



DIX-VERNOR BUSINESS DISTRICT IMPROVEMENT AUTHORITY



DEARBORN ECONOMIC DEVELOPMENT

Dix-Vernor Business District Improvement Authority

Board Meeting Minutes

January 26, 2026; 4:15 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, Director Amie Kerek, Director Mahdi Ali, Mayor Abdullah Hammoud.

MEMBERS ABSENT:

Vice-Chair Imad Asofuy, Secretary-Treasurer Lucius Anthony.

NON-MEMBERS PRESENT: Marvin Yates (Move America)

NON-MEMBERS PRESENT:

CITY OF DEARBORN: Mohammed Rezq (ED), Courtney Skora (Finance), Saeid Alawathi (ED), Rebecca Schultz (Legal), and Ramsey Saymuah (cdpa), Mai Abdelkhaliq (cdpa), Eddie Dbouk (cdpa).

- 1. CALL TO ORDER:** Chair Brigittee Fawaz-Anouti called the meeting to order at 4:027 pm.
- 2. ROLL CALL:** A roll call for board members was called. A quorum was present.
- 3. APPROVAL OF THE REGULAR MEETING MINUTES November 20, 2025**

Chair Brigittee Fawaz-Anouti presented the meeting minutes on pages 3-5 of the agenda. Director Mahdi Ali motioned to approve the regular meeting minutes of November , 2025 and was seconded by Director Mohammd Saeid. 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 November and December 2026. Chair Brigittee Fawaz-Anouti, acknowledged receiving and filing the financial statements.

5. ACTION ITEMS

- Resolution number DV-26-01-01 was introduced for the 2026 Office Elections. Per the bylaws, the DVBDIA Board elects the Officers at the first meeting of the year and each officer so elected shall hold office until December 31 of the year in which they are elected or until their term expires, or upon resignation or removal, whichever occurs first.
 - Chair Brigittee Fawaz-Anouti called the nominations for the Chair to order. Director Ronald Berry nominated Brigitte Fawaz-Anouti for the Chair of the DVBDIA. Chair Brigittee Fawaz-Anouti asked if there were any other

nominations and there were no other nominations. Brigitte Fawaz-Anouti accepted the nomination and was therefore elected as the DVBDIA Chair.

- Chair Brigittee Fawaz-Anouti opened the nomination for the Vice-Chair of the DVBDIA. Director Ronald Berry nominated Director Imad Asoufy for the Vice-Chair. Chair Brigittee Fawaz-Anouti asked if there were any other nominations and there were no other nominations. Imad Asoufy was not present to accept the nomination and was therefore elected as the DVBDIA Vice-Chair, contingent upon his acceptance in the next meeting.
- Chair Brigittee Fawaz-Anouti opened the nomination for the Secretary-Treasurer of the DVBDIA. Director Ronald Berry nominated Amie Kerek. VChair Brigittee Fawaz-Anouti asked if there were any other nominations and there were no other nominations. Amie Kerek accepted the nomination and was therefore elected as the Secretary-Treasurer of the DVBDIA.

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

b. Resolution number DV-26-01-02 was introduced for the approval of adjusting the regular DVBDIA Board meeting time to **4:15 PM** would better accommodate the schedules of involved board members, thereby fostering improved attendance, greater engagement, and more productive meetings, the DVBDIA approved to change the start time of its regular DVBDIA Board meetings from 3:00 PM. to 4:15 PM with this change to become effective beginning February 2026.

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

c. Resolution Number: DV-26-01-03 was introduced for the approval of the Dix-Vernor Facade Improvement Program. Program Manager Mohammed Rezq conducted a comprehensive presentation on the program. During the presentation, he provided a detailed overview, outlining the program's objectives, eligibility criteria, and requisite documentation. Additionally, Mohammed Rezq discussed the program's funding tiers, application process, and other pertinent considerations. Furthermore, Mohammed Rezq provided a time line for the project. Throughout the presentation, the board engaged in thoughtful discussions and posed relevant questions. At the conclusion of the presentation, Mohammed Rezq facilitated a Q&A session, welcoming any final inquiries or feedback from the board members. Additionally, cdpa planners + architects team presented the final design standards and guidelines for the program and provided valuable insights and addressed inquiries from several board members.

After that a resolution was introduced for the Approval of the Warren Avenue Facade Improvement Program. The Warren Avenue Business District Improvement Authority (WBDIA) desires to revitalize the commercial corridor.

The Dix-Vernor Facade Improvement Program (DVFIP) has been developed to provide financial assistance to eligible businesses within the WBDIA for the purpose of improving their building exteriors. The DVFIP will create an appealing and attractive commercial corridor for residents and visitors, retain current businesses and attract new investment along the corridor, increase amenities that contribute to a walkable and livable community, stimulate economic growth and job creation, enhance property value and increase foot traffic.

The DVBDIA approved the Dix-Vernor Facade Improvement Program as presented by the Economic Development Staff. Furthermore, the DVBDIA board authorized the Economic

Development Department Director to make minor changes to the program if needed and update the board on the following scheduled meeting. The Economic Development Department Director was authorized to sign the agreement/contracts with individual awardee building owners, and contractors subject to review and approval of Corporation Counsel or designee.

A motion was made for this resolution by Director Ronald Berry and was seconded by Director Amie Kerek. Motion passed unanimously. Motion approved.

6. DVBDIA ACTIVITY UPDATES

a. Program Manager Update

Program Manager Mohammed Rezq provided an update on the internal processes and progress of the Dix-Vernor Façade Improvement Program. Following Board approval, the program is scheduled to launch applications in the first week of February, with construction anticipated to begin in Q2 2026.

b. Business Liaison Update

Business Liaison Saeid Alawathi provided an update on his business visits as well as the completion of PEACE Park South that is planned to be officially open during spring. Saeid noted that the board will be invited to the grand opening event.

7. CALL TO THE BOARD

None at this time

8. CALL TO THE AUDIENCE

Mr. Marvin Yates, Program Manager for the Dearborn Area Apex Accelerator at Move America, introduced himself and discussed how the program assists small businesses in securing federal government contracts

9. ADJOURNMENT

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