

3-17-20

NEW

BUSINESS

PHS

① ~~JA~~
JK

**OFFICE OF CONTRACTING
AND PROCUREMENT**

March 4, 2020

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

3041457 100% City Funding – To Provide Residential Demolition Services for Group 11.25.19 (9 Properties) for the Bridging Neighborhoods Program. – Contractor: RDC Construction Services – Location: 100 Riverfront Drive, Unit 2610, Detroit, MI 48226 – Contract Period: Upon City Council Approval through March 2, 2021 – Total Contract Amount: \$154,072.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER

~~SHEEFIELD~~

Benson

RESOLVED, that Contract No. 3041457 referred to in the foregoing communication dated March 4, 2020, be hereby and is approved.

MAR 16 2020 M. T. F. to NB (JA) 3-0

OFFICE OF CONTRACTING
AND PROCUREMENT

ⓐ ⓑ
✱

March 4, 2020

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

3040774 100% General Funding – To Provide Fitness Equipment and Disposal for 10 (Ten) Recreation Centers with Extended Warranty. – Contractor: Life Fitness, LLC – Location: 9525 Bryn Mawr Avenue, Rosemont, IL 60018 – Contract Period: Upon City Council Approval through May 1, 2020 – Total Contract Amount: \$246,338.76. **GENERAL SERVICES**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER SHEFFIELD

RESOLVED, that Contract No. 3040774 referred to in the foregoing communication dated March 4, 2020, be hereby and is approved.

MAR 12 2020 MTF, Spivey, 3-0
New
Busi.

OFFICE OF CONTRACTING
AND PROCUREMENT

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March 4, 2020

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002679 100% City Funding – To Provide Repair Services, Labor and Parts for Light Duty Transmissions. – Contractor: Suburban Buick GMC of Ferndale, LLC – Location: 21800 Woodward Avenue, Ferndale, MI 48220 – Contract Period: Upon City Council Approval through February 28, 2022 – Total Contract Amount: \$150,000.00. **GENERAL SERVICES**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER SHEFFIELD

RESOLVED, that Contract No. 6002679 referred to in the foregoing communication dated March 4, 2020, be hereby and is approved.

MAR 12 2020 MTF, Spivey, 3-0
New
Busi

FORMAL SESSION/NEW BUSINESS - TUESDAY, MARCH 17, 2020

LAW DEPARTMENT

Tate, an Proposed Ordinance to amend Chapter 20 of the 2019 Detroit City Code, *Health*; by amending Article VI, *Medical Marihuana Facilities*, to amend section 20-6-7 to prohibit marihuana establishments under the Michigan Regulation and Taxation of Marihuana Act, being Initiated Law 1 of 2018, until July 31, 2020.

INTRODUCE.

ROLL CALL

Tate, resolution setting public hearing on _____ at _____ A.M./P.M. on foregoing ordinance amendment.

PHS



City of Detroit

CITY COUNCIL

~~23~~

43

JAMES E. TATE, Jr.
COUNCIL MEMBER

MEMORANDUM

TO: Honorable Colleagues

FROM: Councilman James E. Tate, Jr. J.T.

DATE: March 6, 2020

RE: Prohibition of the Approval of Adult-Use Marihuana Establishments

On January 28, 2020, this Honorable Body adopted an ordinance to amend Chapter 20 of the 2019 Detroit City Code, *Health*; Article VI, *Medical Marihuana Facilities*, to temporarily prohibit the approval of adult-use marihuana establishments under the Michigan Regulation and Taxation of Marihuana Act, being Initiated Law 1 of 2018, until March 31, 2020, to allow additional time for the development of a comprehensive social equity program that benefits Detroit residents in accordance with state law.

Since that time, my office has been deeply engaged in that effort with industry stakeholders, the Mayor's Office, the Law Department, the Legislative Policy Division, and other interested parties. Although we have made significant progress, there is still much more work that needs to be done and additional time is required. Therefore, I am requesting that this Honorable Body adopt the attached ordinance to extend the temporary opt-out period through July 31, 2020 to provide additional time to accomplish our legislative goals.

If you have any questions or concerns, please feel free to contact DeAndree Watson of my office at (313) 224-0278. Thank you in advance for your prompt attention to this matter.

ATTACHMENT

CC: Louise Jones, City Clerk's Office
Avery Peoples, Mayor's Office

MAR 16 2020 M.T.F. to NB (2M) 3-0

CITY CLERK 2020 MAR 6 PM 12:34

Introduced
3/17/2020
3/4/20 (mgw)

1 BY COUNCIL MEMBER _____:

2 AN ORDINANCE to amend Chapter 20 of the 2019 Detroit City Code, *Health*;
3 by amending Article VI, *Medical Marihuana Facilities*, to amend Section 20-6-7 to prohibit
4 marihuana establishments under the Michigan Regulation and Taxation of Marihuana Act, being
5 Initiated Law 1 of 2018, until July 31, 2020.

