

City of Detroit

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

REVISED

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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

Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, MARCH 7, 2019

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – CONTINUED PUBLIC HEARING – RE: Petition of 28 Associates, LLC request to establish a Commercial Rehabilitation District in the area of 25 West Elizabeth and 2047 Woodward, Detroit, Michigan in accordance with Public Act 210 of 2005. (Related to Petition #593) (28 Associates, LLC; All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**

UNFINISHED BUSINESS

- 1. Status of **Council Member James Tate** submitting memorandum relative to Analysis of Secondary Naming of Streets. **(BROUGHT BACK AS DIRECTED ON 2-28-19)**
- 2. Status of **Council Member Gabe Leland** submitting memorandum relative to P&DD Community Planning Sessions, Follow-up to P&DD Response Memorandum dated July 31, 2018. **(BROUGHT BACK AS DIRECTED ON 2-28-19)**

3. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Inclusionary Housing Ordinance to Include Tax Abatements as a Trigger for the Affordable Housing Requirements. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
4. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Outreach for Future Carpentry Trade School site. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
5. Status of **Council Member Gabe Leland** submitting memorandum relative to Creditor-Owned Property. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
6. Status of **City Planning Commission** submitting report relative to CPC/LPD comments on proposed Chapter 4 Sign Ordinance. **(As per Your Honorable Body's request at the Planning and Economic Development Standing Committee Meeting of February 7, 2019, City Planning Commission/Legislative Policy Division staff have reviewed the draft ordinance and compiled a series of comments, concerns, and observations as a basis for further discussion.) (BROUGHT BACK AS DIRECTED ON 2-21-19)**
7. Status of **Council Member Gabe Leland** submitting memorandum relative to the status of Park Lands in District 7. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
8. Status of **Council Member Gabe Leland** submitting memorandum relative to map of Park Land ó District 7. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
9. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
10. Status of **Council Member Janee' Ayers** submitting memorandum relative to Status of 550 Fort St (Detroit Saturday Night Building). **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
11. Status of **Council Member Scott Benson** submitting memorandum relative to Real Estate Development Ordinance. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
12. Status of **Historic Designation Advisory Board** submitting reso. autho. Interim designation of 550 West Fort Street, the former *Detroit Saturday Night* news building as a local historic district and the appointment of ad hoc representatives in connection to this matter **(Petition #598)**. **(BROUGHT BACK AS DIRECTED ON 2-7-19)**
13. Status of **Law Department** submitting Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code, *Advertising*, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, *Generally*, Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, Article III, *Protection of Minors*, Article IV, *Regulation*

of Business and Advertising Signs, to consist of Division 1, *Generally*, Division 2, *General Sign Standards*, Division 3, *Regulation of Business Signs*, Division 4, *Regulation of Advertising Signs Outside of the General Business District*, Division 5, *Regulation of Advertising Signs In the Central Business District*, Division 6, *Signs in Right-of-Way*, and Division 7, *Temporary Signs*, to provide for the regulation of business and advertising signs throughout the City of Detroit. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 2-7-19)**

14. 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 11-15-18)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

15. Submitting reso. autho. **Contract No. 6000571** - 100% Federal Funding ó Amend 2 - To Provide Rehabilitation of the Public Facility located at 1423 Field, Detroit, MI 48214 ó Contractor: Adult Well Being Services ó Location: 1423 Field, Detroit, MI 48214 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$0.00 **HOUSING AND REVITALIZATION (This Amendment is for Time Extension Only. Contract Expired 1/31/2019) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**
16. Submitting reso. autho. **Contract No. 6000763** - 100% Federal Funding ó Amend 1 - To Provide Exterior Improvements to 1360 Oakman Public Facility, to include; Partial Roof Replacement, Restoration of Exterior Building, and Restore ADA Ramp to Original Condition. ó Contractor: Focus Hope ó Location: 1360 Oakman Blvd., Detroit, MI 48238 ó Contract Period: Upon City Council Approval through January 31, 2020 ó Total Contract Amount: \$100,000.00 **HOUSING AND REVITALIZATION (This Amendment is for**

Time Extension Only. Contract Expired 1/1/2019) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)

17. Submitting reso. autho. **Contract No. 6001920** - 100% City Funding ó To Provide and Develop Residential Housing That Contemplates 42 Rental Units on Land Within the City of Detroit at 130, 144 and 150 E. Grand Blvd and 7220 and 722 E. Congress. Using land that is acquired from the Detroit Land Bank Authority (DLBA) at a Discounted Purchase Price. ó Contractor: Boulevard and Congress LLC ó Location: 3011 W. Grand Boulevard, Suite 2300, Detroit, MI 48202 ó Contract Period: Upon City Council Approval through December 31, 2050 ó Total Contract Amount: \$0.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

