



Dix-Vernor Business District Improvement Authority

Board Meeting Minutes

March 30, 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, Vice-Chair Imad Asofuy, Secretary-Treasurer Amie Kerek, Director Mahdi Ali, Mayor Abdullah Hammoud.

MEMBERS ABSENT: Director Mohammed Abdullah, Director Lucius Anthony.

NON-MEMBERS PRESENT: None

NON-MEMBERS PRESENT: CITY OF DEARBORN: Mohammed Rezq (ED), Courtney Skora (Finance), Saeid Alawathi (ED), Rebecca Schultz (Legal), Laura Aceves- Sanchez (ED), Jordan Twardy (ED)

1. **CALL TO ORDER:** Chair Brigitte Fawaz-Anouti called the meeting to order at 4:24 pm.
2. **ROLL CALL:** A roll call for board members was called. A quorum was present.
3. **APPROVAL OF THE REGULAR MEETING MINUTES January 26, 2026**

Chair Brigitte Fawaz-Anouti presented the meeting minutes on pages 3-5 of the agenda. Mayor Abdullah Hammoud motioned to approve the regular meeting minutes of January 26, 2026 and was seconded by Director Ronald Berry. 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 January and February 2026. Chair Brigitte Fawaz-Anouti, acknowledged receiving and filing the financial statements.

5. ACTION ITEMS

- a. Resolution number DV-26-03-01 was introduced for the Confirmation of the appointment for DVBDIA 2026 Vice- Chair. The Board formally confirmed the appointment of Imad Asofuy as Vice Chair for the 2026 term. This follow-up action finalizes Resolution DV 26-01-01, noting that Director Asofuy has provided the required written acceptance of the role and its responsibilities effective immediately.

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

- b. Resolution number DV-26-03-02 was introduced to approve a change to the DVBDIA regular meeting day. Following a proposal at the January 26, 2026, meeting to transition the schedule to either Wednesday or Thursday, a poll was conducted among all board members to determine a preference. The results indicated a majority preference for Wednesday; consequently, the Board approved changing its regular meeting schedule from Monday to Wednesday at 4:15 PM, effective May 2026. This adjustment updates the calendar for the remainder of the 2026 year, with sessions scheduled for May 20, June 24, September 23, and October 28.

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

- c. Resolution Number:DV-26-03-03 was introduced for the approval of Renewal of Agreement for Capture of Library Millage.

The DVBDIA Board reviewed the proposed renewal of the Agreement for Capture of Library Millage, originally established in 2017 to allow the continued capture of tax increment revenues in accordance with Public Acts 505-510 of 2016 and the Recodified Tax Increment Financing Act. Noting that the current agreement is set to expire on June 12, 2027, and that the Library Commission has already executed a renewal as of February 19, 2026, the Board resolved to approve a ten-year extension of the agreement commencing June 12, 2027. Further, the Board authorized the Chairperson to execute the formal Renewal of Agreement in the presence of a notary public to ensure the Authority's continued financial stability.

A motion was made for this resolution by Mayor Abdullah Hammoud and was seconded by Vice-Chair Imad Asoufy. Motion passed unanimously. Motion approved.

6. DVBDIA ACTIVITY UPDATES

a. Program Manager Update

Program Manager Mohammed Rezq provided an update on the Dix-Vernor Façade Improvement Program, which recently concluded its initial application phase. To ensure the program reached as many local businesses as possible, the application window—originally set for February 2nd to March 13th—was extended by ten days, officially closing on March 23rd. This outreach effort was highly successful, resulting in 24 total applications. The staff highlighted the dedicated support provided to the community, including three technical workshops at The City's Administrative Center in Feb 12, Feb 23, and March 3, 2026 and direct, door-to-door assistance by business liaison Saeid Alawathi to help business owners navigate federal requirements such as SAM.Gov registration and UEI numbers.

The program is now transitioning into the selection and scoring phase. An internal committee has been established, pulling expertise from four key city divisions: Community & Economic Development, Business Services, Building, and Zoning/Planning. The committee will evaluate projects based on a pre-established scoring matrix. This criteria prioritizes buildings in the greatest physical need of an "uplift," the potential visual impact on the district, and the operational standing of the business, including a valid Certificate of Occupancy. Furthermore, staff noted that all selected projects must undergo a State Historical Preservation Office (SHPO) survey, a federal requirement with a two-month processing timeline.

From a financial perspective, the program is well-positioned for significant impact through CDBG (Community Development Block Grant) funding. While \$105,000 remains available for

the current fiscal year ending June 30, a substantial \$800,000 has been planned for the upcoming fiscal year. Grant awards are structured to scale with the size of the property, offering up to \$100,000 for buildings under 5,000 square feet and up to \$200,000 for larger structures. While the program requires a 5% match from business owners, staff clarified that if a project's total cost exceeds the grant caps, the owner will be responsible for the additional funds.

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 on June 3rd, 2026. Saeid noted that staff is currently working on the next business mix and mingle that is scheduled for June 10, 2026 at 11:30am.

7. CALL TO THE BOARD

None at this time

8. CITY UPDATES

Mayor Hammoud provided context on several high-level city initiatives such as:

- **Infrastructure Strategy:** He detailed the city's plan to fund the repair of all bad roads starting next year.
- **Vision for the District:** He emphasized a shift toward impactful improvements—favoring large-scale, visible projects (like full strip mall facades) rather than scattered, smaller ones—to transform the district over the next 5 years.
- **Branding & Wayfinding:** Mayor discussed the upcoming city rebranding and master plan. Once adopted, the city intends to invest in wayfinding signage to direct traffic coming off the new bridge toward local restaurants and businesses.

Economic Development Director Jordan Twardy provided an update regarding Dearborn Development Day, a city-wide initiative scheduled for April 14, from 11:00 AM to 2:00 PM. Hosted by Ford at the Ford Experience Center on Village Road, the event is designed as a strategic "pre-bid meeting" to provide contractors with an inside look at upcoming municipal projects before they officially go out to bid.

Jordan noted that the primary focus of the day will be showcasing city-owned sites slated for development. Jordan noted that over 100 contractors have already been invited, but he encouraged the Board to share the registration link with any additional Dearborn builders, designers, or local contractors who might be interested.

9. CALL TO THE AUDIENCE

None at this time

10. ADJOURNMENT

A motion to adjourn the meeting was made by Mayor Abdullah Hammoud and was seconded by Director Mahdi Ali. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned. The meeting was adjourned at 4:55 pm.