

City of Detroit

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

“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)

Mrs. Millicent G. Winfrey
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 18, 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 Eastern Market Gateway 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 Eastern Market Gateway Redevelopment Project. **(Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**
- F. 10:25 A.M. – PUBLIC HEARING – RE:** Petition of Dexter Avenue Baptist Church requesting that the intersection of Dexter and Davison be assigned the secondary street name “Rev. Dr. William R. Haney.” (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.) **(Historic Designation Advisory Board, Public Works Department and Public Works Department/City Engineering Division)**

- G. 10:35 A.M. – PUBLIC HEARING – RE:** Petition of the Detroit Association Women’s 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 “Rosa L. Gragg Blvd.” (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.) **(Petition #552) (Historic Designation Advisory Board, Public Works Department and Public Works Department/City Engineering Division)**
- H. 10:45 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Ford Motor Company, in the area of 2001 15th Street and 2231 Dalzelle Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #434) (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)**

UNFINISHED BUSINESS

1. Status of **Council Member Gabe Leland** submitting memorandum relative to Detroit 0% Interest Home Repair Loan Program. **(BROUGHT BACK AS DIRECTED ON 10-11-18)**
2. Status of Legislative Policy Division Submitting report relative to Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234 and if any Medical Marijuana uses under the MMFLA would be permissible. **(This report is in response to an inquiry made by Council Member Scott Benson at the Planning and Economic Development Standing Committee meeting of Thursday, October 4, 2018 in regarding to the above referenced properties, which are subject to a pending purchase agreement between the City of Detroit and Mr. Ryan Riddle.) (BROUGHT BACK AS DIRECTED ON 10-11-18)**
3. 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 10-4-18)**
4. 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 10-4-18)**

5. Status of **Council Member Janee Ayers** submitting memorandum relative to Hiring Notices Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
6. 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 10-4-18)**
7. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Gordie Howe International Bridge Jurisdiction Issues. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
8. Status of **Council Member Scott Benson** submitting memorandum relative to Rock Petition for Property Tax Exemption. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
9. Status of **Council Member Scott Benson** submitting memorandum relative to Middle Income Housing and Opportunity Zones (OZ). **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
10. 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 9-27-18)**
11. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Requesting Historic Survey of Midtown. **(BROUGHT BACK AS DIRECTED ON 4-19-18)**

NEW BUSINESS

LAW DEPARTMENT

12. Submitting report relative to Applicability of Detroit's Inclusionary Housing Requirements to Cooperative Housing Developments Financed under the National Housing Act Section 213 Program. **(On July 23, 2018, the Law Department received a request from Councilmember James E. Tate for legal opinion as to whether the Inclusionary Housing Requirements in Ordinance No. 26-17 apply to cooperative housing developments financed under the National Housing Act of 1934, 12 U.S.C. 1715e, and whether the investment of HOME Investment Partnership Program funds affects the applicability of the ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

HISTORIC DESIGNATION ADVISORY BOARD

13. Submitting reso. autho. To conduct a studies to determine whether the Shalom Fellowship Ministries/Fourteenth Street Methodist Episcopal Church Historic District located at 4001 Fourteenth Street, meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
14. Submitting reso. autho. To Appoint Dr. Reverend Gertrude Stack, as ad hoc members of the Historic Designation Advisory Board in connection with the study of Shalom Fellowship Ministries/Fourteenth Street Methodist Episcopal Church Historic District as a proposed Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
15. Submitting reso. autho. To conduct a studies to determine whether the Aretha Franklin/Chene Park Historic District, located at 7600 Atwater Street, meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code. **(Petition #553)(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
16. Submitting reso. autho. To appoint two representatives to serve as ad hoc members of the Historic Designation Advisory Board in connection with the study of the Aretha Franklin/Chene Park Historic District. **(Petition #553) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