6 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

7 Section 1. Section 20-6-7, Chapter 20, Article VI of the 2019 Detroit City Code is amended as
8 follows:

9 ARTICLE VI. - MEDICAL MARIHUANA FACILITIES

10 DIVISION 1. - GENERALLY

11 Sec. 20-6-7. Opt Out

12
13 (a) Pursuant to Sec. 6 (1) of the Michigan Regulation and Taxation of Marihuana Act, being
14 Initiated Law 1 of 2018, MCL 333.27956(1), marihuana establishments are prohibited until ~~March~~
15 ~~31, 2020~~ July 31, 2020.

16
17 Section 2. This ordinance is hereby declared necessary to preserve the public peace, health, safety
18 and welfare of the People of the City of Detroit.

19 Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

20 Section 4. In the event this ordinance is passed by two-thirds (2/3) majority of City Council
21 Members serving, it shall be given immediate effect and become effective upon publication in
22 accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed
23 by less than a two-thirds (2/3) majority of City Council Members serving, it shall become
24 effective on the thirtieth (30) day after enactment, or on the first business day thereafter, in

1 accordance with Section 4-118 of the 2012 Detroit City Charter; if this ordinance specifies a
2 certain date to become effective, it shall become effective in accordance with the date specified
3 therein, subject to the publication requirement in Section 4-118 of the 2012 Detroit City Charter.

4 Approved as to form:

5

6

Lawrence T. García

7

Lawrence T García

8

Corporation Counsel

9



RESOLUTION SETTING HEARING

By Council Member Tate:

Resolved, That a public hearing will be held by this body on _____ in the Neighborhood and Community Services Standing Committee, in the Council's Committee Room, 13th Floor, Coleman A. Young Municipal Center for the purpose of considering the advisability of adopting the foregoing an Proposed Ordinance to amend Chapter 20 of the 2019 Detroit City Code, *Health*; by amending Article VI, *Medical Marihuana Facilities*, to amend section 20-6-7 to prohibit marihuana establishments under the Michigan Regulation and Taxation of Marihuana Act, being Initiated Law 1 of 2018, until July 31, 2020.

All interested persons are invited to be present to be heard as to their views.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1026
DETROIT, MICHIGAN 48226
PHONE: 313 • 628-2158
FAX: 313 • 224 • 0542
WWW.DETROITMI.GOV

(Handwritten circled 'A')

November 25, 2019

(Handwritten '6')

The Honorable Detroit City Council
ATTN: City Clerk Office
200 Coleman A. Young Municipal Center
Detroit MI 48226

RE: Request to Accept and Appropriate the Institute for Urban Parks Grant

The Central Park Conservancy has awarded the City of Detroit General Services Department with the Institute for Urban Parks Grant for a total of \$25,000.00. There is no match requirement. The total project cost is \$25,000.00.

The objective of the grant is to support the development of the City of Detroit Parks Plan. The funding allotted to the department will be utilized to provide professional education, capacity building, peer-to-peer exchange, and thought leadership so that park professionals can develop the skills and knowledge they need to create successful and sustainable parks. This is a reimbursement grant.

If approval is granted to accept and appropriate this funding, the appropriation number is 20755.

I respectfully ask your approval to accept and appropriate funding in accordance with the attached resolution.

Sincerely,

DocuSigned by:
Ryan Friedrichs
A38B48C2052F48B

Ryan Friedrichs
Director, Office of Development and Grants
CC:

Katerli Bounds, Deputy Director, Grants
Sajjiah Parker, Assistant Director, Grants

DocuSigned by:
Tina Tolliver
1E1A2A8BD6C84B3

Office of Budget

DocuSigned by:
(Signature)
3925B7659A3D409

Agreement Approved as to Form
By the Law Department

MAR 12 2020 MTF, Spivacy, 3-0
New Bus.

CITY CLERK 2020 MAR 5 AM 11:18



Office of Development and Grants

RESOLUTION

Council Member _____

WHEREAS, the General Services Department is requesting authorization to accept a grant of reimbursement from Central Park Conservancy, in the amount of \$25,000.00, to support the development of the City of Detroit Parks Plan; and

WHEREAS, the Law Department has approved the attached agreement as to form; and

WHEREAS, this request has been approved by the Office of Budget; now

THEREFORE, BE IT RESOLVED that the Director or Head of the Department is authorized to execute the grant agreement on behalf of the City of Detroit, and

BE IT FURTHER RESOLVED, that the Budget Director is authorized to establish Appropriation number 20755, in the amount of \$25,000.00, for the Institute for Urban Parks Grant.

8/18

CPC INSTITUTE FOR URBAN PARKS GRANT AGREEMENT

Agreement (“Grant Agreement”) made as of October 28, 2019 between Central Park Conservancy, Inc., a corporation duly organized under the New York Not-For-Profit Law and having a place of business at 14 East 60th Street, New York, NY 10022 (“CPC”) and the City of Detroit, a municipal corporation of the State of Michigan, acting by and through the City of Detroit Parks and Recreation Department, and having a place of business at 18100 Meyers, Lower Level, Detroit, MI 48235 (“Grantee”).

