

City of Detroit

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

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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

Mr. Deonte Agee
Assistant City Council Committee Clerk

THURSDAY, FEBRUARY 14, 2019

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 Brush Park South Redevelopment 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 Brush Park South Redevelopment. **(Brush Park South Phase I MR LLC is the project developer (the “Developer”) for the Plan which entails a comprehensive, mixed-use redevelopment of the site.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**
- F. 10:25 A.M. – PUBLIC HEARING – RE:** Petition of Third New Hope Baptist Church (#577), requesting the secondary street name in honor of Dr. Edward L. Branch in the area of Plymouth Road and Steel Street. **(City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**

- G. 10:35 A.M. – PUBLIC HEARING – RE:** Request of Council President Brenda Jones, requesting the secondary street name in honor of legendary boxer, trainer, commentator and 1963 National Golden Glove winner Emmanuel Steward in the area of East Jefferson Avenue and St. Aubin Street. **(City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**

UNFINISHED BUSINESS

1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Formation of Housing Trust Fund Advisory Board. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
2. Status of **Council President Brenda Jones** submitting memorandum relative to Tax Incentive Report. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
3. Status of **Council Member Janee’Ayers** submitting memorandum relative to Request for a Zoning Overlay Map of Post Release Restrictions on Housing. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
4. Status of **Council Member Gabe Leland** submitting memorandum relative to Creditor-Owned Property. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
5. Status of **Council Member Roy McCalister Jr.** submitting memorandum relative to Wayne County Circuit Court’s Decision Reference City of Detroit Zoning Ordinance, Section 61-4-72 regarding the Medical Marijuana Dispensary. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**

NEW BUSINESS

CITY PLANNING COMMISSION

6. Submitting report relative to Request of Fusco, Shaffer & Pappas, Inc. (#642) on behalf of its client, NSO Properties, to amend Article XVII, District Map 12 of the 1984 Detroit City Code, Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west. **(STATUS REPORT-MINOR MODIFICATION GRANTED) (On January 10, 2019, the City Planning Commission voted to authorize the minor modification of the previously approved site plans for the NSO permanent supportive housing development slated to be developed at Mack Avenue and Ludden Avenue in the McDougall-Hunt Neighborhood. This report is being submitted so that Your Honorable Body remains fully aware of the actions taken by the Commission in this regard. Given that the modifications to the site plan were “minor” no further action is needed from Your Honorable Body.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-14-19)**

DETROIT ECONOMIC GROWTH CORPORATION

7. Submitting report relative to Tax Incentive Report. **(This report addresses the four line items that were laid out in the memorandum dated January 11, 2019. The attached report examines all of the tax incentives approved since 2015, excluding Neighborhood Enterprise Zone Certificates. Over that time period 93 projects have been approved for tax incentives. Of those 93 approved, 40 projects have been completed at this point. Of the 40 projects that have been completed, 30 of them have submitted their up to date data as of March 2018.) (MOVED FROM THE BUDGET, FINANCE AND AUDIT STANDING COMMITTEE ON 2-6-19 AS DIRECTED) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-14-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

8. Submitting reso. autho. Second Amended and Restated Memorandum of Understanding City of Detroit and Detroit Land Bank Authority. **(The City of Detroit (“City”) has engaged the Detroit Land Bank Authority (“DLBA”) to perform certain services for the City, which the DLBA is well suited to address by its structure and powers granted under Public Act 258 of 2003, to meet the evolving needs of the City and its residents in stabilizing Detroit neighborhoods, addressing challenging market failures, fighting blight and promoting economic growth. To define the scope and manner of the services, the City and DLBA entered into that certain Memorandum of Understanding dated March 14, 2014 that was amended and restated by a First Amended and Restated Memorandum of Understanding approved by Detroit City Council on May 5, 2015 (the “MOU”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-14-19)**
9. Submitting reso. autho. Property Sale ó 317 and 335 E. Milwaukee and 6408 Brush, Detroit, MI. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Milwaukee Realty LLC (“Purchaser”), a Michigan Limited Liability Company, to purchase certain City-owned real properties at 317 and 335 E. Milwaukee and 6408 Brush (collectively the “Properties”) for the purchase price of \$172,000. The Purchaser proposes to utilize the Properties for mixed-use that is comprised of office and retail space. Currently, the Properties are within an SD2 zoning district (Special Development District, Mixed Use). The Purchaser’s proposed use of the Properties is consistent with the allowable uses for which the Properties are zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-14-19)**