

# City of Detroit

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## PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Mr. Andre Gilbert  
Assistant City Council Committee Clerk

THURSDAY, SEPTEMBER 6, 2018

10:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. **10:05 A.M. – DISCUSSION – RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Second Amended and Restated Garfield Area Brownfield Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- E. **10:10 A.M. – PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Second Amended and Restated Garfield Area Redevelopment. **(On July 25, 2018, the DBRA adopted a resolution approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the plan in accordance with Act 381.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**
- F. **10:25 A.M. – PUBLIC HEARING – RE:** KSM Holding, LLC, request to establish an Obsolete Property Rehabilitation District, in the area of 1516 Vinewood Street, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #373)**. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

**UNFINISHED BUSINESS**

1. Status of **Housing and Revitalization Department** submitting reso. autho. Petition of Café DøMongooø of Detroit (#295), request for a seasonal Outdoor Café Permit at 1439 Griswold. **The Department of Public Works/City Engineering Division (DPW/CED) who has jurisdiction over temporary encroachment on City right-of-ways has denied this request based on the petitioner’s non-compliance with applicable City ordinance related to outdoor café activities, such as the installation of pre-cast fencing extending to existing light pole location. The existing layout is causing noncompliance with ADA and pedestrian minimum required distance. Also, the railing is anchored in the sidewalk and has not been removed at the end of the patio season.) (BROUGHT BACK FROM FORMAL SESSION OF 7-31-18)**
2. Status of **Planning and Development Department** submitting reso. autho. Establishing Redevelopment Project Area within City of Detroit Boundaries. **(The City of Detroit has hereby designated the area described in Exhibit A attached hereto and incorporated herein as a Redevelopment Project Area under MCL 436.1531 (1)(a). In accordance with guidelines, the City Assessor has submitted affidavit, attached hereto and incorporated herein as Exhibit B, stating that the amount of investment money expended for manufacturing, industrial, residential, and commercial development within the City’s Redevelopment Project Area during the preceding 3 years is not less than 25% of the total amount of investment in real and personal property within the City’s Redevelopment Project Area during the preceding 3 years; and that the total investment in real and personal property in the City’s Redevelopment Project Area during the preceding 3 years exceeds \$50,000,000.) (BROUGHT BACK AS DIRECTED ON 7-26-18)**
3. Status of **Council President Brenda Jones** submitting memorandum relative to Employment Report detailing the salaries, rate of pay, job titles, job descriptions, and responsibilities for all current employees. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
4. Status of **Council Member Scott Benson** submitting memorandum relative to Workforce Housing Opinion. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
5. Status of **City Planning Commission** submitting Request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning & Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the north; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the eastside of Cass Ave. between Sproat and Henry, and as well as the to-be-vacated Henry Street right-of-way, to PD. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received the above-referenced request to modify an existing Planned Development (PD)**

**District for the Detroit Events Center (also known as the Little Caesars Arena), presently under construction. The request proposes to modify existing and previously approved PD, primarily to create streetscape improvements described as a “festival street”, and to extend the PD boundaries to the south, to include a portion of the Henry Street right-of-way (Proposed to be vacated), and to the west, to rezone land on Cass Ave., presently zoned B4. (Detroit Economic Growth Corp/Downtown Development Authority, Legislative Policy Division, Department of Public Works-Traffic Engineering Division, Olympia Development of Michigan, Harry’s Detroit) (BROUGHT BACK AS DIRECTED ON 7-26-18)**

6. Status of **Council Member Janee Ayers** submitting memorandum relative to Hiring Ordinance. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
7. Status of **Council Member Scott Benson** submitting memorandum relative to PD Non-Compliance Recourse. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
8. Status of **Council Member Scott Benson** submitting memorandum relative to Investment Risk Opinion. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
9. Status of **Council President Pro Tempore Marv Sheffield** submitting memorandum relative to Homeless Bill of Rights Ordinance. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
10. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Planning Sessions. **(BROUGHT BACK AS DIRECTED ON 7-26-18)**
11. Status of **City Planning Commission** submitting report relative to Formation of a Task Force to prepare for the possibility that the pending ballot proposal to legalize recreational marihuana may pass. **(On June 21, 2018, the City Planning Commission voted to recommend that a task force be formed to prepare for the possibility that the pending ballot proposal to legalize recreational marihuana may pass. Since the legalization of medical marihuana in 2008, the City has struggled to appropriately regulate the industry. In the past, when new or expanding industries in the City of Detroit (such as casinos, or sexually oriented businesses), a special effort was undertaken to educate staff, appointed and elected official through the exploration of that industry including its presence in other cities, best practices, regulations and the physical and economic impacts.) (BROUGHT BACK AS DIRECTED ON 7-26-18)**
12. Status of **Detroit Land Bank Authority** submitting report relative to City Council Quarterly Report, 4<sup>th</sup> Quarter FY 2018. **(The Finance Department continues with the transformation process in aligning itself to fully support the DLBA’s dynamic and ever-evolving operational day-to-day functions. The summary will discuss (1) June 2018 Fiscal Year to Date Revenue and Expenses – Actual versus Budget; (2) Balance Sheet Highlights; and (3) Status Update on the Hardest Hit Program.) (BROUGHT BACK AS DIRECTED ON 7-26-18)**