WITNESSETH

WHEREAS, pursuant to its Certificate of Incorporation, CPC was formed in 1980 for the purpose of promoting and assisting in the restoration, maintenance and management of Central Park; and

WHEREAS, CPC launched the Institute for Urban Parks in 2013 to provide professional education, capacity building, peer-to-peer exchange, and thought leadership so that all park professionals can develop the skills and knowledge they need to create successful and sustainable parks; and

WHEREAS, CPC desires to provide assistance, including in the form of grant funding, to assist not-for-profit organizations and government agencies and departments having oversight over public spaces to build their capacity to plan, create, and manage great public spaces by developing their fundraising, operations, planning, communications, or programming abilities; and

WHEREAS, Grantee desires to develop a corporate donor strategy and guidelines for the parks and greenways encompassed in its system (the “Program”); and

WHEREAS, CPC desires to make a grant and provide assistance to Grantee to support the Program;

NOW, THEREFORE, in consideration of the mutual promises herein contained, the parties hereby agree to as follows:

1. THE PROGRAM

Grantee shall be responsible for all aspects of the Program, which will consist of participation in meetings, calls, and discussions required to plan and execute the identified project, the Program, as well as all elements of the partnership that require input, feedback, or content from the Grantee in order to achieve the identified goals.

2. TERM

The term of this Agreement (“Term”) shall commence upon execution and delivery of this Agreement, and, unless sooner terminated, shall expire on April 30, 2020, except for those provisions that shall survive expiration/termination.

3. GRANT

- (a) The amount of the grant (the "Grant Amount") shall be \$25,000.
- (b) CPC shall make payments under this Grant Agreement to Grantee in one (1) installment, on or before April 3, 2020.
- (c) Grant payments shall be made by check to "City of Detroit" and sent to City of Detroit, 18100 Meyers, Lower Level, Detroit, MI 48235.
- (d) The Grant shall solely be used for costs associated with the Program, in accordance with Grantee's proposal, and may not be used for any other purposes whatsoever.
- (e) We expect that all funds will be expended by the end of the Term. In the event there are any unexpended funds remaining at the end of the Term, CPC may, in its discretion, (a) allow Grantee to extend the Term, or (b) require that the Grantee return any Grant funds that remain unspent at the end of the Term.

4. OWNERSHIP OF MATERIALS

All copyright interests in materials created, produced or developed by Grantee as a result of the Grant shall be owned by Grantee; provided, however, that Grantee hereby grants to CPC a nonexclusive, irrevocable, perpetual, worldwide royalty-free license to use, display, perform, reproduce, publish, copy, excerpt, distribute, create derivative works from, and otherwise disseminate, in whole or in part, any or all materials developed by Grantee in connection with the Grant.

5. ACKNOWLEDGEMENT

CPC will be acknowledged on all materials relating to the Program as follows: *Central Park Conservancy Institute for Urban Parks*.

6. REPORTING

Grantee shall provide two (2) reports to Grantor, which shall include narrative descriptions of Grantee's accomplishments and progress with respect to the Project, along with a financial report detailing expenditure of Grant funds, which shall be certified by Grantee's responsible financial officer. The first report will be provided to Grantor six (6) months following the disbursement of the grant payment, and the second report will be provided to Grantor twelve (12) months following the disbursement of the grant payment. In addition, Grantee shall provide such other reports and documentation as may be reasonably requested by CPC to demonstrate that the Grant is being used in accordance with the terms of this Grant Agreement.

7. TERMINATION

(a) CPC may terminate this Grant Agreement at any time if Grantee fails to satisfy any term or condition of this Grant Agreement.

(b) In the event this Grant Agreement is terminated as provided in Section 4(a), Grantee will return any unused portion of the Grant to CPC within forty-five (45) days from said termination.

8. ASSIGNMENT

Grantee shall have no right to assign, transfer, convey, pledge or otherwise dispose of its interest in this Grant Agreement without the prior written consent of the other party.

9. INDEMNITY AND LIMITATION ON LIABILITY

Grantee, and not CPC, is responsible for all liabilities as a result of claims, judgments, or costs arising out of activities to be carried out by Grantee under this Grant Agreement, if the liability is caused by the Grantee, or any employee or agent of Grantee acting within the scope of their employment or agency. Nothing in this Grant Agreement shall be construed as a waiver of any governmental immunity by the Grantee or Grantee's agencies or employees, or CPC or its employees. The provisions of this Section 9 shall survive the termination of the Grant Agreement.

10. CONFIDENTIALITY

(a) Grantee hereby agrees that documents, data, recommendations, reports and any other material developed or obtained or used in the course of the Program relating to the Grant are strictly confidential between Grantee and CPC and except as specifically provided herein, Grantee may not at any time reveal or disclose such documents, data, recommendations or reports in whole or in part to any third party without first obtaining written approval from CPC.

