

City of Detroit

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

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, JUNE 20, 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 Second Amended and Restated Brownfield Plan for the 3800 Woodward Redevelopment. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- E. **10:10 A.M. – PUBLIC HEARING – RE:** Approval of the Second Amended and Restated Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the 3800 Woodward Redevelopment. **(3750 Woodward Avenue, LLC, is the project developer (the “Developer”) for the Plan Amendment which includes two parcels located at 3750 and 3800 Woodward Avenue. The Plan Amendment includes the completed rehabilitation of a 12-story structure for residential and commercial use (The Plaza), located on the parcel with the address 3800 Woodward Avenue. No additional redevelopment is anticipated for this parcel. Total investment is estimated to exceed \$330M. The developer is seeking \$58M in tax increment financing (TIF) reimbursement for eligible activities under the Plan Amendment.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**

- F. **10:25 A.M. – PUBLIC HEARING – RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of Nassif Holdings, LLC (#773) in the area of 1401 Vermont Street, 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:** Establishment of a Neighborhood Enterprise Zone as requested by Real Estate Interests, LLC, in the area of 3750 Woodward Avenue, Detroit, MI in accordance with Public Act 147 of 1992. **(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)**
- H. **10:45 A.M. – PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of GPC Adams, LLC, in the area of 25 West Elizabeth and 2047 Woodward Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #593). **(Taxing Units, Petitioner, Finance Department, Finance Department/Assessments Division; Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corp.)**

UNFINISHED BUSINESS

1. Status of Council President Pro Tem Mary Sheffield submitting memorandum relative to the Notification Ordinance Update. **(BROUGHT BACK AS DIRECTED ON 6-13-19)**
2. Status of Council Member Gabe Leland submitting memorandum relative to Housing Trust Fund. **(BROUGHT BACK AS DIRECTED ON 6-13-19)**
3. 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 6-13-19)**
4. 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 6-6-19)**
5. 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 6-6-19)**

6. 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 6-6-19)**
7. 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 6-6-19)**
8. 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 6-6-19)**
9. Status of **Council Member Scott Benson** submitting memorandum relative to Bel-Air Shopping Center Signage Compliance. **(BROUGHT BACK AS DIRECTED ON 6-6-19)**
10. 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 5-23-19)**
11. Status of **Council Member Janee' Ayers** submitting memorandum relative to Status of 550 Fort St (Detroit Saturday Night Building). **(BROUGHT BACK AS DIRECTED ON 5-23-19)**
12. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 5-16-19)**
13. 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 3-21-19)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

14. Submitting reso. autho. **Contract No. 6002073** - 100% City Funding ó Funding Agreement to Provide Funding for Renovation on the Detroit River. (Renovations will be on the Uniroyal Promenade part of the Riverwalk) ó Contractor: Detroit River Conservancy Inc. ó Location: 600 Renaissance Ctr., Ste. 1720, Detroit, MI 48243 ó Contract Period: Upon City Council Approval through May 7, 2035 ó Total Contract Amount (Not to Exceed): \$250,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

15. Submitting reso. autho. **Contract No. 6002201** - 100% City Funding ó To Provide Sound Mitigation, Indoor Air Pollution Mitigation Services for 40 Residential Homes surrounding the Gordie Howe International Bridge. ó Contractor: DMC Consultants ó Location: 13500 Foley, Detroit, MI 48227 ó Contract Period: Upon City Council Approval through June 25, 2020 ó Total Contract Amount: \$1,248,523.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

16. Submitting reso. autho. **Contract No. 6002205** - 100% City Funding ó To Provide Board-Up, and Securing Vacant Homes Owned by the DLBA under the Direction of HRD. ó Contractor: Detroit Building Authority ó Location: 1301 Third, Ste. 328, Detroit, MI 48226 ó Contract Period: Upon City Council Approval through June 30, 2020 ó Total Contract Amount: \$75,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

LAW DEPARTMENT

17. Submitting Proposed Ordinance to amend Chapter 26 of the 1984 Detroit City Code, *Housing*; Article VIII, *Neighborhood Enterprise Zones*, by amending Section 26-8-1 to modify the definition of "certificate of approval" by removing the reference to a repealed section of the 1984 Detroit City Code; by amending Section 26-8-3 to modify the inspection requirements by removing the reference to a repealed section of the 1984 Detroit City Code; and by amending Section 26-8-4 to require that City Council periodically review the maps associated with current Neighborhood Enterprise Zones and to set forth criteria for such review. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

LEGISLATIVE POLICY DIVISION

18. Submitting report relative to Financial Feasibility of Increasing the Percentage of Commercial Land Sales Revenue for the Detroit Affordable Housing Development and Preservation Fund. **(Council Member Gabe Leland requested the Legislative Policy Division (LPD) to provide a report on the financial feasibility of amending the Inclusionary Housing Ordinance to increase the percentage of commercial land sales that currently provides revenue for the Detroit Affordable Housing Development and Preservation Fund.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