13. Status of **Council Member Janee' Ayers** submitting memorandum relative to Detroit at Work Intake. **(BROUGHT BACK AS DIRECTED ON 7-19-18)**
14. Status of **Council Member James Tate** submitting memorandum relative to Special District Review ó Legislative Authority. **(BROUGHT BACK AS DIRECTED ON 7-19-18)**
15. Status of **Council Member James Tate Jr.** submitting memorandum relative to Applicability of Affordable Housing Requirements for Co-Op Housing Developments. **(BROUGHT BACK AS DIRECTED ON 7-19-18)**
16. Status of **Council Member Janee' Ayers** submitting memorandum relative to Request for Report on Options for Regulating Formula Businesses. **(BROUGHT BACK AS DIRECTED ON 7-19-18)**
17. Status of **Law Department** submitting response relative to report and proposed ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XIII, *Jobs and Economic Development*, and adds Division 2. *Hiring Notices*, Sections 14-13-21, *Notice of hiring activities required; exceptions.*, 14-13-22, *Minimum content to be included; process for distribution of notice*, and 14-13-23, *Misdemeanor violation; continuing violation; penalties for conviction thereof*, to require developers who receive certain city benefits to distribute notices of any hiring activities within the City of Detroit to the Department of Civil Rights, Inclusion, and Opportunity for further distribution throughout the City of Detroit. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 7-12-18)**
18. Status of **Law Department** submitting letter relative to Fifth General Text Amendment to Zoning Ordinance. **(BROUGHT BACK AS DIRECTED ON 6-28-18)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts**:

19. Submitting reso. autho. **Contract No. 6000571** - 100% Federal Funding ó AMEND #1 ó 2015-2016 CDBG/NOF - To Provide Public Facility Rehabilitation for Building located at 1423 Field St. for Adult Well Being Services. ó Contractor: Adult Well-Being Services, 1423 Field St., Detroit, MI 48214 ó Contract Period: Upon City Council Approval through January 31, 2019 ó Total Contract Amount: \$325,331.28. **(This Amendment is an Extension for Time Only. Original Contract Terms August 31, 2016 through September 1, 2018)**  
**HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**

### **CITY PLANNING COMMISSION**

20. Submitting report and reso. autho. PCA (Public Center Adjacent/Restricted Central Business District) Special District Review of exterior changes to 2 Washington Boulevard, The Former Ponchartrain Hotel. **(RESUBMITTAL-RECOMMEND APPROVAL) (The City Planning Commission (CPC) has completed its review of the Resubmitted request of**

**Detroit Convention Center Hotel, on behalf of Opraedora de Servicios para Hoteles de Lujo, managed by Ponchartrain Detroit Hotel, commonly known as Crowne Plaza Hotel, for special district review for a proposed second tower and parking deck addition to the existing base located at 2 Washington Boulevard at the Northeast corner of W. Jefferson Avenue and Washington Boulevard, located in Downtown Detroit.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-26-18)**

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

21. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Winston Place Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
22. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Jefferson and Piper Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
23. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Grand River Place Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
24. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Chene West Redevelopment Plan. **(At the regularly**

**scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**

25. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The 17441 W Grand River Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
26. Submitting reso. autho. Terminating the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The 1200 Sixth Street Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with respect to the eligible property for at least two (2) years following the date of the resolution approving the Brownfield Plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
27. Submitting reso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Family Dollar Redevelopment Plan. **(At the regularly scheduled June 13, 2018 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed with respect to the eligible property in accordance with Section 14(8)(b) of Act 381 of 1996. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
28. Submitting reso. autho. 2<sup>nd</sup> Amended & Restated Garfield Area Brownfield Redevelopment Plan **(Please find enclosed the corrected Exhibit C to replace the Exhibit C submitted**

**to the City of Detroit Clerk's Office on July 26, 2018 with the Second Amended and Restated Garfield Area Brownfield Redevelopment Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**

#### **LEGISLATIVE POLICY DIVISION**

29. Submitting report relative to Community Benefits Ordinance Amendments. **(As Council Members know, Detroit voters approved a ballot measure designated Proposition B, as the attached alternative "Community Benefits Ordinance" in the November 8, 2016 election. Pursuant to Section 12-109 of the City Charter, such an ordinance adopted through initiative proceedings may be amended or repealed by the City, after a period of twelve (12) months after the date of the election at which it was adopted. Therefore, if Council wishes to amend the existing "Community Benefits Ordinance", it is free to do so at this time.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
30. Submitting report relative to Summary of the Detroit Land Bank Authority Quarterly Report July 2018. **(The Legislative Policy Division (LPD) has been requested by Council Member James Tate to provide a summary review on the Detroit Land Bank Authority's Quarterly Report to City Council July 2018.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
31. Submitting report relative to Regulating Formula Businesses. **(The Legislative Policy Division (LPD) has been requested by Council Member Janee' Ayers to provide a report on the City of Detroit's (City) options under Michigan law for regulating formula businesses within the city limits. The purpose of any regulation of formula businesses by the City of Detroit (City) would be to preserve the character and diversity of the City's business districts. In response to the request, LPD provides the following report.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**

#### **MISCELLANEOUS**

32. **Council President Pro Tem Mary Sheffield submitting report relative to Request for Legislative Policy Division to Draft an Ordinance Requiring the Utilization of Detroit Residents on City Contracts and Publically Funded Construction Projects. (The City of Detroit is experiencing a robust renaissance. It is of the utmost importance that we ensure that Detroiters play an active role in the renaissance and are able to financially benefit from the city's revitalization. It is critical that Detroit residents are given priority for the new jobs that are being created by municipal financing and development programs. It is time for the utilization of Detroit residents on publically-funded construction projects and other city-related contracts to be codified into an ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**

33. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Community Benefits Ordinance Amendments. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**
  
34. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for the Civil Rights and Inclusion Office (CRIO) to provide a report detailing activity covered by Executive 2016-1. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-6-18)**