

# City of Detroit

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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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## PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Millicent Winfrey  
Assistant City Council Committee Clerk

THURSDAY, JUNE 6, 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 Chemical Bank Headquarters 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 Chemical Bank Headquarters Redevelopment. **(GPC Adams, LLC, a Sterling Group affiliate on behalf of Chemical Bank, is the project developer (the “Developer”) for the Plan which entails the demolition of the current ten-story building in order to facilitate construction of Chemical Bank’s new headquarters. The building will be approximately twenty stories tall and will include ground-level commercial space with ten stories of parking and nine office stories. Chemical Bank will occupy six to seven stories within the building and plans to expand into the remaining floors or lease to office tenants. The ground floor is proposed to house a bank branch and/or and additional retail tenant. The total construction costs are estimated to be \$71 million. The Developer is requesting a maximum reimbursement amount of \$25,000,000.00 in TIF reimbursement, however**

**only \$16,700,493.00 in TIF Reimbursement is projected to be captured for the life of the Plan.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**

- F. 10:20 A.M. – CONTINUED PUBLIC HEARING – RE:** Petition of GPC Adams, 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) **(GPC Adams, LLC; All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**
- 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, to require areas of new development or redevelopment to manage stormwater to the performance standards set forth by the Detroit Water and Sewage Department and to authorize the Detroit Water and Sewerage 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 **(TEXT AMENDMENT). (Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Detroit Water and Sewerage Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- H. 10:50 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. 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. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- I. 11:05 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 Maps No. 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. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and**

**Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

**UNFINISHED BUSINESS**

1. 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 5-23-19)**
2. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Development Commitments made regarding District Detroit. **(BROUGHT BACK AS DIRECTED ON 5-23-19)**
3. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to the Notification Ordinance Update. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-23-19)**
4. Status of **Council Member Gabe Leland** submitting memorandum relative to Housing Trust Fund. **(BROUGHT BACK AS DIRECTED ON 5-23-19)**
5. 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 5-16-19)**
6. 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 5-16-19)**
7. 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 5-16-19)**
8. 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 5-16-19)**
9. 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 5-16-19)**

10. 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 5-9-19)**
  
11. 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 5-9-19)**

## **NEW BUSINESS**

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

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

12. Submitting reso. autho. **Contract No. 6001438** - 100% Federal Funding ó AMEND 16 To Provide Renovations at the Substance Abuse/Mental Health Center. (Complete Renovations of Monterey Building, Plumbing, Electrical Work, HVAC, and Elevator & ADA Access.) ó Contractor: Elmhurst Home, Inc. ó Location: 12007 Linwood, Detroit, MI 48206 ó Contract Period: September 1, 2019 through February 28, 2021 ó Total Contract Amount: \$240,000.00. **HOUSING AND REVITALIZATION (This is a Time Only Extension, Original Expiration 8/31/19) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
  
13. Submitting reso. autho. **Contract No. 6002121** - 100% City Funding ó To Provide Residential Rehab at 8439 Lane, 8374 Lane, and 8351 Lane for the BNP Program. ó Contractor: Allied Property Services, Inc. ó Location: 34150 Riviera Dr., Fraser, MI 48026 ó Contract Period: Upon City Council Approval through June 3, 2020 ó Total Contract Amount: \$247,500.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
  
14. Submitting reso. autho. **Contract No. 6002134** - 100% City Funding ó To Provide Representation of the Administration of the City's Motor City Re-Store Program. 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 June 30, 2019 ó Total Contract Amount: 500,000.00. **HOUSING AND**

**REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

15. Submitting reso. autho. **Contract No. 6002136 - 100% City Funding ó To Provide Residential Rehab at 2550 Stair for the BNP Program. ó Contractor: Allied Property Services, Inc. ó Location: 34150 Riviera Dr., Fraser, MI 48026 ó Contract Period: Upon City Council Approval through June 11, 2020 ó Total Contract Amount: \$38,500.00. HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

**LAW DEPARTMENT**

16. Submitting report relative to Law Department Response to CM Castañeda-López ó Olympia Development Commitments. **(The Law Department has filed a privileged and confidential memorandum in response to above-referenced matter.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

**CITY PLANNING COMMISSION**

17. Submitting reso. autho. 2019-20 Community Development Block Grant (CDBG) and Neighborhood Opportunity Fund (NOF) Homeless Public Service Deliberations. **(The Attached resolution seeks to set the time and manner by which Your Honorable Body will deliberate on the Homeless Public Service proposals.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

18. Submitting reso. autho. Property Sale of 9020 Central, Detroit, MI 48204. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Fontenot Landscape Services, LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 9020 Central, Detroit, MI (the “Property”) for the purchase price of Two Thousand and 00/100 Dollars (\$2,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
19. Submitting reso. autho. Property Sale of 5432 and 5428 Michigan, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 5428-32 MA, LLC, a Michigan Limited Liability Company (the “Purchaser”, to purchase certain City-owned real property at 5432 and 5428 Michigan, Detroit, MI (the “Property”) for the purchase price of None Thousand Five Hundred and 00/100 Dollars (\$9,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
20. Submitting reso. autho. Property Sale of 5250 Newport, Detroit, MI 48213. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from**

**Barbara Romeo (the “Purchaser”), to purchase certain City-owned real property at 5250 Newport, Detroit, MI (the “Property”) for the purchase price of Five Thousand and 00/100 Dollars (\$5,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

21. Submitting reso. autho. Property Sale of 1340 Oakman, Detroit, MI 48238. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Focus: Hope, a Michigan Nonprofit Corporation (the “Purchaser”), to purchase certain City-owned real property at 1340 Oakman, Detroit, MI (the “Property”) for the purchase price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**

#### **MISCELLANEOUS**

22. **Council Member Scott Benson** submitting memorandum relative to Bel-Air Shopping Center Signage Compliance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
23. Submitting Petition of Detroit Sound Conservancy (#900), request to declare the Legendary Blue Bird Inn at 5021 Tireman an interim historic district. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**
24. **Council Member Raquel Castañeda-López** submitting memorandum relative to Proposed Re-Zoning of Industrial Land from W. Vernor Framework Study. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-6-19)**