(b) Notwithstanding the above limitation, Grantee may disclose documents, data, recommendations, reports and any other material developed or obtained or used in the course of administering the Grant as may be required by law, legal process or generally accepted accounting principles.

11. PROVISIONS REQUIRED BY LAW

All provisions required by law to be included in this Grant Agreement shall be deemed to be included herein within the same effect as if set forth in full herein.

12. SEVERABILITY

If any terms or provision of this Grant Agreement or application thereof to any person or in any circumstance shall to any extent be determined to be invalid or unenforceable, the remaining provisions of this Grant Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is found to be invalid or unenforceable, shall in no way be affected thereby, and each term and provision of this Grant Agreement shall be valid and

binding upon the parties, and enforced to the fullest extent permitted by law.

13. NEW YORK LAW

This Grant Agreement shall be construed under, and be governed by, the laws of the State of New York. The parties agree that any and all claims asserted by or against the City arising under this Grant Agreement or related hereto shall be heard and determined either in the courts of the United States ("Federal Courts") located in the City of Detroit or in the courts of the State ("New York State Courts") of New York.

14. NOTICE

Any notice, approval, consent, acceptance request, bill, demand or statement required or permitted to be given hereunder (a "Notice") from either party to the other shall be in writing and shall be transmitted either:

- (a) via certified or registered United States mail, return receipt requested;
- (b) by facsimile transmission;
- (c) by personal delivery;
- (d) by expedited delivery service; or
- (e) by email

Such notices shall be addressed as follows or to such different addresses as the parties may from time-to-time designate:

CPC:

Stephen Spinelli, CFO
Central Park Conservancy, Inc.
14 East 60th Street
New York, New York 10022
Phone: (212) 310-6623; Fax: (212) 310-6654
sspinelli@centralparknyc.org

Maura Lout
Executive Director, Institute for Urban Parks
Central Park Conservancy, Inc.
14 East 60th Street
New York, New York 10022
Phone: (212) 776-1065-; Fax: (212) 310-6654
mlout@centralparknyc.org

PARKS & RECREATION/GENERAL SERVICES:

Brad Dick
Director, Parks and Recreation/General Services
City of Detroit
18100 Meyers, Lower Level
Detroit, MI 92101
Phone: (313) 224-1100
Email: dickb@detroitmi.gov

With copy to:

Corporation Counsel
City of Detroit Law Department
2 Woodward Avenue
Coleman A. Young Municipal Center, Suite 500
Detroit, Michigan 48226

Any such notice shall be deemed to have been given either at the time of personal delivery or, in the case of expedited delivery service or certified or registered United States mail, as of the date of first attempted delivery at the address and in the manner provided herein, or in the case of

facsimile transmission or email, upon receipt.

The parties may, from time to time, specify any new or different address in the United States as their address for purpose of receiving notice under this Grant Agreement by giving fifteen (15) days written notice to the other party sent in accordance herewith. The parties agree to mutually designate individuals as their respective representatives for the purposes of receiving notices under this Grant Agreement. Additional individuals may be designated in writing by the parties for purposes of implementation and administration/billing, resolving issues and problems and/or for dispute resolution.

15. ENTIRE AGREEMENT / MODIFICATION

This Grant Agreement constitutes the entire agreement between CPC and Grantec, and any prior agreements or understandings between the parties related to the agreement herein, are hereby merged into this Grant Agreement. No modifications of the Grant Agreement shall be binding unless in writing and signed by the party to be bound.

ACCEPTED AND AGREED as of the _____ day of _____, 2020.

CENTRAL PARK CONSERVANCY, INC.

CITY OF DETROIT PARKS & RECREATION/GENERAL SERVICES


By: Stephen Spinelli
Its: CFO

By: Brad Dick
Its: Director

Date: _____

Date: _____

THIS AGREEMENT WAS APPROVED BY THE CITY COUNCIL ON:

APPROVED BY LAW DEPARTMENT PURSUANT TO §7.5-206 OF THE CHARTER OF THE CITY OF DETROIT

DATE

Corporation Counsel

Date

THIS AGREEMENT IS NOT VALID OR AUTHORIZED UNTIL APPROVED BY RESOLUTION OF THE CITY COUNCIL.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1026
DETROIT, MICHIGAN 48226
PHONE: 313 • 628-2158
FAX: 313 • 224 • 0542
WWW.DETROITMI.GOV

(Handwritten initials and a checkmark)

February 17, 2020

The Honorable Detroit City Council
ATTN: City Clerk Office
200 Coleman A. Young Municipal Center
Detroit MI 48226

RE: Request to Accept and Appropriate a cash donation from TCF Bank for the Youth Basketball League

TCF Bank has awarded a cash donation to the City of Detroit General Services Department for the Recreation Division's Youth Basketball League, in the amount of \$13,745.00. There is no match requirement.

