



West Dearborn Downtown Development Authority

West DDA Board Meeting
February 18, 2026; 11:00 AM

Dearborn Administrative Center, Room 1D
16901 Michigan Ave, Dearborn MI 48126

MEMBERS PRESENT: Chair Tahrik Alcodray, Vice Chair Tom Clark, Director Sam Abbas, Director Christopher Williams, Director Zaineb Hussein, Director Karl Makky

MEMBERS ABSENT: Mayor Abdullah Hammoud, Secretary Treasurer Mariam Jalloul

NON-MEMBERS PRESENT: CITY OF DEARBORN: Jordan Twardy (ED), Kaileigh Bianchini (ED), Lara Rayshouny (ED), Deena Berri (ED), Rebecca Schultz (Legal), Amanda Sancen (ED), Courtney Skora (Finance), Mohammed Rezaq (ED)

GUESTS: None

1. CALL TO ORDER

The meeting was called to order by Chair Tahrik Alcodray at 11:08 AM.

2. ROLL CALL

A roll call was conducted by Chair Tahrik Alcodray. A quorum was present.

3. APPROVAL OF WDDDA MINUTES

A motion to approve the West DDDA meeting minutes of January 21, 2026 was made by Chair Tahrik Alcodray and seconded by Director Zaineb Hussein. The motion passed unanimously. Minutes approved.

4. REVIEW AND FILING OF TREASURER'S REPORT

Courtney Skora reviewed the financial statement dated January 31, 2026.

5. WDDDA ACTION ITEMS

- a. Resolution WD 26-02-01: Reallocation Of Funds From Streetscape Enhancements to Snow Removal :** The WDDDA Board approved the reallocation of \$40,000.00 from the Streetscape Enhancements account to the Snow Removal account. This reallocation was necessary to address severe winter weather conditions that resulted in the current snow removal budget being insufficient



to cover projected costs for the remainder of the fiscal year. The motion was made by Chair Tahrik Alcodray and seconded by Director Sam Abbas A voice vote passed unanimously. Motion approved.

b. Resolution WD 26-01-02: Dearborn Forward Grant Awards The WDDDA Board discussed the Dearborn Forward applications for the first quarter of the year as presented and evaluated by the Dearborn Forward Review Committee and the Executive Committee. Based on their recommendations, the below applicants received the following :

- \$13,000.00 to **KRUM 1977 Pizza Club (First-Line Pizza Hospitality LLC)**, located at 1035 Mason Street, to support interior and exterior improvements. This project scope includes a full commercial kitchen build-out, an internal grease trap, restoration of original brickwork on the facade, and an ADA-compliant dining area.
- \$12,000.00 to **High Societe (Chapo Ba LLC)**, located at 22115 Michigan Avenue, to support interior and exterior improvements. This project includes a full interior reconstruction, exterior facade enhancements, and the installation of high-capacity electrical, plumbing, HVAC, and lighting systems.
- \$10,000.00 to **LOOP Detroit Bagels (LOOP Bagels LLC)**, located at 22087 Michigan Ave, to support interior and exterior improvements. This project includes a full interior gut renovation, custom commercial kitchen construction, and a complete aesthetic overhaul featuring high-end finishes and permanent branding.
- \$5,000.00 to **Mochi Co. (Banat Tony LLC)**, located at 22370 Michigan Avenue, to support exterior improvements, specifically the installation of new electrical signage as the business transitions from a franchise to an independent brand.

These awards, totaling \$40,000.00, exhaust the available grant funds in the Building/Business Incentives account for FY2026; consequently, application reviews will be subject to the availability of funds. All projects must be completed within approximately one year of the approval date and remain contingent upon site plan review, permitting, and obtaining a Certificate of Occupancy.

6. DISCUSSION ITEMS

- Holiday Lights:** Program Manager, Lara Rayshouny, gave an update on the Ramadan Holiday Light Decorations 2026.
- Tree Plantings & Grates:** Program Manager Lara provided an update regarding empty and broken tree grates located along West Village Drive and Monroe Street. To address immediate safety concerns, barrels have been placed over these locations as a temporary measure until weather conditions allow for permanent repairs in the spring/summer. The Board will review further recommendations at future meetings to determine the best long-term solution for these sites.



- c) **Sanitation:** Economic Development Deputy Director Kaileigh Bianchini addressed growing sanitation concerns in the district, including overflowing dumpsters and illegal dumping. She sought Board feedback on developing a comprehensive sanitation strategy for both the West and East downtowns. The proposed approach involves engaging a consultant or planning firm to conduct a best-practices analysis to improve district-wide cleanliness.

7. **DDDA ACTIVITY UPDATES**

- a. **Business Liaison Updates & Data Reporting:** Business Liaison, Deena Berri provided updates about new businesses in the district. Kung Fu Tea plans to introduce a new deli concept called Early Bird. In addition, Underground Pilates has expanded into what was previously Angela's Juice Bar to now offer mat pilates classes. Also, High Societe, Loop Bagels, G Grant, and Paisano's are expected to open sometime this Spring.
- b. **Events Update:** The Special Events and Outreach Manager, Amanda Sancen, provided an update on Dearborn's Night of Innovation and Bet On Dearborn Resource EXPO. She also provided the Dearborn Downtown Development Authorities 2026 events calendar.

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 Director Zaineb Hussein at 11:56 AM and seconded by Chair Tahrik Alcodray. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.