

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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## ***“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”***

### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**  
**COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON**  
**COUNCIL MEMBER GABE LELAND, MEMBER**  
**COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Ms. Cindy Golden**  
**Assistant City Council Committee Clerk**

**THURSDAY, OCTOBER 4, 2018**

**10:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – PUBLIC HEARING – RE: 6001 Cass Owner, LLC, request to establish an Obsolete Property Rehabilitation District, in the area of 6001 Cass Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. (Petition #282) (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)**
- E. 10:15 A.M. – PUBLIC HEARING – RE: Petition of Wayne State University (#317), request that the intersection Anthony Wayne Drive and West Warren be assigned the secondary street name Tapan Datta Boulevard. (On May 2, 2018 City Council directed the Historic Designation Advisory Board (HDAB) staff to review documentation submitted to the City Clerk’s Office by the petitioner for the establishment of a Secondary Street Name for Tapan Datta.) (Historic Designation Advisory Board, Public Works Department and Public Works Department/City Engineering Division)**

- F. **10:25 A.M. – PUBLIC HEARING – RE:** Petition of New Providence Baptist Church (#342), request that the intersection Plymouth and Southfield Service Drive be assigned the secondary street name Dr. E.N. Jennings, Sr. (On May 14, 2018 City Council directed the Historic Designation Advisory Board (HDAB) staff to review documentation submitted to the City Clerk's Office by the petitioner for the establishment of a Secondary Street Name for Dr. E.N. Jennings, Sr.) **(Historic Designation Advisory Board, Public Works Department and Public Works Department/City Engineering Division)**
- G. **10:35 A.M. – PUBLIC HEARING – RE:** Lafayette 1626, LLC, request to approve an Obsolete Property Rehabilitation Certificate in the area of 1627 Lafayette Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #103) (Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council's Legislative Policy Division and Detroit Economic Growth Corporation)**
- H. **10:50 A.M. – CONTINUED DISCUSSION – RE:** Community Benefits Ordinance Amendments **(Legislative Policy Division)**

### **UNFINISHED BUSINESS**

1. Status of **Detroit Brownfield Redevelopment Authority** submitting reso. autho. Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Lafayette West Redevelopment Project. **(Lafayette Acquisition Partners, LLC is the project developer (the "Developer") for the Plan which entails a comprehensive, mixed-use redevelopment of the site. The current, vacant, obsolete 8-story university building and dilapidated parking lot will be demolished. The redevelopment, Lafayette West, is planned to consist of a 12-story tower, two 4-story residential buildings, and approximately 60 for-sale condominium townhomes. The tower will be serviced by a 4 level underground and aboveground parking structure and the two midrise buildings will be podium style developments with integrated ground level parking and four stories of apartments atop the parking.) (BROUGHT BACK AS DIRECTED ON 9-27-18)**
2. Status of **Planning and Development Department** submitting reso. autho. Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234. **(The P&DD entered into a Purchase Agreement dated July 23, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the "Deed") for Nineteen Thousand One Hundred and 00/100 Dollars (\$19,100.00) (the "Purchase Price"). Offeror intends to construct a retail cell-phone store on the vacant land. The proposed use is by-right within the designated B4 zoning district as per the City of Detroit Zoning Ordinance. The Offeror shall clean and secure the property within six months, and obtain a certificate of occupancy for the property within 24 months from the closing date on the property, subject to a reverter interest by the City. (BROUGHT BACK AS DIRECTED ON 9-27-18)**

3. Status of **Legislative Policy Division** 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.) (BROUGHT BACK AS DIRECTED ON 9-27-18)**
4. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Community Benefits Ordinance Amendments. **(BROUGHT BACK AS DIRECTED ON 9-27-18)**
5. 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 9-20-18)**
6. Status of **Council Member Janee Ayers** submitting memorandum relative to Hiring Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
7. Status of **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. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
8. Status of **Council Member Scott Benson** submitting memorandum relative to Workforce Housing Opinion. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
9. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Gordie Howe International Bridge Jurisdiction Issues. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**

