenda. Director Mahdi Ali motioned to approve the regular meeting minutes of May 22, 2025 and was seconded by Mayor Abdullah Hammoud. 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 May, June, July & August 2025. Chair Brigitte Fawaz-Anouti, acknowledged receiving and filing the financial statements.

5. **ACTION ITEMS**

- a. Resolution number DV-25-09-01 was introduced for the amendment to the DVBDIA Bylaws
A motion was made for this resolution by Director Mahdi Ali and seconded by Director Patrick Rugiero. A voice vote passed unanimously. Motion approved.
- b. Resolution number DV-25-09-02 was introduced for the yearly landscape, sanitation & maintenance contract with Parrott Landscaping. The Dix-Vernor Business District Improvements Authority (DVBDIA) wishes to advocate and promote a clean, safe and attractive downtown and

annually contracts for landscape, sanitation, and maintenance services for the district to beautify and create a welcoming environment for businesses, residents, and visitors. The Purchasing Division of the Finance Department released an Invitation to Bid (ITB) on behalf of the DDA & DVBDIA for landscape and maintenance services, which closed for bids on August 15, 2025. Six (6) bids were received. The Department of Public Works (DPW) started assuming the following services on September 1st 2025: Spring Cleanup, Fertilization, Fall Cleanup (leaf removal, including grass, sidewalks, planters and pots), litter control, graffiti removal and miscellaneous service. The WDDDA entered into a one-month contract in September 2025 with Parrott Landscaping which proved to be professional and reliable and they also submitted a competitive bid price. The DVBDIA authorized an award of a 12-month contract with Parrott Landscaping commencing October 1, 2025 until September 30, 2026 in an amount not to exceed \$10,765.00 from the Contractual Services. The DVBDIA authorized the Director of the Economic Development Department to execute necessary contracts with Parrott Landscaping subject to the review and approval of Corporation Counsel.

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

- c. A motion was made to revisit the financial statement per staff recommendation to correct the estimated ending cash position. Motion made by Mayor Abdulalh and seconded by Director Patrick Rugiero. A voice vote passed unanimously. Motion approved.

6. RE-RECEIVING AND FILING OF TREASURER'S REPORT

Courtney Skora presented the updated financial statement for the month of August 2025. Chair Brigitte Fawaz-Anouti acknowledged receiving and filing the financial statements.

7. DVBDIA ACTIVITY UPDATES

a. Program Manager Update

Program Manager Mohammed Rezaq provided updates about the Dix-Vernor Facade Improvement program, which began with its design and standards guidelines in July. He provided an overview of the program, its financing resources, and the potential timeline. Mohammed Rezaq noted that The board approved a resolution to hire cdpa Architects and planners to create design standards and guidelines for the Dix-Vernor corridor. The program will receive \$200,000 this fiscal year, with \$95,000 allocated for design guidelines. The goal is to open applications early next year with a reduced 5% business match, down from 10% in the Warren Avenue program.

Mohammed Rezaq also reported the successful walkthrough of 10 businesses in the Dix-Vernor corridor was conducted in early August, led by the Mayor and Congresswoman Rashida Tlaib. This initiative provided a direct platform for businesses to voice concerns to city officials.

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 third annual health fair held at the AMS Mosque, serving 300-350 people. Saeid also encouraged the board to visit new businesses in the area, including King of Mendy.

8. CITY UPDATE

Mayor Abdullah Hammoud updated the board on the status of PEACE Park South and encouraged the board to participate in the coffee week that will take place from September 26 to October 3rd, 2025.

9. CALL TO THE BOARD

None at this time

10. CALL TO THE AUDIENCE

No audience at this time.

11. ADJOURNMENT

A motion to adjourn the meeting was made by Mayor Abdullah Hammoud and was seconded by Director Mahdi Ali. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.