HOUSING AND REVITALIZATION DEPARTMENT

17. Submitting reso. autho. Revoking the Obsolete Rehabilitation Exemption Certificate No. 3-16-006, for Busy Bee Detroit, LLC, in Accordance with Public Act 146 of 2000. (Related to Petition #811). **(On October 2, 2017, Busy Bee Detroit, LLC submitted a request for the revocation of their Obsolete Property Rehabilitation Certificate 03-16-0002.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
18. Submitting reso. autho. Revoking the Commercial Rehabilitation Exemption Certificate no. C2015-030, for Town Partners, in Accordance with Public Act 210 of 2005, (Related to Petition #812). **(On October 12, 2017, Town Partners submitted a request or the revocation of their Commercial Rehabilitation Exemption Certificate C2015-030 due to the development delays that were out of their control, ownership changes, and having to amend the site plan per city code parking restrictions.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

LEGISLATIVE POLICY DIVISION

19. Submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

20. Submitting report relative to Eastern Market Gateway Brownfield Redevelopment Plan PA 381 of 1996. **(The plan for Eastern Market Gateway, which includes a mixed-use project at the southern gateway of Eastern Market, will consist of 200 new residential units, of which 20% of the rental units are affordable. The project, which will also incorporate, live/work, retail, commercial uses and a parking structure, is a viable alternative to a contaminated site and its completion, would be in the best interest of the City of Detroit. Therefore, given the \$70 million investment, the 200 new units of housing, the creation of 70 temporary construction jobs and 40 FTE jobs and the remediation of a contaminated site, LPD recommends approval of the Eastern Market Gateway Brownfield Redevelopment Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

PLANNING AND DEVELOPMENT DEPARTMENT

21. Submitting reso, autho. Amendment and Extension of Development Agreement Scripps Park Associates, LLC Development: Parcel 245; generally bound by Trumbull, Canfield, Gibson & Calumet. **(The above captioned property is part of the overall Woodbridge Estates housing project, located west of the Lodge freeway and north of the casino. On June 30, 2015, your Honorable Body authorized amendment no. 2 to the Development Agreement with Scripps Park Associates, LLC. The amendment allowed for the completion of the construction of eight (8) single family homes and to extend the completion of the development to Development 31, 2016.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

22. Submitting reso. autho. Real Property at 16557 Woodingham, Detroit, MI 48221. **(The P&DD entered into a Purchase Agreement Dated September 19, 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 Three Thousand One Hundred and 00/100 Dollars (\$3,100.00) (the "Purchase Price") Offeror, intends to rehabilitate this property for residential rental. The proposed use is by-right use within the designated R1 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

23. Submitting reso. autho. Real Property at 13002 & 13020 Mack Detroit, MI 48215. **(The P&DD entered into a Purchase Agreement Dated September 5, 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 Eleven Thousand Two Hundred and 00/100 Dollars (\$11,200.00) (the “Purchase Price”). Offeror, intends to use the property as parking for their adjacent super market. The proposed use is by-right use within the designated B4/General Business district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
24. Submitting reso. autho. Real Property at 7911 Mack, Detroit, MI 48214. **(The P&DD entered into a Purchase Agreement dated July 27, 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 Twenty-Three Thousand and 00/100 Dollars (\$23,000.00) (the “Purchase Price”). Offeror, intends to develop this and adjacent owned parcels into an outdoor community space to include a playground stage and public work spaces. The proposed use is a by-right use within the designated B4/General Business district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
25. Submitting reso. autho. Real Property at 4248 Brandon & 4254 Brandon, Detroit, MI 48209. **(The P&DD entered into a Purchase Agreement dated September 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 Three Thousand One Hundred and 00/100 Dollars (\$3,100.00) (the “Purchase Price”). Offeror, intends to clean and maintain property as green space. The proposed use is by-right use within he designated M4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
26. Submitting reso. autho. 6478 Fischer, Detroit, MI 48213. **(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 Nine Hundred and 00/100 Dollars (\$900.00) (the “Purchase Price”). Offeror, intends to clean and maintain property as green space. The proposed use is by-right use within he designated B4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**
27. Submitting reso. autho. 5186 Seminole, Detroit, MI 48213. **The P&DD entered into a Purchase Agreement dated August 29, 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 Fourteen Thousand Four Hundred and 00/100 Dollars (\$14,400.00) (the “Purchase Price”). Offeror, intends to clean and secure this adjacent property for use as green space. The proposed use is by-right use within the designated B4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**

MISCELLANEOUS

28. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for Information regarding construction related workforce Development. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-18-18)**