18. Submitting reso. autho. **Contract No. 6001770** - 100% Federal Funding ó To Provide Safe and Decent Emergency Housing for Women with Children and Secondly to Single Women. ó Contractor: Detroit Rescue Mission Ministries ó Location: 150 Stimson, Detroit, MI 48201 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$67,500.00 **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

OFFICE OF THE CHIEF FINANCIAL OFFICER/DEVELOPMENT AND GRANTS

19. Submitting reso. autho. To submit a grant application to the Bloomberg Philanthropies for the What Works Cities Program. **(The Housing & Revitalization Department is hereby requesting authorization from Detroit City Council to submit a grant application to the Bloomberg Philanthropies for the What Works Cities Program. The amount being sought is \$150,000.00. There is no match requirement. The total project cost is \$150,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

HOUSING AND REVITALIZATION DEPARTMENT

20. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2018-2019. **(The Housing and Revitalization Department (HRD) hereby requests to amend the U.S. Department of Housing and Urban Development (HUD) Annual Action Plan for fiscal year 2018-2019. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist, or are funds unlikely to be used in a timely manner. Funds will be allocated for activities that will allow for timely expenditures.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

PLANNING AND DEVELOPMENT DEPARTMENT

21. Submitting reso. autho. Property Sale 1135 Collingwood, Detroit, MI 48202. **(The City of Detroit, Planning and Development Department has received an offer from Speramus Meliora, LLC (“Speramus”), a Michigan Limited Liability Company, to purchase certain City-owned real property at 1135 Collingwood, Detroit, MI (the “Property”)**

for the purchase price of \$9,000.00. Speramus proposes to develop the Property into a flower farm, where they will grow and sell organic flowers, adjacent to their property located at 10355 Hamilton.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)

22. Submitting reso. autho. Property Sale 4250 W Fort, Detroit, MI 48209. **(The City of Detroit, Planning and Development Department has received an offer from Fort Real Estate, LLC (“Fort”), a Michigan Limited Liability Company, to purchase certain City-owned real property at 4250 W. Fort(the “Property”) for the purchase price of \$8,500.00. Fort proposes to develop this parcel into a parking lot for their adjacent properties, which are located at 4276 and 4316 W Fort. Fort operates a Subway and gas station at these adjacent properties.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**
23. Submitting reso. autho. Property Sale 8038, 8046, and 8064 E Forest, Detroit, MI 48214. **(The City of Detroit, Planning and Development Department has received an offer from Adam Block (the “Purchaser”), to purchase certain City-owned real properties at 8038, 8046, and 8064 E Forest, Detroit, MI (the “Properties”). The P&DD entered into a purchase agreement dated September 18, 2018 with the Purchaser. Under the terms of the proposed Purchase Agreement, the Properties will be conveyed to the Purchaser for the purchase price of \$6,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**
24. Submitting reso. autho. Heritage at Riverbend Condominium Association Development: generally bounded by St. Ervin, Piper, Freud and Dickerson. **(The Detroit Land Bank Authority (DLBA) is now in receipt of an offer from Heritage at Riverbend Condominium Association, a Michigan Nonprofit Corporation (“Heritage”) to enter into an option to purchase seventeen (17) properties (the “Property”) acquired by the DLBA from the City of Detroit (as described in the attached Exhibit A) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**
25. Submitting reso. autho. Cass Community Social Services ó Tiny Homes Development: generally bounded by Cortland, Elmhurst, Woodrow Wilson and John C. Lodge Fwy (US 10). **(The Detroit Land Bank Authority (DLBA) is now in receipt of an offer from Cass Community Social Services, a Michigan Nonprofit Corporation (“Cass Community”) to enter into an option to purchase fifteen (15) properties (the “Property”) acquired by the DLBA from the City of Detroit (as described in the attached Exhibit A).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

MISCELLANEOUS

26. **Council Member Gabe Leland** submitting memorandum relative to Detroit Land Bank Authority Proposed Amendments to Memorandum of Understanding. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

27. **Council President Brenda Jones** submitting memorandum relative to the Hardest Hit Funds (HHF) Criteria Resolution Request. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**

28. **Council President Brenda Jones** submitting memorandum relative to Demolition Activities be transferred from the Detroit Land Bank Authority/Detroit Building Authority back to the Buildings, Safety Engineering and Environmental Department to ensure efficiency and transparency. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3/7/19)**