

# City of Detroit

CITY COUNCIL

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City Clerk

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

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## ***“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)**

**Mrs. Millicent G. Winfrey**  
**Assistant City Council Committee Clerk**

**THURSDAY, MAY 9, 2019**

**10:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. 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)**
- E. 10:20 A.M. 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)**

- F. **10:35 A.M. PUBLIC HEARING – RE:** Petition 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) (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 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 5-2-19)**
2. 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 5-2-19)**
3. Status of **Council Member Gabe Leland** submitting memorandum relative to Housing Trust Fund. **(BROUGHT BACK AS DIRECTED ON 5-2-19)**
4. Status of **Legislative Policy Division** 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). (BROUGHT BACK AS DIRECTED ON 5-2-19)**
5. Status of **Planning and Development Department** 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) (BROUGHT BACK AS DIRECTED ON 5-2-19)**
6. Status of **Planning and Development Department** 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.) (BROUGHT BACK AS DIRECTED ON 5-2-19)**

7. Status of **Detroit Brownfield Redevelopment Authority** submitting reso. autho. Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Broadway Lofts Redevelopment Plan. **(BROUGHT BACK AS DIRECTED ON 4-11-19)**
8. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 4-11-19)**
9. 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 4-11-19)**
10. 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 4-11-19)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

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

11. Submitting reso. autho. **Contract No. 6000757** - 100% Federal Funding ó AMEND 2 ó To Cover Increased Scope for Parking Lot Reconstruction at 14628 & 14500 E. Jefferson. ó Contractor: Jefferson East Business Association ó Location: 300 River Place Drive Suite 5250, Detroit, MI 48207 ó Contract Period: Upon City Council Approval through September 30, 2019 ó Contract Increase Amount: \$196,066.00 ó Total Contract Amount: \$816,477.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
12. Submitting reso. autho. **Contract No. 6001437** - 100% Federal Funding ó AMEND 1 ó To Provide the Latin Americans for Social and Economic Development (LASED) Funding for Property Rehab at 4138 W. Vernor. **(Time Extension Only)** ó Contractor: LASED ó Location: 4138 W. Vernor, Detroit, MI 48209 ó Contract Period: Upon City Council Approval through February 28, 2021 ó Total Contract Amount: \$240,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

13. Submitting reso. autho. **Contract No. 6002072** - 100% City Funding ó To Provide Basement Repair Services on an As Need Basis Not Exceeding the Contract Amount for the Bridging Neighborhood Program. ó Contractor: Clarkø Construction Company ó Location: 18109 Livernois, Detroit, MI 48221 ó Contract Period: Upon City Council Approval through March 14, 2021 ó Total Contract Amount: \$150,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

#### **LAW DEPARTMENT**

14. Submitting reso. autho. Approving a contract with Detroit Regional Chamber Foundation (FOUNDATIONö) to Administer the Detroit Promise Scholarship Program (öPROGRAMö). **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

#### **CITY PLANNING COMMISSION**

15. Submitting Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, -Zoning,ø commonly known as the Detroit Zoning Ordinance, to require areas of new development or redevelopment to manage stormwater to the performance standards set forth by the Detroit Water and Sewage Department to review and approve stormwater management plans as part of the site plan review process by adding Sec. 61-3-168 and by amending Sec. 61-3-113, Sec. 61-3-125, Sec. 61-3-127, Sec. 61-3-141, and Sec. 61-3-142. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

#### **DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

16. Submitting reso. autho. Termination of the 1322 Broadway Brownfield Redevelopment Plan. **(At the regularly scheduled April 17, 2019, DBRA Board of Directors Meeting, DBRA staff recommended termination of the Plan on the basis that the projects had failed to occur with the respect to the eligible property for at least two (2) years following the date of the resolution approving the brownfield plan or plan amendment in accordance with Section 14(8)(b) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the termination of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution terminating the Plan). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

#### **LEGISLATIVE POLICY DIVISION**

17. Submitting report relative to Community Benefits Ordinance process analysis for the Flat 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

**OFFICE OF THE CHIEF FINANCIAL OFFICER**

18. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

19. Submitting reso. autho. Property Sale ó 7387 Wheeler, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ragie Yehia (“the Purchaser”), to purchase certain City-owned real property at 7387 Wheeler, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated April 3, 2019, with the purchaser. Under the terms of the proposed Purchase Agreement the property will be conveyed to the purchaser price of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00). The Department request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the property by the City to Ragie Yehia.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
20. Submitting reso. autho. Property Sale ó 18291 Livernois, Detroit, MI 48221. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Levis Peoples (“the Purchaser”), to purchase certain City-owned real property at 18291 Livernois (the “Property”) for the purchase price of Fifteen Thousand Two Hundred and 00/100 Dollars (\$15,200.00). The property consists of a small commercial building comprised of 1346 square feet situated on approximately 1460 square feet of land and zoned B2 (Local Business and Residential). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
21. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
22. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**

23. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
24. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**
25. 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).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-8-19)**