10. Status of **Law Department** submitting Responses relative to Recourse for Non-Compliance with Planned Development (PD) Standards. **(This memorandum is provided in response to your July 3, 2018 memorandum, in which you requested an analysis of the recourse available to the City of Detroit in circumstances of non-compliance with the terms, conditions, site plans, use regulations and development specifications (collectively, "Standards") associated with a planned development zoning district ("PD District")). (BROUGHT BACK AS DIRECTED ON 9-20-18)**
11. Status of **City Planning Commission** submitting reso. autho. Request of Mr. Mike Semma on behalf of his client Mr. Talal Dickow to amend Article XVII, District Map 53 of the 1984 Detroit City Code Chapter 61, -Zoning by showing a B4 (General Business District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on three (3) parcels commonly identified as 2205, 2211 and 2215 Green Avenue, generally bounded by the one way east-west ally first south of W. Vernor Highway to the north, Green Avenue to the west. **(RECOMMEND DENIAL) (BROUGHT BACK AS DIRECTED ON 9-20-18)**
12. Status of **Law Department** submitting letter relative to Fifth General Text Amendment to Zoning Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**

## **NEW BUSINESS**

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

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

13. Submitting reso. autho. **Contract No. 6001639** - 100% City Funding ó To Provide Residential Rehab to 6711 Ashton for the BNP Program. ó Contractor: Jozef Contractor Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through December 31, 2018 ó Total Contract Amount: \$69,850.00. **HOUSING AND REVITALIZATION DEPARTMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**

### **HISTORIC DESIGNATION ADVISORY BOARD**

14. Submitting reso. autho. Scheduling a Public Hearing for the purpose of considering the petition Dexter Avenue. Baptist Church requesting that the intersection of Dexter and Davison be assigned the secondary street name öRev. Dr. William R. Haneyö **(Upon review of their documentation submitted by the petitioner staff has concluded that the petition does meet the criteria for Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
15. Submitting reso. autho. Scheduling a Public Hearing for the purpose of considering Petition of the Detroit Association Womenø Club and the Keeper of the Word Foundation, requesting the secondary street name of Rosa L. Gragg in the area of Ferry Avenue and Brush Street to öRosa L. Gragg Blvd.ö **(Upon review of their documentation submitted by the petitioner staff has concluded that the petition does meet the criteria for Secondary**

**Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**

**LEGISLATIVE POLICY DIVISION**

16. Submitting report relative to Request for Information Regarding Detroit City Council Districts and Neighborhood Enterprise Zones (NEZ). **(Council President Pro-Tem Mary Sheffield requested information on Neighborhood Enterprise Zones (NEZ). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
17. Submitting report relative to Establishment of a Neighborhood Enterprise Zone as requested by ASTI Environmental (Marwood Development NEZ) **(Recommend Approval) (The Legislative Policy Division's (LPD) review of the ASTI Environmental application for a Neighborhood Enterprise Zone (NEZ) in the North End) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
18. Submitting report relative to Recommended revisions to the Community Benefits Ordinance. **(This report follows the Legislative Policy Division's (LPD) report dates July 23, 2018 in which LPD staff provided a list of recommendations which would either strengthen or revise the city's current Community Benefits Ordinance (CBO) process as outlined in Chapter 14 of the 1984 Detroit City Code, Community Development, Article 12 – Community Benefits.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

19. Submitting reso. autho. Real Property at 5920 Chene, Detroit, MI 48211. **(The P&DD entered into a Purchase Agreement dated August 10, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the "Deed") for Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00) (the "Purchase Price"). Offeror intends to use the vacant lot as parking for adjacent property being redeveloped to retail. The proposed use is a by-right use within the designated B4/General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76 (22).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
20. Submitting reso. autho. Real Property at 8413/8445 Harper, Detroit, MI 48213. **(The P&DD entered into a Purchase Agreement dated August 3, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the "Deed") for Four Thousand One Hundred Fifty and 00/100 Dollars (\$4,150.00) (the "Purchase Price"). Offeror intends to use the land as undeveloped green space. The proposed use is a by-right use within the designate B4/General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-79.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**

**MISCELLANEOUS**

21. **Council Member Gabe Leland** submitting memorandum relative to Detroit 0% Interest Home Repair Loan Program. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
22. **Council Member Scott Benson** submitting memorandum relative to Middle Income Housing and Opportunity Zones (OZ). **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
23. **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
24. **Council Member Scott Benson** submitting memorandum relative to Rock Petition for Property Tax Exemption. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**
25. **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Proposed Amendments to the Community Benefits Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-4-18)**