

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, MAY 2, 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 Soma 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 Soma Redevelopment Plan. **(Woodward Mack 22, LLC, is the project developer (the “Developer”) for the plan which entails the activation of an alleyway, the redevelopment of the former Eliot Street, and the new construction of a parking deck to support the rehabilitations occurring at 115 Erskine and the nearby 100 Mack Avenue office buildings into Class A space. The project will include the demolition of an existing surface parking lot, the rehabilitation of an office building located at 115 Erskine and other current site features to restore the urban fabric of the area.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**
- F. 10:25 A.M. – PUBLIC HEARING – RE:** Petition of Crawford Real Estate & Development Holdings, LLC (**#702**), request to establish an Obsolete Property Rehabilitation District in the area of 6340 E. Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146

of 2000. (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)

- G. **10:35 A.M. – PUBLIC HEARING – RE:** 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. 42 to show M2 (Restricted Industrial District) and SD2 (Special Development District, Mixed-Use) zoning classifications where B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist on certain properties in the triangular-shaped area generally bounded by the rail line to the north, Bagley Avenue to the south, and I-75/Fisher Freeway to the west. (Board of Zoning Appeals; City Council Legislative Policy Division; Buildings, Safety Engineering and Environmental, Law, and Planning and Development Departments)
- H. **10:50 A.M. – PUBLIC HEARING – RE:** Approval for an Industrial Development District on behalf of City of Detroit in the general area bounded by St. Jean, Mack, Conner, and the Conrail rite-of-way, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #760) (Petitioner; 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 Raquel Castaneda-Lopez** submitting memorandum relative to Development Commitments made regarding District Detroit. (BROUGHT BACK AS DIRECTED ON 4-18-19)
2. 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 4-18-19)
3. 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 4-18-19)
4. Status of **Council Member Roy McCalister** submitting memorandum relative to Status update of viaducts and to provide a report as to who has ownership of, and is responsible for them. (BROUGHT BACK AS DIRECTED ON 4-18-19)
5. 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 4-11-19)**

6. 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 4-11-19)**
7. Status of **Council President Brenda Jones** submitting memorandum relative to Development Agreements. **(BROUGHT BACK AS DIRECTED ON 4-11-19)**
8. Status of **Council Member Scott Benson** submitting memorandum relative to Real Estate Development Ordinance. **(BROUGHT BACK AS DIRECTED ON 4-11-19)**
9. 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 4-4-19)**
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 4-4-19)**
11. Status of **City Planning Commission** submitting report relative to Request of the Planning and Development Department (PDD) to amend the Detroit Master Plan of Policies for the Pembroke Neighborhood, Cluster 10 in the area generally bounded by Norfolk Street on the north, Cherrylawn Street on the east, Chippewa Street on the south, and Indiana Street on the west. **(Master Plan Change #19) RECOMMEND APPROVAL (The proposed amendment is located in Neighborhood Cluster 10 of the Master Plan of Policies and in Council District 2. The site currently consists of Joe Louis Playfield, Johnson Recreation Center (vacant) and Higginbotham School (vacant). (BROUGHT BACK AS DIRECTED ON 4-4-19)**
12. Status of **Office of The Chief Financial Officer** submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property ó Formerly 20250 Wisconsin, Detroit, MI 48221/Johnson Recreation Center & Louis Playfield. **(The Property is currently zoned R1/Single-Family Residential District and contains approximately 10.5 acres of vacant land formerly known as Louis Playfield and a 20,500 square foot building formerly known as Johnson Recreation Center, which was officially closed by the City in 2006. The vacant building is surplus and GSD no longer has need for it. The Planning and Development Department intends to assume jurisdictional control over the Property for sale to Bagley Real Estate LLC for use as an indoor/outdoor sports facility by the University of Detroit Jesuit.) (BROUGHT BACK AS DIRECTED ON 4-4-19)**
13. Status of **Planning and Development Department** submitting reso. autho. To amend the Detroit Master Plan of Policies for the area bounded by Norfolk, Cherrylawn, Chippewa and

Indiana Street to accommodate the development of a company Community Recreation Space. **(Master Plan Change #19) (BROUGHT BACK AS DIRECTED ON 4-4-19)**

14. Status of **Planning and Development Department** submitting reso. autho. Property Sale by Development Agreement ó 8550 Chippewa, Detroit, MI 48221. **(The purchaser proposes to develop the Property into an indoor/outdoor sports facility for use by the University of Detroit Jesuit for its athletic programs with potential for certain public use. Currently, the Property is within an R1 zoning district (Single-Family Residential). The Purchaser's use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (BROUGHT BACK AS DIRECTED ON 4-4-19)**
15. Status of **Council Member Gabe Leland** submitting memorandum relative to Housing Trust Fund. **(BROUGHT BACK AS DIRECTED ON 4-4-19)**
16. Status of **Council President Brenda Jones** submitting request of Detroit Sound Conservancy for a Temporary Historic Designation for the Blue Bird Inn located at 5021 Tireman. **(BROUGHT BACK AS DIRECTED ON 3-28-19)**
17. Status of **Historic Designation Advisory Board** submitting reso. autho. Extension of study period for the proposed Detroit City/Coleman A. Young International Airport Local Historic District. **(The study by the Historic Designation Advisory Board for the proposed Detroit City/Coleman A. Young International Airport Local Historic District is currently underway. It would appear that to provide time for the completion of this process that it is necessary to extend the study period for this proposed historic district.) (BROUGHT BACK AS DIRECTED ON 10-25-18)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

