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

***THE STANDING COMMITTEE WILL BE HELD IN ROOM 301 - THE***

***JUROR ASSEMBLY ROOM***

**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. Cherrie M. Wiggins**

**Assistant City Council Committee Clerk**

**THURSDAY, FEBRUARY 13, 2020 10:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **10:05 A.M. PUBLIC HEARING** **– RE:** Approval of an Industrial Facilities Exemption Certificate on behalf of ML Properties II, LLC in the general area of 1300 Rosa Parks, Unit 2, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #571). (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)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council Member Scott Benson** submitting memorandum relative to Sign Ordinance Opinion. **(BROUGHT BACK AS DIRECTED ON 1-23-2020)**
      2. 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 1-30-2020)**
      3. Status of **Council Member Scott Benson** submitting memorandum relative to Zoning District Text Modification. **(BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      4. Status of **Law Department** submitting report and Proposed Ordinance to amend Chapter 43, of the 2019 Detroit City Code, *Sidewalks and Other Public Places*, by repealing Article XII, *Signs and Marquees on Woodward Avenue*, to conform certain sign requirements on Woodward Avenue to the Proposed Chapter 4, *Advertising and Signs*. **(BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      5. Status of **Law Department** submitting report and Proposed Ordinance to amend Chapter 40, of the 2019 Detroit City Code, *Sales*, by Amending Article I, *Auctions and Auctioneers*, Division 1, *Generally*, Section 40-1-12, *Use of musical instruments, flags, etc., noise to attract attention prohibited*, to conform certain auctioneer sign requirements to the proposed Chapter 4, *Advertising and signs*. **(BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      6. Status of **Planning and Development Department** submittingreso. autho. Property Sale / Land Swap 261 Chandler, Detroit, MI/286 E. Euclid, Detroit, MI. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Everard Findlay (“Purchaser”), to purchase certain City-owned real property at 261 Chandler (the “Sales Property”) in exchange from certain real property that he owns at 286 E. Euclid (“Acquisition Property”). The Acquisition Property is a vacant lot that used to contain a single-family home that was demolished in 2018. The Purchaser wishes to swap the vacant lot for a City-owned structure that can be renovated and used as a rental property.) (BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      7. Status of **Planning and Development Department** submittingreso. autho. Property Sale 3962 Beniteau. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Kelvin McCray (“Purchaser”), to purchase certain real property at 3962 Beniteau (the “Property”) for the purchase price of Five Hundred and 00/100 Dollars ($500.00). The Property is a vacant single-family home currently owned by the Detroit Land Bank Authority (“DLBA”). The City has agreed to acquire the Property from the DLBA to sell to Purchaser. The Purchaser proposes to renovate the Property for use as a residential rental unit. Currently, the Property is within an R2 zoning district (Two-Family Residential District). The Purchaser’s proposed use of the Property is consistent with the allowable uses for which the Property is zoned.) (BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      8. Status of **Planning and Development Department** submittingreso. autho. Property Sale 1835 E. McNichols, Detroit, MI 48203. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Fressher Start LLC (The “Purchaser”), to purchase certain City-owned real property at 1835 E. McNichols (the “Property”) for the purchase price of Two Thousand Four Hundred Sixteen and 00/100 Dollars ($2,416.00).) (BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      9. Status of **Planning and Development Department** submittingreso. autho. Second Amended and Restated Memorandum of Understanding City of Detroit and Detroit Land Bank Authority. **(The City of Detroit (“City”) has engaged the Detroit Land Bank Authority (“DLBA”) to perform certain services for the City, which the DLBA is well suited to address by its structure and powers granted under Public Act 258 of 2003, to meet the evolving needs of the City and its residents in stabilizing Detroit neighborhoods, addressing challenging market failures, fighting blight and promoting economic growth. To define the scope and manner of the services, the City and DLBA entered into that certain Memorandum of Understanding dated March 14, 2014 that was amended and restated by a First Amended and Restated Memorandum of Understanding approved by Detroit City Council on May 5, 2015 (the “MOU”).) (BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      10. Status of **Council President Brenda Jones** submitting memorandum relative to OFCPBJ Small Business Funding Concern Follow Up. **(BROUGHT BACK AS DIRECTED ON 1-30-2020)**
      11. Status of **Office of Contracting and Procurement** submitting reso. autho. **Contract No. 6002697** - 100% City Funding – To Provide Services to Conduct Resident Engagement and Needs Assessment Activities for the Greater Corktown Project. – Contractor: Wayne State University – Location: 5700 Cass Avenue Suite 2207 A/AB, Detroit, MI 48202 – Contract Period: Upon City Council Approval through February 18, 2021 – Total Contract Amount: $79,032.00 **HOUSING AND REVITALIZATION** . **(BROUGHT BACK AS DIRECTED ON 2-6-2020)**
      12. Status of **Office of Contracting and Procurement** submitting reso. autho. **Contract No. 6002698** - 100% City Funding – To Provide Services to Conduct Resident Engagement and Needs Assessment Activities for the Greater Corktown Project. – Contractor: United Community Housing Coalition – Location: 2727 Second Avenue Suite 313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through February 18, 2021 – Total Contract Amount: $50,000 **HOUSING AND** **REVITALIZATION (BROUGHT BACK AS DIRECTED ON 2-6-2020)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. Submitting reso. autho. **Contract No. 6000771** - 100% Federal Funding – AMEND 2 – To Provide an Extension of **Time Only** for Facility Rehabilitation and Improvements at Property 4401 Conner. – Contractor: Warren Conner Development Coalitions – Location: 4401 Conner, Detroit, MI 48204 – Contract Period: February 1, 2020 through July 31, 2020 – Total Contract Amount: $100,000.00 **HOUSING AND REVITALIZATION (*Previous Contract Period: July 1, 2017 through January 31, 2020*) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      2. Submitting reso. autho. **Contract No. 6002701** - 100% City Funding – To Provide Waterline Replacement Services on an As Needed Basis for the Bridging Neighborhood Program. – Contractor: Gayanga Co. – Location: 1120 W Baltimore Suite 200, Detroit, MI 48202 – Contract Period: Upon City Council Approval through February 24, 2022 – Total Contract Amount: $200,000.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**LAW DEPARTMENT**

