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 27, 2020 10:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **10:05 A.M. PUBLIC HEARING** **– RE:** Request to Establish a Commercial Rehabilitation District for Life is a Dreamtroit, LLC, in the area of 1331 Holden and 5924-6138 Lincoln, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1161)**. **(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)**
5. **10:15 A.M. PUBLIC HEARING** **– RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of 2110 Park Avenue, LLC in the area of 2110 Park Ave., Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #1123)**. **(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)**
6. **10:30 A.M. PUBLIC HEARING** **– RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of MHS Group, LLC in the area of 2305 Park Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #953)**. **(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)**
7. **10:45 A.M. PUBLIC HEARING** **– RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of Iconic Broadway, LLC in the area of 1307 Broadway Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #937)**. **(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)**
8. **11:00 A.M. PUBLIC HEARING** **– RE:** Request to Approve an Obsolete Property Rehabilitation Certificate on behalf of Iconic 511, LLC in the area of 511 Woodward Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Related to Petition #1008)**. **(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 **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 2-6-20)**
      2. Status of **Planning and Development Department** submitting reso. autho. Property Sale 8942 Puritan. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Leo’s Real Estate #3, L.L.C. (The “Purchaser”), to purchase certain City-owned real property at 8942 Puritan (the “Property”) for the purchase price of Sixty Three Thousand Six Hundred and 00/100 Dollars ($63,600.00).) (BROUGHT BACK AS DIRECTED ON 2-6-20)**
      3. Status of **Council Member Scott Benson** submitting memorandum relative to Zoning District Text Modification. **(BROUGHT BACK AS DIRECTED ON 2-13-20)**
      4. Status of **City Planning Commission** 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) (BROUGHT BACK AS DIRECTED ON 2-13-20)**
      5. Status of **Council President Brenda Jones** submitting memorandum relative to Property Tax Foreclosure Program. **(BROUGHT BACK AS DIRECTED ON 2-13-20)**
      6. Status of **Legislative Policy Division** submitting report relative to City of Detroit Transaction with Michael Kelly regarding FCA Project. **(The Legislative Policy Division (LPD) has been requested to provide a report on the information that was provided by the Administration with regard to the transaction between the City of Detroit (City) and Michael G. Kelly (Kelly Entities) as it relates to the Fiat Chrysler of America (FCA) land assemblage.) (BROUGHT BACK AS DIRECTED ON 2-20-20)**
      7. Status of **City Planning Commission** submitting report and Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, Traditional Main Street Overlay Ordinance **(RECOMMEND APPROVAL – AWAITING REVISED ORDINANCE FROM THE LAW DEPARTMENT) (FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 2-20-20)**
      8. Status of **City Planning Commission** submitting report and Proposed Zoning Ordinance Text Amendment (Chapter 50 of the 2019 Detroit City Code) – Van Dyke/Traditional Main Street Overlay (TMSO) Ordinance. **(RECOMMEND APPROVAL) (FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 2-20-20)**
      9. Status of **Council Member James Tate** submitting memorandum relative to Michael Kelly Transaction and Blight Enforcement. **(BROUGHT BACK AS DIRECTED ON 2-20-20)**
      10. Status of **City Planning Commission** submitting report relative to PCA (Public Center Adjacent) Special District Review of exterior changes and demolition of 561 E. Jefferson Avenue, the former Department of Administrative Hearing Building. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has completed its review of the request of Mary C. McCormick of CM Partners Architects for special district review for the proposed demolition of the existing building located at 561 E. Jefferson Avenue and the establishment of a surface parking lot at the same location.) (BROUGHT BACK AS DIRECTED ON 2-20-20)**
      11. Status of **City Planning Commission** submitting report relative to Request of Jerry Pattah, Timothy 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) (BROUGHT BACK AS DIRECTED ON 2-20-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. Submitting reso. autho. **Contract No. 6002519** - 100% Grant Funding – AMEND 1 – To Provide an Increase of Funds for Shelter Services to Individuals Experiencing Homelessness. – Contractor: Detroit Rescue Mission Ministries – Location: 3535 Third Street, Detroit, MI 48201 – Contract Period: Upon City Council Approval through December 31, 2020 – Contract Increase Amount: $35,658.00 – Total Contract Amount: $202,158.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      2. Submitting reso. autho. **Contract No. 6002535** - 100% Grant Funding – AMEND 1 – To Provide an Increase of Funds for Shelter Services to Individuals Experiencing Homelessness. – Contractor: Neighborhood Service Organization – Location: 882 Oakman Boulevard Suite C, Detroit, MI 48238 – Contract Period: Upon City Council Approval through December 31, 2020 – Contract Increase Amount: $22,560.20 – Total Contract Amount: $206,310.20 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