The objective of the cash donation to the department is to provide 500 youth shirts that will serve as uniforms for games, thereby enabling organized and competitive play at various Recreation Centers across the City.

If approval is granted to accept and appropriate this donation, the appropriation number is 13990.

I respectfully ask your approval to accept and appropriate this donation in accordance with the attached resolution.

Sincerely,

DocuSigned by:
Ryan Friedrichs
A38B48C2052F48B

Ryan Friedrichs
Director, Office of Development and Grants
CC:
Katerli Bounds, Deputy Director, Grants
Sajjiah Parker, Assistant Director, Grants

DocuSigned by:
Tina Tolliver
1E1A2A8BD6C84B3

Office of Budget

MAR 12 2020 MTF, Spivey, 3-0
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Busi

CITY CLERK 2020 MAR 5 AM 11:18



Office of Development and Grants

RESOLUTION

Council Member _____

WHEREAS, the General Services Department has been awarded a cash donation from TCF Bank to provide 500 youth shirts for the Youth Basketball League, in the amount of \$13,745.00; and

WHEREAS, this request has been approved by the Office of Budget; now

THEREFORE, BE IT RESOLVED, that the General Services Department is hereby authorized to accept a cash donation of \$13,745.00 for the Youth Basketball League; and

BE IT FURTHER RESOLVED, that the Budget Director is authorized to accept a check for Appropriation number 13990, in the amount of \$13,745.00, from TCF Bank.



January 27, 2020

JJ Velez
Deputy Director
General Service Department
City of Detroit
Northwest Activities Center
18100 Meyers Rd.
Detroit, MI 48235

Dear Mr. Velez,

Please allow this letter to serve as our commitment to a TCF Bank sponsorship of the 2020 Detroit Parks and Recreation Youth Basketball League, in the amount of \$13,745. An amount that would cover the cost of 500 youth shirts with our TCF logo and signage in the rec arena.

I would need some more detailed paperwork, so please let me know if this is confirmed.

Sincerely,

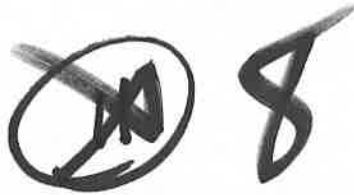
A handwritten signature in cursive script that reads "Kimberly Nestor".

Kimberly Nestor
Corporate Community Relations
TCF Bank
2301 W. Big Beaver Road
Suite 525
Troy, MI 48084
248.269.6291
Kim.Nestor@ChemicalBank.com

Cc: Latrice McClendon, VP, Director of Corporate Community Relations



CITY OF DETROIT
 PARKS & RECREATION DEPARTMENT
 ADMINISTRATION OFFICE



18100 MEYERS
 DETROIT, MICHIGAN 48235
 (313) 224-1100 • TTY:711
 (313) 224-3544 FAX
 WWW.DETROITMI.GOV

RESOLUTION

Council Member _____

Whereas, the General Services Department is requesting authorization to accept the Wayne County Intergovernmental Agreement for FY 2018-19 for park improvements at eight city parks

Whereas, Wayne County will assist in funding construction of the park improvement projects, funding shall not exceed Two Hundred Ninety Four Thousand Four Hundred Ninety Six dollars (\$294,496.00)

Resolved, the General Services Department is authorized to accept the Intergovernmental Agreement for FY 2018-19.

MAR 12 2020 MTF, Spivey, 3-0
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AGREEMENT

between

THE CHARTER COUNTY OF WAYNE

and

THE CITY OF DETROIT

for

Improvements to

**BRINGARD-BOULDER PARK (DISTRICT 1), HANSEN
PLAYGROUND (DISTRICT 1), BROOKINS PARK (DISTRICT
1), VOIGHT PARK (DISTRICT 2), CASTADOR PARK,
DISTRICT 2), KNUDSEN PLAYLOT (DISTRICT 5),
COMSTOCK PARK (DISTRICT 6) AND ROUGE PARK
(DISTRICT 7)**

FY 2018-19

AGREEMENT

between

THE CHARTER COUNTY OF WAYNE

and

THE CITY OF DETROIT

for

Improvements to

**BRINGARD-BOULDER PARK (DISTRICT 1), HANSEN
PLAYGROUND (DISTRICT 1), BROOKINS PARK (DISTRICT
1), VOIGHT PARK (DISTRICT 2), CASTADOR PARK,
DISTRICT 2), KNUDSEN PLAYLOT (DISTRICT 5),
COMSTOCK PARK (DISTRICT 6) AND ROUGE PARK
(DISTRICT 7)**

FY 2018-19

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THIS AGREEMENT (“Agreement”) is between the County of Wayne, Michigan, a public body corporate and Home Rule Charter County, acting through its Department of Public Services, Parks Division (hereinafter the “County”) and the City of Detroit, a Michigan municipal corporation (hereinafter “City”).

