



## **Dix-Vernor Business District Improvement Authority**

### **Board Meeting Minutes**

October 28, 2026; 4:15 pm EST

**Dearborn Administrative Center, Room 1B**

**16901 Michigan Ave, Dearborn, MI 48124**

**MEMBERS PRESENT:** Director Ronald Berry, Vice-Chair Imad Asoufy, Mayor Abdullah Hammoud, Chair Brigitte Fawaz-Anouti, Director Mahdi Ali.

**MEMBERS ABSENT:** Director Mohammed Abdullah, Director Lucius Anthony, Director Patrick Rugiero,

**NON-MEMBERS PRESENT:** CITY OF DEARBORN: Mohammed Rezq (ED), Saeid Alawathi (ED), Laura Aceves- Sanchez (ED), Jordan Twardy (ED), Massaraa Zwayen(ED) Kobi Sunday (ED)

1. **CALL TO ORDER:** Chair Brigitte Fawaz-Anouti called the meeting to order at 4:36 pm.
2. **ROLL CALL:** A roll call for board members was called. A quorum was present.
3. **PA57 INFORMATIONAL SESSION:**

Program Manager Mohamed Rezq presented the five-month progress report, highlighting key milestone achievements and completed projects. Recent economic development highlights included the Business Rehab Support program, the completion of the HVAC installation at Nasser's Family Imports, progress on the commercial improvement project at 10311 Dix Ave, and an update on the Façade Improvement Program.

In addition to capital projects, Mr. Rezq highlighted key community and business engagement efforts, such as the Business Mix and Mingle and DVBDA's participation in Coffee Week. As part of the Coffee Week festivities, Peace Park South hosted "Jalasat"—a first-of-its-kind in the district , family-friendly gathering featuring live music, face painting, balloon twisting, and complimentary coffee for the community. The briefing also covered the 4th Annual Health Fair held on August 22, 2026, which welcomed over 500 visitors and featured 33 participating healthcare providers. Mr. Rezq concluded the presentation with an overview of upcoming strategic corridor initiatives, including the Peace Park South activation plan, streetscape enhancements, business marketing support, and ongoing business support programs.

#### **4. APPROVAL OF THE REGULAR MEETING MINUTES September 15, 2026**

Chair Brigitte Fawaz-Anouti presented the meeting minutes of September 15, 2026. A motion was made to approve the meeting minutes by Mayor Abdullah Hammoud and was seconded by Vice-Chair Imad Asoufy. Motion passed unanimously. Motion approved.

#### **5. RECEIVING AND FILING OF TREASURER'S REPORT**

Laura Aceves-Sanchez presented the monthly financial statement for the month of September 2026. Chair Brigitte Fawaz-Anouti acknowledged receiving and filing the financial statements.

## **6. ACTION ITEMS**

### **a. Resolution DV-26-10-01:**

A resolution was introduced for the approval of the FY2028 Proposed Budget for the Dix-Vernor Business District Improvement Authority (DVBDIA). Pursuant to Public Act 57, the Authority is required to annually adopt an operating budget and submit it to City Council. Upon consideration, the Board approved submitting the proposed FY 2028–2030 budget, as presented by the Economic Development and Finance Departments, to the City Council.

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 W-26-10-02:**

A resolution was introduced for the approval of Board Waiver Absence. The Dix-Vernor Business District Improvement Authority (DVBDIA) bylaws state that, “ Each board member is required to attend a minimum of two-thirds of the regularly scheduled Board Meetings in a twelve (12) month period.”; and The (DVBDIA) board members have provided their reasons for absences for the 2026 calendar year for absence waiver consideration. The (DVBDIA) approved the presented absence waivers and excuses the absences of Director Lucius Anthoney, Director Mohammed Abdullah, Director Mahdi Ali, Patrick Rugiero, Chair Brigitte Fawaz Anouti from January 2026 to September 2026.

A motion was made for this resolution by Vice-Chair Imad Asoufy and seconded by Director Ronald Berry. A voice vote passed unanimously. Motion approved

## **7. MLUP DVBDIA SUBARA PRESENTATION**

Planning and Zoning Manager Massara Zwayen presented the draft Master Land Use Plan for the Southend Subarea. The draft had been distributed to the Board one week prior to the meeting to allow members time to review the document and prepare questions. Ms. Zwayen addressed questions raised by Board members and requested that any further feedback be submitted to the Business Services team following the meeting.

## **8. DVBDIA ACTIVITY UPDATES**

All updates were provided during the PA57 presentation

## **9. CALL TO THE BOARD**

None at this time

## **10. CALL TO THE AUDIENCE**

None at this time

## **11. ADJOURNMENT**

A motion to adjourn the meeting was made by Vice-Chair Imad Asoufy and was seconded by Director Mahdi Ali. A voice vote was passed unanimously. Motion was approved and the meeting was adjourned.