* + - 1. Submitting report relative to DBRA Industrial Land Assembly Monthly Report: January 2020. **(Pursuant to Section 8 of the Funding Agreement between the Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit Economic Development Projects, the DBRA hereby informs your Honorable Body that there were no expenditures from the Additional Funds made in the month of January 2020. Please see the attached Additional Funds Report.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**

**CITY PLANNING COMMISSION**

* + - 1. Submitting reso. autho. Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, Traditional Main Street Overlay Combined Ordinance. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**

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

* + - 1. Submitting reso. autho. Request to Accept and Appropriate the Fitzgerald Revitalization Project Grant. **(The Invest Detroit Foundation has awarded the City of Detroit Housing and Revitalization Department with the Fitzgerald Revitalization Grant for a total of $400,000.00. There is no match requirement for this grant.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

* + - 1. Submitting reso. autho. Property Sale 3302 E. Davison, Detroit, MI 48212. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Al-Wali Childcare Center, LLC, a Michigan Limited Liability Company (The “Purchaser”), to purchase certain City-owned real property at 3302 E. Davison, Detroit, MI (the “Property”) for the purchase price of Two Thousand Sixty and 00/100 Dollars ($2,060.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      2. Submitting reso. autho. Property Sale 2811 Dubois. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from People’s Restaurant Equipment Co. LLC, a Michigan Limited Liability Company (“Purchaser”), to purchase certain City-owned real property at 2811 Dubois (the “Property”) for the purchase price of Twelve Thousand and 00/100 Dollars ($12,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      3. Submitting reso. autho. Property Sale 2687 W. Grand Blvd. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Dadich Properties, Inc, a Michigan Corporation (“Purchaser”), to purchase certain City-owned real property at 2687 W Grand Blvd (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 2-27-20)**

* + - 1. Submitting reso. autho. Property Sale 15017 Flanders. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sharita Pierce (“Purchaser”), to purchase certain City-owned real property at 15017 Flanders (the “Property”) for the purchase price of Three Thousand Six Hundred and 00/100 Dollars ($3,600.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      2. Submitting reso. autho. Property Sale 4400 Livernois. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from DXX Enterprise, LLC, a Michigan Limited Liability Company (“Purchaser”), to purchase certain City-owned real property at 4400 Livernois (the “Property”) for the purchase price of Fifty Five Thousand and 00/100 Dollars ($55,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      3. Submitting reso. autho. Property Sale 11411 Wyoming. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rayann LLC, a Michigan Limited Liability Company (“Purchaser”), to purchase certain City-owned real property at 11411 Wyoming (the “Property”) for the purchase price of Fifteen Thousand and 00/100 Dollars ($15,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      4. Submitting reso. autho. Property Sale 10539 Chicago. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Alan Williams (“Purchaser”), to purchase certain City-owned real property at 10539 Chicago (the “Property”) for the purchase price of Six Thousand Five Hundred and 00/100 Dollars ($6,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**
      5. Submitting reso. autho. Property Sale 9401 Chalmers. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Lord of Lords Missionary Baptist Church (“Purchaser”), to purchase certain City-owned real property at 9401 Chalmers (the “Property”) for the purchase price of Seventeen Thousand Five Hundred and 00/100 Dollars ($17,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**

**MISCELLANEOUS**

* + - 1. **Council President Brenda Jones** submitting memorandum relative to 0% Home Repair Loan Program Mandatory Insurance Requirements. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-27-20)**