

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)

Ms. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, MAY 16, 2019

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. PUBLIC HEARING – RE:** Petition of the congregation of Greater Grace Temple requesting that the intersection of West Seven Mile and Berg Street be assigned the secondary street name Bishop C. H. Ellis III Avenue. **(Petition #739) (City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**
- E. 10:15 A.M. PUBLIC HEARING – RE:** Petition of Denise Thomas-Adams and the Bayview Yacht Club requesting that the intersection of Conner Avenue and Clairpointe Street be assigned the secondary street name Jerome Adams Drive, inventor of the ðHummerö drink. **(Petition #671) (City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board; Law Department; Planning & Development Department; Department of Public Works; Public Lighting Department; and Petitioner)**

- F. **10:25 A.M. PUBLIC HEARING – RE:** Petition of City Council President Brenda Jones on behalf of Joan Belgrave, surviving wife of Marcus Belgrave requesting that the intersection of Centre Street and Madison Avenue be assigned the secondary street name Marcus Belgrave Avenue. **(Petition #814) (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. CONTINUED PUBLIC HEARING – RE:** Approval of an Industrial Facilities Exemption Certificate for FCA US LLC, at 2101 Conner Street, Detroit, MI 48214 aka the Jefferson North Assembly Plant (JNAP), in accordance with Public/Act 198 of 1974. **(Petitioner; Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; Detroit Economic Growth Corp.; and City Council Legislative Policy Division)**
- H. **10:45 A.M. CONTINUED PUBLIC HEARING – RE:** Approval of an Industrial Facilities Exemption Certificate for FCA US LLC, at 4000 St. Jean, Detroit, MI 48214 aka the Mack Engine Plant, in accordance with Public Act 198 of 1974. **(Petitioner; Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; Detroit Economic Growth Corp.; and City Council Legislative Policy Division)**
- I. **11:00 A.M. DISCUSSION – RE:** Secondary Naming of Streets **(City Planning Commission/Legislative Policy Division; Historic Designation Advisory Board)**

UNFINISHED BUSINESS

1. Status of **Planning and Development Department** submitting reso. autho. Community Benefits Provision of Fiat Chrysler Automotive Projects. (The City of Detroit (City), City of Detroit Brownfield Redevelopment Authority (DBRA) and FCA US LLC (FCA) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the Projects) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) **(BROUGHT BACK AS DIRECTED ON 5-9-19)**
2. Status of **Law Department** submitting reso. autho. Approving a contract with Detroit Regional Chamber Foundation (FOUNDATION) to Administer the Detroit Promise Scholarship Program (PROGRAM). **(BROUGHT BACK AS DIRECTED ON 5-9-19)**
3. Status of **Legislative Policy Division** submitting report relative to Community Benefits Ordinance process analysis for the Fiat Chrysler Automotive (FCA) Development Project. **(The developer is seeking both an Industrial Facilities Abatement (PA 198 of 1974), and the acquisition of City owned land valued over \$1 million dollars for the purchase price of less than fair market value without the benefit of a competitive bid.) (BROUGHT BACK AS DIRECTED ON 5-9-19)**

4. Status of **Office of the Chief Financial Officer** submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property ó 450 W. Congress, Detroit, MI 48226/Formerly Known as the Millennium Parking Garage. **(The City of Detroit, Municipal Parking Department (“MPD”) has recently requested that the Finance Department transfer jurisdiction of certain City-owned real property at 450 W. Congress, Detroit, MI, formerly known as the Millennium Parking, (the “Property”) to the Planning and Development Department (“P&DD”) to administer as surplus real property.) (BROUGHT BACK AS DIRECTED ON 5-9-19)**

5. Status of **Planning and Development Department** submitting submitting reso. autho. Agreement with FCA and DBRA ó Fiat Chrysler Automotive Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (General Business District) (BROUGHT BACK AS DIRECTED ON 5-9-19)**

6. Status of **Planning and Development Department** submitting reso. autho. Funding Agreement with DBRA/Loan to DBRA/Land Transfer Agreement with DBRA In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (BROUGHT BACK AS DIRECTED ON 5-9-19)**

7. Status of **Planning and Development Department** submitting reso. autho. Land Exchange/Property Sales ó In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (BROUGHT BACK AS DIRECTED ON 5-9-19)**

8. Status of **Planning and Development Department** submitting *amended* reso. autho. Land Exchange/Property Sales ó In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4, 950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (BROUGHT BACK AS DIRECTED ON 5-9-19)**
9. Status of **Planning and Development Department** submitting reso. autho. Property Sale of 450 W. Congress, Detroit, MI ó Request for Authorization to Amend 2019-20 Budget. **(The City of Detroit, Planning and Development Department (“P&DD” has received an offer from 450 Associates LLC (“Purchaser”), a Michigan Limited Liability Company, to purchase certain City-owned real property at 450 W. Congress (the “Property”), formerly known as the Millennium Garage, for the purchase price of Eighteen Million Six Hundred Fifty Thousand and 00/100 Dollars (\$18,650,000.00).) (BROUGHT BACK AS DIRECTED ON 5-9-19)**
10. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Development Commitments made regarding District Detroit. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
11. Status of **Council Member Scott Benson** submitting memorandum relative to Real Estate Development Ordinance. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
12. Status of **Law Department** submitting memorandum relative to answers regarding Council President Pro Tem Mary Sheffield inquiries to whether the Inclusionary Housing Ordinance May be Expanded to Include Tax Abatements as a Qualifying Transaction. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
13. 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. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
14. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**