1. PURPOSE

1.01 The County and City have an interest in entering into cooperative parks and recreation projects that are mutually beneficial to the citizens of Wayne County.

2. SCOPE OF THE PROJECT

2.01 The County will cooperatively fund the construction of improvements (the “Project”) at Bringard-Boulder Park (District 1), Hansen Playground (District 1), Brookins Park (District 1), Voight Park (District 2), Castador Park, District 2), Knudsen Playlot (District 5), Comstock Park (District 6) and Rouge Park (District 7), located in the City (individually, “Site” or collectively, “Sites”), for the citizens of Wayne County, at the location(s) described in **Exhibit A** attached hereto and made a part hereof. The County will finance any improvements agreed upon by the Chief Executive Officer for the County or his/her designee and the Mayor of the City or his/her designee, in creation of the Project under the limitations indicated in Sections 3, 4 and 5.

3. TERM OF CONTRACT

3.01 The effective date of this Agreement is upon approval of the County Commission and shall terminate on **September 30, 2021 at 11:59 p.m.**

3.02 If City fails to complete the Project by the termination date as stated in Section 3.01, the parties agree that the County shall be under no further obligation to provide any remaining funds committed hereunder.

4. COUNTY'S COVENANTS

4.01 The County will assist in funding construction of the Project described in **Exhibit B** attached hereto and made a part hereof. The FY 2018-19 funding provided by the County for the recreational Project shall not exceed **Two Hundred Ninety Four Thousand Four Hundred Ninety Six Dollars (\$294,496.00)**.

5. CITY'S COVENANTS

5.01 Prior to construction of any portion of the Project, City shall provide the County with documents evidencing title to each Site, including, but not limited to, deeds, assignments, leases, land contracts, and mortgage instruments. The documents must specify all covenants, restrictions, easements, or other encumbrances on each Site.

5.02 City warrants that it is the legal owner with good, valid, and clear title to each Site and that each Site is accurately described in **Exhibit A**. City shall hold harmless and defend the County against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including but not limited to, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to an action by a third party to quiet title in any Site described in **Exhibit A**.

5.03 City shall keep accurate records and account of the Project costs that shall be accessible for inspection and audit by a representative of the County.

5.04 City shall submit to the County no more frequently than once every 30 days, a certified application for reimbursement of acceptable Project costs together with all contractor and subcontractor certified invoices and any required supporting documentation for reimbursement, which shall be made upon receipt and approval of the application for reimbursement. The County is under no obligation to reimburse City for any unapproved costs or costs outside the scope of this Agreement.

5.05 City shall be responsible for financing the Project beyond the financial commitment the County has made as indicated in Section 4.01.

5.06 City shall operate and maintain improvements for public recreation, and that it shall allow each park to be open to the public on equal and reasonable terms and that no individual shall be denied ingress or egress thereto or the use thereof on the basis of sex, race, color, religion, national origin, residence, age or handicap.

5.07 City agrees that in consideration of the financial commitment that the County is providing for the Project, City shall operate each Site as a recreational facility for no less than ten (10) years after the Project is completed.

5.08 City will develop signage at its own expense, which recognizes the County as a donor at each Site. The signage shall comply with the specifications described in **Exhibit C** attached hereto and made a part hereof. The County shall have the right to approve the signage. Such approval will not be unreasonably withheld or delayed. City shall install the signage prior to the Project's completion.

5.09 City agrees to provide the County with an opportunity to participate in planning any press conference, ribbon cutting ceremony, opening ceremony, or other public/media announcement related to the Project ("media event"). City further agrees to provide the County with no less than thirty (30) days prior written notice of a proposed media event.

5.10 Breach of any of the provisions contained in this Article may be regarded as a material breach of this Agreement.

6. TERMINATION

6.01 This Agreement can be terminated by either party with or without cause upon thirty (30) days written notice, prior to commencing construction. If terminated prior to commencing construction of the Project, each party is solely responsible for its own costs, fees, and obligations incurred prior to the termination.

6.02 After the Project's construction is commenced, the County may terminate this Agreement with or without cause and shall be responsible for expenses previously approved by the County and incurred by City, not to exceed the amount stated in Section 4.01.

6.03 City may terminate this Agreement, with or without cause, after construction is commenced and shall return to the County any funding provided by the same under this Agreement.

6.04 This Agreement shall terminate if any Site is not operational and regularly open to the public.

7. DATA TO BE FURNISHED

7.01 City must maintain copies of all information, books, data, reports, records, etc., related to the Project. Such information and records shall be maintained for a period of three (3) years from the date City receives its final reimbursement payment under this Agreement.

7.02 Upon the request of the County or its authorized representative, including its Legislative Auditor General, City must furnish, without charge, copies of all information, books, records, data, reports, etc., of City, or any contractors, subcontractors, consultants or agents rendering or furnishing services under this Agreement, whether direct or indirect, that will permit adequate evaluation or audit of the services provided by City or any of its contractors, subcontractors, consultants or agents. City must include a similar covenant allowing for County audit in any agreement it has with a contractor, subcontractor, consultant or agent related to this Agreement. The County may delay reimbursement payments to City pending the results of any such audit without penalty or interest.

