



## **East Dearborn Downtown Development Authority**

East DDA Board Meeting  
November 19, 2025; 10:15 AM

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

**MEMBERS PRESENT:** Director Kamal Turfeh, Director Zaineb Hussein, Vice-Chair Jay Kruz, Director Rana Saad, Secretary Treasurer Jennifer Lorenz, Director Steven Witkowski, Director Mariam Jalloul

**MEMBERS ABSENT:** Mayor Abdullah Hammoud, Director Siham Said

**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:** Kaileigh Bianchini (ED Planning and Zoning), Massara Zwayen (ED Planning and Zoning), Nolan Kukla (ED Planning and Zoning), Kobi Sunday (ED Planning and Zoning), Manuella Barbosa Braga (ED Intern)

### **1. CALL TO ORDER**

The meeting was called to order by Vice-Chair Jay Kruz at 10:18 AM.

### **2. ROLL CALL**

A role call for Board Members was conducted by Secretary Treasurer Jennifer Lorenz. A quorum was present.

### **3. APPROVAL OF EDDDA MINUTES**

A motion to approve the East DDDA meeting minutes of October 22, 2025 was made by Director Zaineb Hussein and was seconded by Director Steven Witkowski. The motion passed unanimously. Minutes approved.

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

Courtney Skora reviewed the financial statement dated October 31, 2025.

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

- a. **Resolution ED 25-11-01: Approval of the Proposed FYE 2027 Budget:** The EDDDA approved submitting the proposed three-year budget for FYE 2027-2029 to the City Council. This action was taken in fulfillment of the requirement under Public Act 57 for the EDDDA to prepare and gain approval for its operating budget annually. The proposed



budget was reviewed by the Authority as it had been presented by the Economic Development Department and the Finance Department. 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 25-11-02: Approval of the 2026 Calendar of Events :** The EDDDA the 2026 Calendar of Events and Promotions, recognizing the benefit of marketing and promoting businesses and activities to bring vibrancy and a positive economic impact to the District. The Authority resolved to fund these events using the Community Promotions Budget account #297-6100-911-51.00 and Contractual Services account #297-6100-911.34-90, consistent with the Tax Increment Financing (TIF) Plan for District Marketing, Promotion, and Support of Arts and Cultural Programs. Staff were authorized to implement the approved calendar, make necessary adjustments, and work collaboratively with the WDDDA (West Dearborn Downtown Development Authority) to execute jointly held events, as outlined in the 2020 Memorandum of Understanding, with the understanding that specific dates and details may be subject to change. Director Zaineb Hussein made a motion to accept the resolution and was seconded by Vice-Chair Jay Kruz. A voice vote passed unanimously. Motion approved.
- c. **Resolution ED 25-11-03: 2026 Nominating Committee Elections:** The EDDDA elected the 2026 Officer Nominating Committee to prepare for the annual election of the Chair, Vice-Chair, and Secretary-Treasurer, who will serve as the Executive Committee. In accordance with the EDDDA bylaws, these officers are required to be elected at the first meeting of the calendar year. The EDDDA Board of Directors resolved to elect Board members Zaineb Hussein, Jay kruz, and Jennifer Lorenz to serve on this committee. Director Zaineb Hussein made a motion to approve and was seconded by Director Kamal Turfeh. A voice vote passed unanimously. Motion approved.
- d. **Resolution ED 25-11-04: Authorizing Economic Development Director to Execute Dearborn Forward Grants :** The EDDDA Board approved authorizing the Director of the Economic Development Department to execute all Dearborn Forward Grant Agreements that have been previously approved and awarded by the EDDDA. This authorization, which was adopted on November 19, 2025, is intended to ensure the timely and proper execution of the agreements and prevent operational delay, consistent with Article IV(1) of the EDDDA Bylaws, which permits the Board to authorize an agent to execute contracts on behalf of the Authority. A copy of the resolution approving the specific grant must be attached to the Grant Agreement. Director Zaineb Hussein made a motion to accept the resolution and was seconded by Vice-Chair Jay Kruz. A voice vote passed unanimously. Motion approved.

## 6. DISCUSSION ITEMS

- a) **Master Plan Discussion:** Representatives from the ED Planning and Zoning teams were present to take feedback from the board members on the Master Plan process.



## **7. DDDA ACTIVITY UPDATES**

- a. **Business Liaison Updates & Data Reporting:** Business Liaison, Adel Al-Adlani mentioned that there are new business openings:
  - 1) Ariana Afghan Restaurant (14456 Michigan Ave): The Business Liaison reported that this restaurant is holding its grand opening this Friday, November 21st, at noon. This opening significantly enriches the culinary diversity within the EDDDA district.
  - 2) Two other new businesses are confirmed to be opening in the new development across from Peace Park East: Flame Subs and another Egyptian restaurant.
- b. **Events Update:** The Special Events and Outreach Manager, Amanda Sancen, delivered a comprehensive update that included a review of the Authority's fall events and a social media update. Furthermore, she highlighted the upcoming Downtown Dearborn Ice Sculpture walk event, which is scheduled to take place on December 5 at Peace Park East.

## **8. CITY UPDATES**

None.

## **9. CALL TO BOARD**

None.

## **10. CALL TO AUDIENCE**

None.

## **11. ADJOURNMENT**

A motion to adjourn the meeting was made by Vice-Chair Jay Kruz at 11:09AM and seconded by Director Kamal Turfeh. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.