15. Status of **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Request to Refer the Draft Right to Counsel Ordinance to the Planning and Economic Development Standing Committee. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
16. Status of **Detroit Land Bank Authority** submitting reso. autho. City Council Quarterly Report, 3rd Quarter FY 2019, Detroit Land Bank Authority. **(To further our mission of returning blighted, vacant properties to productive use, the DLB implemented process improvements across departments during the third quarter of fiscal year 2019; providing Detroiters with expanded access to properties for purchase and increased transparency on sale practices.) (BROUGHT BACK AS DIRECTED ON 5-2-19)**
17. Status of **Council Member Gabe Leland** submitting memorandum relative to Detroit City Council CDBG Funding Priorities/Reprogramming Amendments to CDBG Annual Action Plan. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
18. Status of **Council Member Gabe Leland** submitting memorandum relative to HRD Reprogramming Amendments to the Community Development Block Grant Annual Action Plan. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
19. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 4-18-19)**
20. Status of **Council President Brenda Jones** submitting memorandum relative to the Law Department drafting an ordinance allocating 20% of all compliance fees to the Skilled Trades Readiness Fund. **(BROUGHT BACK AS DIRECTED ON 4-18-19)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

21. Submitting reso. autho. **Contract No. 6001484** - 100% Federal Funding ó AMEND 16 To Provide Rehab for Property at 13560 E. McNichols (ADA Renovations, Bathroom Renovations for ADA Access, and Improvements to meet Code Violations). ó Contractor: Matrix Human Services ó Location: 120 Parsons, Detroit, MI 48201 ó Contract Period: September 1, 2019 through February 28, 2021 ó Total Contract Amount: \$240,000.00. **HOUSING AND REVITALIZATION (This Amendment is to Add Time Only, Original Expiration 8/31/19.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**
22. Submitting reso. autho. **Contract No. 6002120** - 100% City Funding ó To Administer the Detroit Promise Scholarship Program. ó Contractor: Detroit Regional Chamber Foundation, Inc. ó Location: 1 Woodward Ave., Ste. 1900, Detroit MI 48226 ó Contract Period: Upon City Council Approval through June 30, 2022 ó Total Contract Amount: \$500,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

23. Submitting reso. autho. **Contract No. 6000228** - 100% Federal Funding ó AMEND 1ó To Continue Services for HOME Investor and CDBG Compliance Monitoring for City of Detroit Developments Funded by U.S. Housing and Urban Development. ó Contractor: National Consulting Services, LLC ó Location: 400 Renaissance Center, Ste. 2600, Detroit, MI 48243 ó Contract Period: Upon City Council Approval through June 30, 2021 ó Contract Increase: \$276,000.00 óTotal Contract Amount: \$756,900.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

24. Submitting reso. autho. **Contract No. 6002053** - 100% City Funding ó To Provide Professional Landscape Architecture, Planning, and Urban Design to Build Upon the Conceptual Framework for the Old Redford Land Stewardship Greenway & Neighborhood Design and Implementation Plan for NW Grand River Neighborhood. ó Contractor: Land Collective, LLC ó Location: 57 North 2nd Street, Philadelphia, PA 19106 ó Contract Period: Upon City Council Approval through May 7, 2020 óTotal Contract Amount: \$273,555.50. **PLANNING AND DEVELOPMENT(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

25. Submitting reso. autho. **Contract No. 6002125** - 100% City Funding ó To Provide an Agreement to Manages the City's Grow Detroit's Young Talent Program and Project Clean Slate through the FCA Community Based Project with the City of Detroit. ó Contractor: Detroit Employment Solutions ó Location: 440 E. Congress Suite 400, Detroit, MI 48226 ó Contract Period: Upon City Council Approval through June 30, 2019 ó Total Contract Amount: \$620,000.00. **HOUSING AND REVITALIZATION(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

LAW DEPARTMENT

26. Submitting report and Proposed Ordinance to amend Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places*, Article VII, *Opening, Closing, Extending, Vacating, Naming, and Renaming of Streets*, by repealing Division 3, *Secondary Naming of Streets*, which consists of Section 50-7-21 through Section 50-7-46, to remove the process of assignment of a secondary street sign. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

CITY PLANNING COMMISSION

27. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 77 to show a B4 (General Business District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown on one parcel located at 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Road to the south, and Westwood Avenue to the west. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

HOUSING AND REVITALIZATION DEPARTMENT

28. Submitting reso. autho. Request to Transfer Commercial Rehabilitation Certificate C2015-036 on behalf of KNR Detroit Property, LLC in the area of 2831 East Grand Boulevard, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Related to Petition #822)(The Housing and Revitalization Department and Finance Departments have reviewed the application of KNR Detroit Property, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 (“the Act”) and would be consistent with development and economic goals of the Master Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

18. Submitting reso. autho. Correction ó 12001 Gleason, Detroit, MI 48212. **(By resolution adopted November 7, 2018, your Honorable Body authorized the transfer of the referenced property to New Mt. Hermon Missionary Baptist Church, a Michigan Nonprofit Corporation. The legal description attached to the resolution should have identified the parcel numbers as 20012351-69, instead of 20013251.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**

MISCELLANEOUS

29. **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to City Planning Commission evaluating the feasibility of rezoning a section of land bounded by Livernois on the West, railroad tracks to the North and an additional set of railroad tracks to the South and East. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-14-19)**