



Dix-Vernor Business District Improvement Authority

Board Meeting Minutes

November 20, 2025; 3:00 pm EST

Dearborn Administrative Center, Council Chambers

16901 Michigan Ave, Dearborn, MI 48124

MEMBERS PRESENT: Vice-Chair Imad Asofuy, Director Patrick Rugiero, Director Ronald Berry, Director Mohammed Abdullah, Director Amie Kerek, Director Mahdi Ali.

MEMBERS ABSENT: Chair Brigitte Fawaz-Anouti, Mayor Abdullah Hammoud, Secretary-Treasurer Lucius Anthony.

NON-MEMBERS PRESENT: N/A

NON-MEMBERS PRESENT: CITY OF DEARBORN: Jordan Twardy (ED), Mohammed Rezq (ED), Laura Aceves- Sanchez (ED), Courtney Skora (Finance), Saeid Alawathi (ED), Rebecca Schultz (Legal), Kaileigh Bianchini (ED), Kobi Sunday (ED) and Najim Saymuah (cdpa).

1. **CALL TO ORDER:** Vice-Chair Imad Asofuy called the meeting to order at 3:04 pm.
2. **ROLL CALL:** A roll call for board members was called. A quorum was present.
3. **APPROVAL OF THE REGULAR MEETING MINUTES September 25, 2025**

Vice-Chair Imad Asofuy presented the meeting minutes on pages 3-5 of the agenda. Director Ronald Berry motioned to approve the regular meeting minutes of September 25, 2025 and was seconded by Director Patrick Rugiero. 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 September and October 2025. Vice-Chair Imad Asofuy, acknowledged receiving and filing the financial statements.

5. ACTION ITEMS

- a. Resolution number DV-25-11-01 was introduced to waive the absence of board members. The (DVBDIA) agreed to approve the presented absence waivers and excused the absences of Director Mahdi Ali, Director Lucius Anthoney, Director Ronald Berry, Director Amie Kerek, and Director Imad Alsoufy from January 2025 to October 2025.

Motion made 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 approval of the annual budget of FY2027. The Dix-Vernor Business District Improvement Authority (DVBDIA) is required by Public Act 57 to prepare and submit an operating budget for the DVBDIA to approve each year and submit to the City Council. The DVBDIA has reviewed a three-year proposed budget for FYE 2027-29 budget as submitted. The DVBDIA approved submitting to the City Council the proposed FYE 2027-29 budget as presented by the Economic Development and the Finance Department.

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

6. MLUP UPDATE

Zoning and Planning Manager Kaileigh, Bianchini update the board on the city's master plan update, And provided a policy guide for land use, improvements, and development priorities. She ask the board for their feedback.

7. PA 57 INFORMATIONAL SESSION

Program Manager Mohammed Rezq delivered the bi-annual PA57 Information Session to the Dix-Vernor Business District Improvement Authority (BIDA), providing a comprehensive summary of corridor highlights, business engagement, new developments, and project status updates for the period June through November 2025.

Key Highlights and Business Engagement:

- Beautification and Maintenance: Highlighted the onboarding of new landscaping contractors (Parrot) for mowing, weeding, and planting, and recognized continued litter control support from DPW.
- Business Relations: Ten strategic business visits were conducted with the Mayor and Congresswoman Tlaib to listen to business concerns and celebrate successes.
- Community Events: Hosted a successful Business Mixer & Mingle (50+ owners attended), resulting in valuable community feedback, and partnered with AMS for the Third Annual Health Fair.
- New Businesses: The corridor welcomed King of Mandi and reported upcoming businesses, including Juice Time.
- Grants and Support: Detailed the Sewing Your Life grant and grand opening, which provides free training to 50 women, and the Al-Fahad Supermarket expansion, funded in part by an HVAC system grant via the CDBG Cares Act.

Façade Improvement Program:

Initial community feedback and board approval for the agreement with CDPA Architects occurred earlier in the year. A public meeting was held to walk attendees through overall designs (38 people attended).

- Timeline: Design standards will be finalized by January 2026 for board approval. Applications are scheduled to open in February 2026, with construction projected to start by May/June 2026.

- Funding: The program currently has \$200,000\$ allocated for the current fiscal year, with a request for \$600,000\$ submitted to CDBG for the next funding round.

Peace Park South:

The park is nearing completion, with 90% of the work finished. Final landscaping and irrigation are expected to be done by December 2025 (weather permitting), with a projected grand opening in the Spring of 2026.

8. DV FACADE DESIGN STANDARDS

Mr. Najim Saymuah, Principal of CDPA Architects + Planners, the firm developing the Façade Improvement Program design guidelines, provided an update on the overall design standards, drawing lessons from similar successful projects on Warren Ave. He emphasized that CDPA's role is to collaborate with business owners to develop unique facade concepts rather than imposing a uniform theme. The goal is to modernize and beautify facades, respecting existing character while incorporating desired elements.

9. DVBDIA ACTIVITY UPDATES

a. Program Manager Update

Program Manager Mohammed Rezq reported on the progress of the Dix-Vernor Façade Improvement Program, highlighting its strategic direction and resource management. The update specifically addressed the program's financing, including the \$200,000\$ current allocation and the future request for CDBG funding. Crucially, Mohammed Rezq detailed the proposed program timeline, and the goal is to have design standards approved by the Board in January 2026 to allow for the launch of applications and the start of construction in the second quarter of 2026.

b. Business Liaison Update

Business Liaison Saeid Alawathi provided an update on his business visits.

10. CALL TO THE BOARD

None at this time

11. CALL TO THE AUDIENCE

No audience at this time.

12. ADJOURNMENT

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