



West 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: Chair Tahrik Alcodray, Vice Chair Devon O'Reilly, Secretary Treasurer Mariam Jalloul, Director Sam Abbas, Director Zaineb Hussein, Director Tom Clark, Director Karl Makky

MEMBERS ABSENT: Mayor Abdullah Hammoud

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

GUESTS: Ujiji Davis Williams (Jima Studio), Michelle Urano (Jima Studio), Brad Byarski (Premier Group Associates)

1. CALL TO ORDER

The meeting was called to order by Chair Tahrik Alcodray at 9:06 AM.

2. ROLL CALL

A roll call was conducted by Secretary Treasurer Mariam Jalloul. A quorum was present.

3. APPROVAL OF WDDDA MINUTES

A motion to approve the West DDDA meeting minutes of September 17, 2025 was made by Chair Tahrik Alcodray and seconded by Director Tom Clark. 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. WDDDA ACTION ITEMS

- **Resolution WD 25-10-01: West Downtown Parking Deck Servicing:** The WDDDA approved a proposal from Parrott Landscaping for the monthly powerwashing and servicing of the West Downtown parking decks (West Parking Deck, East Parking Deck, and Wagner Place Parking Deck) up to the estimated monthly amount of \$2,923.12 from the Landscape & Maintenance Account. The motion was made by Chair Tahrik Alcodray and seconded by Vice Chair Devon O'Reilly. A voice vote passed unanimously. Motion approved.



- **Resolution WD 25-10-02: The Great Commoner Dearborn LLC Match On Main Grant Agreement - Resolution Authorizing to Sign Grant Agreement:** The WDDDA accepted and administered the Match on Main Grant on behalf of The Great Commoner Dearborn LLC and authorized the the Director of the Economic Development Department to execute the MEDC Match on Main Grant Agreement for the interior business Improvements. Vice Chair Devon O'Reilly made a motion to approve the sponsorship request and was seconded by Chair Tahrik Alcodray. A voice vote passed unanimously. Motion approved.
- **Resolution WD 25-10-03: Additional Expenses for the New Mural Installation at West Downtown Pocket Park:** The WDDDA approved an amount not to exceed \$11,000.00 for the mural component of the Pocket Park Improvement Project from Streetscape Enhancements to cover the artist's paint materials and equipment rental, in addition to the marine seal, allowing the project to proceed on schedule, contingent upon favorable weather conditions. Chair Tahrik Alcodray made a motion to approve the resolution and was seconded by Director Zaineb Hussein. A voice vote passed unanimously. Motion approved.
- **Resolution WD 25-10-04: Dearborn Forward Grant Awards:** The WDDDA Board considered and discussed the grant applications as reviewed by the Review Committee and the Executive Committee, which recommended that the following applications receive the following awards:
 - \$25,000.00 to **TAA Fort Holdings LLC**, for the property located at 22000 Michigan Ave, to support the restoration of the building façade. This project scope includes the replacement of deteriorated limestone up to nine (9) feet from the ground, where salt intrusion has caused degradation, and the installation of custom-fabricated limestone to match the building's original stone and architectural details.
 - \$25,000.00 to **Sheeba (Westborn Acquisitions LLC)**, located at 22048 Michigan Ave, to upgrade their interior including dining chairs and renovate their bathrooms (replacement of the floor and wall tiles/installation of new sinks and toilets).

The motion was made by Vice Chair Devon O'Reilly and seconded by Director Tom Clark. A voice vote passed unanimously. Motion approved.

- **Resolution WD 25-10-05: Authorizing Staff to finalize the Pocket Park Design** The WDDDA authorized the DDDA staff to finalize the design of the West Downtown Pocket Park Improvement Project, focusing on the central paver, the addition of more landscaping, and the incorporation of power outlets, in line with the feedback received during the October 22 meeting. Director Zaineb Hussein made a motion to approve and was seconded



by Director Karl Makky. A voice vote passed unanimously. Motion approved.

6. DISCUSSION ITEMS

- a) **Pocket Park Redesign Process Update:** Program Manager Lara Rayshouny, gave an update on the Pocket Park improvement project with the presence of members from the Design and construction team. The Principal landscape Architect at Jima Studio, Ujjiji Williams, shared the final design concept with the board and Brad Byarski, the chief operating officer of Premier Group Associates, answered the board's questions related to construction.
- b) **FY2027 Budget:** Economic Vitality Manager, Laura Aceves-Sanchez, introduced FY27 budget planning to the WDDDA board and provided the proposed budget for FY27 to be followed up by taking the board's feedback before the next meeting.
- c) **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

- a. **Business Liaison Updates & Data Reporting:** Business Liaison, Deena Berri did not provide any updates due to insufficient time.
- b. **Events Update:** The Special Events and Outreach Manager, Amanda Sancen, provided a Summer events Recap, and updated the EDDDA Board on the fall festivities events that took place such as Trick or Treating, in addition to the upcoming Jingle Bell Bash.

8. CITY UPDATES

Director Zaineab 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 Chair Tahrik Alcodray at 10:35AM and seconded by Director Zaineab Hussein. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.