19. Submitting reso. autho. Sale of Property at 1906 Clements. **(The City of Detroit Planning and Development Department (“P&DD”) is in receipt of an offer from Freewind Properties LLC (“Purchaser”), a Michigan Limited Liability Company to purchase the above captioned property, 1906 Clements, (the “Property”), for the amount of Thirteen Thousand and 00/100 Dollars (\$13,000.00) (the “Purchase Price”). (The Property consists of an unoccupied three story brick clad apartment building in need of significant repair that is situated on an area of land measuring approximately 3200 square feet and zoned R2 (Two-Family Residential District). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
20. Submitting reso. autho. Property Sale ó 4503 Trumbull and 1520 Lysander, Detroit, MI 48208. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Trumbull Properties, LLC (the “Purchaser”), a Michigan Limited Liability Company, whose address is 25700 W. 8 Mile Rd., Southfield, MI 48033, to purchase certain City-owned real properties at 4503 Trumbull and 1520 Lysander, Detroit, MI (the “Properties”). The P&DD entered into a purchase agreement, dated May 22, 2019, with the purchaser. Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the purchaser for the purchase price of Eighty Thousand and 00/100 Dollars (\$80,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
21. Submitting reso. autho. Property Sale ó 15222 & 15226 W. Grand River, Detroit, MI 48227. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Atcom, LLC (“Purchaser”), a Michigan Limited Liability Company, whose address is 27600 Northwestern Hwy, Suite 200, Southfield, MI 48034, to purchase certain City-owned real property at 15222 and 15226 W. Grand River, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated April 26, 2019, with the purchaser. Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the purchaser for the purchase price of Eight Thousand One Hundred and 00/100 Dollars (\$8,100.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

22. Submitting reso. autho. Property Sale ó 7016 Michigan Avenue, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from SKC Investments, LLC (“SKC”), a Michigan Domestic Limited Liability Company, to purchase certain City-owned real property at 7016 Michigan Avenue, Detroit, MI (the “Property”) for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00). (SKC currently owns Detroit K-9, Pet Supply located on the adjacent lot at 7020 Michigan. SKC proposes to purchase the Property in order to utilize it as additional parking for their adjacent business.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
23. Submitting reso. autho. Property Sale ó 9854 Rosa Parks Blvd., Detroit, MI 48206. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Max Ed Out Design, LLC (the “Purchaser”), a Michigan Limited Liability Company, whose address is 2280 Peters, Ann Arbor, MI 48103, to purchase certain City-owned real property at 9854 Rosa Parks Blvd., Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated April 23, 2019, with the purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Six Thousand Seven Hundred Twenty and 00/100 Dollars (\$6,720.00). The purchaser proposes to utilize the existing structure located on the property to open a general store with a café’, as well as a seasonal farmer’s market.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
24. Submitting reso. autho. Property Sale ó 1288 Solvay, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jacob’s Construction Inc. (the “Purchaser”), a Michigan for profit corporation, whose address is 805 N Cedar Rd., P.O. Box 252, Mason, MI 48854, to purchase certain City-owned real property at 1288 Solvay, Detroit, MI (the “Property”). The P&DD entered into a purchase agreement, dated May 22, 2019, with the purchaser. Under the terms of the proposed Purchase Agreement, the property will be conveyed to the purchaser for the purchase price of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
25. Submitting reso. autho. Property Sale ó 239 Edmund Place, Detroit, MI 48201. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from New Beginnings Land Development, LLC (the “Purchaser”), a Michigan Limited Liability Company, whose address is 808 Chesterfield Avenue, Birmingham, Michigan 48009, to purchase certain City-owned real property at 239 Edmund Pl., Detroit, MI (the “Property”) for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**
26. Submitting reso. autho. Extension Agreement for JLA and JLA Garage Development Agreement dated December 10, 2014. **(The City, Financial Guaranty Insurance Company (“FGIC”), and the State of Michigan are parties to a Development**

Agreement dated December 10, 2014 (the “Development Agreement”) pertaining to the redevelopment of the Joe Louis Arena site (the “JLA”) and the Joe Louis Arena Garage (the “Garage”). FGIC assigned its rights under the Development Agreement to Gotham Motown Recovery, LLC, a Delaware Limited Liability Company (“Developer”), and Developer assumed the obligations under the Development Agreement.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)

DEPARTMENT OF PUBLIC WORKS

27. Submitting reso. autho. Petition of The Greek (#893), request for a seasonal outdoor café permit for the property located at 535 Monroe, Detroit, MI. **(It is the recommendation of DPW that the petitioner’s request be granted subject to the terms and conditions provided in the attached resolution and that this service will convene April 1st through November 30th yearly with yearly administrative review from the date of your Honorable Body’s approval.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**

MISCELLANEOUS

28. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to 12th Street Renaming Resolution. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-20-19)**