7.03 The County may schedule conferences at mutually convenient times with City administrative personnel to gather the information. If, as a result of any audit conducted by or for the County relating to City's performance under this Agreement, a discrepancy should arise as to the amount of compensation due City, City shall pay to the County on demand the amount of compensation in question. If City fails or refuses to make payment, in addition to other legal remedies available to the County, the County may retain said amount from any funds allocated to City but not yet disbursed under this Agreement or may offset such a deficiency against the compensation to be paid City in any concurrent, successive or future agreements between the parties.

7.04 City further acknowledges the right of the Wayne County Commission as a third-party beneficiary of this Agreement to sue for specific performance to enforce the audit rights provided herein for the Legislative Auditor General.

8. ADMINISTRATION

8.01 City must inform the County as soon as the following types of conditions become known:

- A. Probable delays or adverse conditions which do or may materially prevent meeting the objectives of this Agreement, including changes, transfer, or assignment of any real property interest related to any Site;
- B. Favorable developments or events that enable meeting time schedules or goals sooner than anticipated; or
- C. Any changes or modifications in appropriations and funding for the Project.

9. RELATIONSHIP OF PARTIES

9.01 The parties are independent entities. No liability or benefits, such as Workers' Compensation, pension rights, or insurance rights, arising out of, or related to a contract for hire or employer/employee relationship, accrues to either party or either party's agents, contractors, subcontractors, or employees as a result of this Agreement. No relationship, other than that of independent contractor will be implied between the parties, or either party's agents, employees, contractors, or subcontractors.

10. INSURANCE

10.1 City will require that all contractors undertaking work on the Project abide the terms, and provide insurance coverage in said amounts, as set forth in **Exhibit D**.

10.2 All insurance and bonds shall name the Charter County of Wayne and the City as insured or beneficiary.

11. HOLD HARMLESS

11.01 City agrees to remain responsible for its own negligence, or tortious acts, errors, or omissions, and the acts, errors, or omissions of any of its employees, contractors, subcontractors, consultants, or agents. It is agreed that the County is merely acting as a funding source for the Project and that any negligence, or tortious acts, errors, or omissions on the part of the County shall only arise out of providing these funds or processing reimbursement requests made by City as submitted pursuant to Section 5.04.

11.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the County or City or any of their agencies, or employees, as provided by statute or modified by court decisions.

12. LIABILITY

12.01 The County does not assume and is not responsible for, payment of any debt service, lien, or encumbrance, including, but not limited to, mortgage, promissory note, land contract, or other obligation, incurred prior to the signing or during the term of this Agreement.

12.02 This Agreement is not intended to create beneficial rights in any third party other than the Wayne County Commission. This Agreement is entered into for the sole benefit of the parties to this Agreement.

13. ENVIRONMENTAL MATTERS

13.01 City warrants to the County that City will not use Hazardous Materials (as defined in Section 13.06) at any Site in violation of any governmental regulation pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials.

13.02 City warrants that it is not in violation of governmental regulations pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials at any Site, and, to the best of City's knowledge, there have been no actions commenced or threatened by any party for noncompliance which affects a Site.

13.03 City will keep each Site free of Hazardous Materials except to the extent that the Hazardous Materials are stored or used in compliance with applicable local, state and federal regulations. City must not cause or permit any Site to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with governmental regulations. City shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of City, any tenant, subtenant or occupant, the release, spill, leak or emission of Hazardous Materials at any Site or onto any other contiguous property.

13.04 Prior to commencing the Project, City must conduct and complete or cause to be conducted and completed an investigation, including a comprehensive environmental audit,

studies, sampling, and testing, as the County deems necessary. A copy of any environmental audit, study, sampling or testing shall be provided to the County within ten (10) working days of City's receipt of such audit, study, sampling or testing. If the audit reveals the existence of any Hazardous Material at any Site, City shall immediately disclose the findings to the County. If the County decides to proceed with the Project, City shall do or cause to be done all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials on, under, from or affecting the Site as required by all applicable governmental regulations, to the satisfaction of the County, and according to all federal, state and local governmental authorities. Any audit conducted by the County is solely for the benefit, protection, and interest of the County. City or any third party cannot rely upon the audit conducted by the County for any purpose.

13.05 It is agreed that the County is merely acting as a funding source for the Project and that the County shall only be responsible for providing these funds and processing reimbursement requests made by City as submitted pursuant to Section 5.04. Therefore, the County shall not be responsible for any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including attorney and consultant fees, investigation and laboratory fees, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to:

- A. The presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from or affecting the Site or the soil, water, vegetation, buildings, personal property, persons or animals;
- B. Any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to Hazardous Materials at a Site;
- C. Any lawsuit brought or threatened, settlement reached or government order relating to the Hazardous Materials with respect to a Site;
- D. Any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of any mortgage, which are based on or related to the Hazardous Materials used at a Site;
- E. This section applies to the presence, disposal, release, leakage, or threatened release of any Hazardous Materials prior to the effective date of this Agreement.