18. Submitting reso. autho. **Contract No. 6001436** - 100% Federal Funding ó AMEND 16 To Provide Renovations of Location (ADA Access, Window Replacement, Power Washing, Electrical, etc.) ó Contractor: Eastern Market Corporation ó Location: 2934 Russell, Detroit, MI 48207 ó Contract Period: September 1, 2019 through February 2, 2021 ó Total Contract Amount: \$240,000.00. **HOUSING AND REVITALIZATION (This Amendment is to Add Time Only. Original Contract 3/31/18 through 8/31/19.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
19. Submitting reso. autho. **Contract No. 6000226** - 69% Federal Funding, 31% City Funding ó AMEND 3 ó Amended Small Business and Commercial Corridor Initiative for HRD. ó Contractor: Economic Development Corporation of the City of Detroit. ó Location: 500 Griswold, Ste. 2200, Detroit, MI 48226 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Contract Increase: \$2,173,141.96 ó Total Contract Amount: \$9,423,141.96. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-**

1-19)

LAW DEPARTMENT

20. 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. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

CITY PLANNING COMMISSION

21. 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. 16 to show a B4 (General Business District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown as 12901 Joseph Campau Avenue, generally bounded by Cody Avenue on the north, Joseph Campau Avenue on the east, Meade Avenue on the south, and the north-south alley first west of Joseph Campau Avenue on the west. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
22. Submitting reso. autho. Request of Max Cope to approve site plans and elevations for an existing Planned Development PD zoning classification shown on Article XVII, District Map No. 4, of the 184 Detroit City Code, Chapter 61, Zoning, for a rooftop deck addition and structure improvements at property commonly referred to as 2959 John R. **(RECOMMEND APPROVAL WITH CONDITIONS) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
23. 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 Nos. 28 and 30 to show an M2 (Restricted Industrial District) zoning classification where R2 (Two-Family Residential District), R4 (Thoroughfare Residential District) and B4 (General Business District) zoning classifications are currently shown for approximately 266 parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south, and Lillibridge and Beniteau Street to the west. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
24. Submitting report relative to Recodification of Chapter 61 of the 1984 Detroit City Code, Zoning, to Chapter 50 of the 2018 Detroit City Code **(REAFFIRMED RECOMMENDATION OF APPROVAL)**. **(Consistent with its bylaws and after receiving testimony at its public hearing, the CPC voted on November 15, 2018 to recommend incorporation of the proposed Zoning chapter into the recodified Detroit City Code, as summarized in the CPC report of November 14, 2018. At its special meeting of April 25, 2019, the CPC reaffirmed its vote of November 15. If this CPC report and recommendation appears on Your Honorable Body's agenda of April 30, 2019, a new 120 day review period will begin and run to August 28, 2019. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING**

COMMITTEE ON 5-1-19)

DETROIT LAND BANK AUTHORITY

25. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

HISTORIC DESIGNATION ADVISORY BOARD

26. Submitting reso. autho. Setting a public hearing for the purpose of considering the request 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) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
27. Submitting reso. autho. Setting a public hearing for 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) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
28. Submitting reso. autho. Setting a public hearing for the purpose 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) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
29. Submitting reso. autho. Setting a public hearing for the purpose of City Council President Brenda Jones on behalf of the petitioner, Detroit Tigers Inc. requesting that the intersection of West Canfield Avenue and the John C. Lodge Service Drive be assigned the secondary name Willie Horton Drive. **(Petition #741) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

HOUSING AND ENVIRONMENTAL DEPARTMENT

30. Submitting reso. autho. Approval to accept \$392,722.38 Settlement from Section 108 loan Payments and to pay future 108 Loan Defeasance. **(Pursuant to discussions with the U.S. Department of Housing & Urban Development (HUD) field office in Detroit and Headquarters, the Department must send these dollars to a defeasance agent. The defeasance agent will hold these dollars and spend them to retire bi-annual loan payments until the loans are exhausted. This will allow the City to free up budget authority in future fiscal years. Please be advised that HUD requires that Section 108 settlement payments must be applied to loan obligations.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

LEGISLATIVE POLICY DIVISION

31. Submitting report relative to Development Commitments made regarding the Event Center Ancillary Development Project. **(Council Member Castaneda-Lopez has requested a review and status of the construction and post-construction development commitments made by Olympia Development entities regarding the Event Center and Ancillary Development Project). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

OFFICE OF THE CHIEF FINANCIAL OFFICER/OFFICE OF DEVELOPMENT AND GRANTS

32. Submitting reso. autho. Authorization to submit a grant application to the Michigan State Historic Preservation Office for the Certified Local Grant. **(The Historic Designation Advisory Board in partnership with the General Services Department is hereby requesting authorization from Detroit City Council to submit a grant application to the Michigan State Historic Preservation Office for the Certified Local Government Grant. The amount being sought is \$36,000.00. The State share is \$36,000.00 of the approved amount, there is a required match of \$24,000.00. The total project cost is \$60,000.00) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

33. Submitting reso. autho. Property Sale 12316 Dexter, Detroit, MI 48206 **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 12340 Dexter LLC, a Michigan Limited Liability Company, to purchase certain City-owned real property at 12340 Dexter (the “Property”) for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00). The Property consists of vacant land measuring approximately 4500 square feet and zoned B4 (General Business District) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**
34. Submitting reso. autho. Community Benefits Provision 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

MISCELLANEOUS

35. **Council Member Gabe Leland** submitting memorandum relative to HRD Reprogramming Amendments to the Community Development Block Grant Annual Action Plan. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**

36. **Council Member Gabe Leland** submitting memorandum relative to Detroit City Council CDBG Funding Priorities/Reprogramming Amendments to CDBG Annual Action Plan. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-1-19)**