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REVISED

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Mrs. Millicent G. Winfrey
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 25, 2018

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:10 A.M. – PUBLIC HEARING – RE:** Proposed ordinance to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification on Article XVII District Map 4 of The 1984 Detroit City Code, Chapter 61, Zoning, on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three (3) building mixed-use development with below-grade parking (**Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments**)
- E. 10:25 A.M. – PUBLIC HEARING – RE:** Establishment of a Neighborhood Enterprise Zone as requested by AK Owner, LLC in the area of 7430 Second Avenue, Detroit, MI, in accordance with Public Act 147 of 1992. (**Petition #493**) (**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**)

- F. **10:35 A.M. – PUBLIC HEARING – RE:** Proposed ordinance to amend Article XVII, District Map No. 5, of the 1984 Detroit City Code, Chapter 61, Zoning, and modify the provisions of the existing PD-H (Planning Development District) zoning classification established by Trumbull as well as 1303 W. Forrest. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**
- G. **10:50 A.M. – PUBLIC HEARING – RE:** Rock Economic Development Group request to approve a Property Tax Exemption, in the area of 570 Clinton St., 525 Clinton St., 1326 St. Antoine St. 1441 St. Antoine St., and 1400 St. Antoine St., Detroit, Michigan in accordance with Michigan Compiled Laws 211.7tt. **(Petition #522) (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. **11:05 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of 1249 Griswold Street, LLC, in the area of 1249 Griswold Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #2636) (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)**
- I. **11:20 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Temple Group Holdings, LLC, in the area of 640, 650, 660 and 674 Temple Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #1789) (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)**
- J. **11:35 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Hotel St. Regis Holdings, LLC, in the area of 3071 West Grand Boulevard, Detroit, Michigan, Michigan, in accordance with Public Act 146 of 2000. **(Petition #365) (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)**
- K. **11:45 A.M. – PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation Certificate on behalf of Basco of Michigan Inc., in the area of 44 Michigan Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1478) (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)**

- L. **11:55 A.M. – PUBLIC HEARING – RE:** Approval of a New Personal Property Exemption Certificate for HNTB Corporation, in the area of 535 Griswold St., Detroit, MI, in accordance with Public Act 328 of 1998. **(Petition #505) (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)**
- M. **12:05 P.M. – PUBLIC HEARING – RE:** Approval of a New Personal Property Exemption Certificate for TATA Technologies, in the area of 6001 Cass Avenue, Detroit, MI, in accordance with Public Act 328 of 1998. **(Petition #496) (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)**
- N. **12:15 P.M. – PUBLIC HEARING – RE:** Approval of the transfer of a Commercial Rehabilitation Certificate C2013-017 on behalf of Mid-City Properties, LLC, in the area of 4209 Woodward, 4219 Woodward and 22 W. Willis, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #2399) (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 **Legislative Policy Division** 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?) (BROUGHT BACK AS DIRECTED ON 10-18-18)**
2. Status of the request for the Policy and Procedures of the Home Repair application process and Grant Dollars. **(BROUGHT BACK AS DIRECTED FROM THE EVENING COMMUNITY MEETING ON 10-16-18)**
3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Provide a Definition of the Term Construction as it Relates to Executive Order 2016-1. **(BROUGHT BACK AS DIRECTED ON 10-11-18)**
4. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 10-11-18)**

5. Status of **Council Member Scott Benson** submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. **(BROUGHT BACK AS DIRECTED ON 10-11-18)**
6. Status of **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.) (BROUGHT BACK AS DIRECTED ON 10-11-18)**
7. Status of **Law Department** submitting letter relative to Fifth General Text Amendment to Zoning Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
8. 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 10-4-18)**
9. Status of **Historic District Advisory Board** submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-201 to establish the Detroit City/Coleman A. Young International Airport Historic District and to define the elements of design for the district. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING) (BROUGHT BACK AS DIRECTED ON 9-20-18)**

NEW BUSINESS

DETROIT LAND BANK AUTHORITY

10. Submitting reso. autho. City Council Quarterly Report, 1st Quarter FY 2019, Detroit Land Bank Authority. **(During the 1st Quarter of FY2019 we sold a total of 440 properties through our various sales pipelines including Action, Own-it-Now, and Community Partners. This quarter we also sold 499 Side Lots, allowing us to celebrate having sold over 10,000 Side Lots since the program was founded. The entire team at the DLBA remains focused on applying proactive strategies to put the publicly-owned parcels we manage back into productive use. We ended this quarter with 94,562 properties in inventory, of which 28,798 are structures and 65,764 are vacant lots.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-25-18)**

HISTORIC DESIGNATION ADVISORY BOARD

11. Submitting report and Proposed ordinance to amend Chapter 25, Article 2 of the 1984 Detroit City Code by adding Section 25-2-208 to establish the Prince Hall Grand Lodge Historic District and to define the elements of design for the district. **(FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-25-18)**

12. Submitting reso. autho. Scheduling a Public Hearing relative to the Petition of Greater Emmanuel Institutional Church of God In Christ (#520), request that the intersection of W. Seven Mile Road and Schaefer Hwy be assigned the secondary street name "Bishop J. Drew Sheard Blvd." **(On August 30, 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 Bishop J. Drew Sheard.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-25-18)**

MISCELLANEOUS

13. **Council Member Scott Benson** submitting memorandum relative to Proposed Amendment to CBO (Community Benefits Ordinance). **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-25-18)**