* + - 1. Submitting report relative to Reapplying for Neighborhood Enterprise Zones Midterm. **(The Law Department has submitted privileged and confidential correspondence, dated February 3, 2020 regarding the above-referenced matter.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      2. Submitting a Proposed Ordinance to amend Chapter 4 of the 2019 Detroit City Code, *Advertising*, by renaming the chapter to *Advertising and Signs* and amending the chapter to consist of Article I, *Generally*, consisting of Section 4-4-1, *Definitions*, Section 4-1-2, *Misdemeanor violation*; *aiding and abetting violation; continuing violation; penalties for conviction thereof,* Section 4-1-3, *Enforcement*, Section 4-1-4, *Posting of advertising materials on public or private property,* etc. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**CITY PLANNING COMMISSION**

* + - 1. Submitting report and proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘*Zoning*,’ by amending Article XVII, District Map No. 25 to show a M2 (Restricted Industrial District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown at 6570, 6576, 6582, 6598, 6600, 6602 and 6608 Harding Avenue, generally located on the east side of Harding Avenue north of Harper Avenue. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      2. Submitting report relative to Request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 50 of the 2019 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and the Southfield Freeway north service drive to the west. **(RECOMMEND DENIAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      3. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-5 District Map No. 4 to modify an existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 39-07, to allow for a hotel and conservatory. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      4. Submitting report relative to Sign Ordinances – Chapter 50, *Zoning*, and Chapter 4, *Advertising and Signs.* **(RECOMMEND APPROVAL – AWAITING REVISED ORDINANCE FROM THE LAW DEPARTMENT) (FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**DETROIT BROWNFILED REDEVELOPMENT AUTHORITY**

* + - 1. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Park Shelton Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      2. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Hudson’s Warehouse Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      3. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Parkside Development C., LLC 4705-4707 Conner Avenue Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      4. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Riverfront Holdings, Inc. River East Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      5. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Merchants Row 1241-1281 Woodward and 1425-1447 Woodward Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      6. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Art Center Town and Carriage Homes North, L.L.C.-Phase 2 Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      7. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The University Lofts Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      8. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The 41-47 Burroughs Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      9. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The Rocky DFD LLC Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      10. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for The 1560 E. Jefferson Avenue Redevelopment Project. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      11. Submittingreso. autho. Abolishing the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for 6200 Second Brownfield Redevelopment Plan. **(At the regularly scheduled August 28, 2019 DBRA Board of Directors meeting, DBRA staff recommended abolishment of the Plan on the basis that the project has been completed and the purposes for which the Plan was established have been accomplished in accordance with Section 14(8)(a) of Act 381. The DBRA subsequently adopted a resolution (Exhibit B) approving the abolishment of the Plan and authorizing the submission of a copy of its resolution to request that City Council adopt a resolution abolishing the Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**HISTORIC DESIGNATION ADVISORY BOARD**

* + - 1. Submitting reso. autho. Appointment of Dwight Smith and Arthur Jemison, Chief of Infrastructure and Service, and or his representative; to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study for the proposed Higginbotham School Local Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**
      2. Submitting reso. autho. Appointment of Ms. Hazel Fludd and a representative of U of D Jesuit High School to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the proposed Johnson Recreation Center and Joe Louis Playfield Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**HOUSING AND REVITALIZATION DEPARTMENT**

* + - 1. Submitting report related to the Office of Council President Brenda Jones. Small Business Funding Concern Follow-up. **(The Housing and Revitalization Department submits the attached response received from the Detroit Economic Growth Corporation (DEGC), in response to additional questions submitted by Council President Brenda Jones.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**PUBLIC LIGHTING AUTHORITY**

* + - 1. Submitting reso. autho. Petition of Detroit Metro Convention & Visitors Bureau **(#1203),** request to hang approximately 56 banners on Jefferson between Washington and Beaubien and on Washington between Jefferson and Congress from March 9, 2020 to March 23, 2020. **(The Public Lighting Authority has inspected poles and finds them to be structurally sound and is recommending approval for the Detroit Metro Convention & Visitors Bureau to hang banners on Jefferson (between Washington and Beaubien) and on Washington (between Jefferson and Congress) from March 9, 2020 to March 23, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**

**MISCELLANEOUS**

* + - 1. **Council President Brenda Jones** submitting memorandum relative to Property Tax Foreclosure Program. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-13-2020)**