13.06 Hazardous Material means any material or substance:

- A. Which is or becomes defined as a hazardous substance, pollutant, or contaminant pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) and any amendments thereto and regulations pursuant thereto;
- B. Containing gasoline, oil, diesel, fuel, or other petroleum products;
- C. Which is or becomes defined as hazardous waste pursuant to the Resource Conservation and Recovery Act (42 U.S.C. 6901 et. seq.) and any amendments thereto and regulations pursuant thereto;
- D. Containing polychlorinated biphenyl;

- E. Containing asbestos;
- F. Which is radioactive;
- G. The presence of which requires investigation or remediation under any governmental regulation; or
- H. Which is or becomes defined as a hazardous waste, hazardous substance, pollutant, contaminant, or biologically hazardous material under any governmental regulation.

14. COMPLIANCE WITH LAWS

14.01 Each party must comply with and must require its employees to comply with all applicable laws and regulations.

14.02 City must construct and develop the Project or cause the Project to be constructed and developed according to applicable local, state and federal laws.

15. AMENDMENTS

15.01 No amendment to this Agreement is effective unless it references this Agreement, is written, is signed and acknowledged by duly authorized representatives of both parties and approved by resolutions adopted by the Detroit City Council and the Wayne County Commission.

16. NONDISCRIMINATION PRACTICES

16.01 City shall require that all contractors, subcontractors, consultants and agents retained to perform work related to this Agreement comply with:

- A. Titles VI and VII of the Civil Rights Act (42 U.S.C. §§ 2000d et. seq.) and the United States Department of Justice Regulations (28 C.F.R. Part 42) issued pursuant to these Titles.
- B. The Age Discrimination Act of 1985 (42 U.S.C. §6101-07).
- C. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794).
- D. The Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et. seq.) and its associated regulations.
- E. The Elliot-Larson Civil Rights Act (P.A. 1976 No. 453)
- F. The Persons With Disabilities Civil Rights Act (P.A. 1976 No. 220).
- G. The anti-discrimination provisions as required by Section 120-192 of the Wayne County Code of Ordinances.

16.02 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not:

- A. Refuse to recruit, hire, employ, promote or to bar or discharge from employment an individual, or discriminate against an individual in compensation, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.

- B. Limit, segregate, or classify an employee or applicant for employment in a way which deprives or tends to deprive any individual of employment opportunities or otherwise adversely affects the employment status of an employee because of race, color, creed, national origin, age, marital status, handicap, sex, familial status, height or weight.
- C. Print or publish or cause to be printed or published a notice, application, or advertisement relating to employment indicating a preference, limitation, specification, or discrimination based upon race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.
- D. Except as permitted by rules and regulations promulgated pursuant to Section 120-192 of the Wayne County Code of Ordinances, or applicable state or federal law, make or use a written or oral inquiry or form of application that elicits or attempts to solicit information concerning the race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight, of prospective employees. City also shall not make or keep a record of that information or disclose such information.
- E. Make or use a written or oral inquiry or form of application that expresses a preference, limitation or specification based on religion, race, color, creed, national origin, age, height, weight, marital status, handicap, or sex.

16.03 City agrees that it will notify all of its contractors, subcontractors, consultants, or agents of their obligations relative to non-discrimination under this Agreement when soliciting the contractor, subcontractor, consultant, or agent. City will include the provisions of this Article in any contract, as well as provide the County with a copy of any agreement with a contractor, subcontractor, consultant, or agent completing work related to this Agreement.

16.04 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Agreement, with respect to hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight. This Section does not apply if it is determined by the County Division of Human Relations that the requirements are bona fide occupational qualifications reasonably necessary to perform the duties required for employment. The burden of proof that the occupational qualifications are bona fide is upon City.

16.05 Breach of any of the covenants in this Article may be regarded as a material breach of this Agreement.

16.06 City acknowledges the right of the County Director of Human Relations to sue to enforce the provisions in this Article.

16.07 If City or any of its contractors, subcontractors, consultants, or agents does not comply with the non-discrimination provisions of this Agreement, the County may impose sanctions, as it determines to be appropriate, including but not limited to the cancellation, termination or suspension of this Agreement, in whole or in part.

16.08 In the event that City is or becomes subject to federal or state law which conflicts with the requirements of Section 120-192 of the Wayne County Code of Ordinances, the provisions of federal or state law shall apply and this Agreement shall be interpreted and enforced accordingly. In accordance with the Elliot-Larson Civil Rights Act, P.A. 1976 No. 453, as amended, MCL 37.2101 *et seq.*, City covenants not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment because of race, color, religion, national origin, age, sex, weight, height, or marital status, and to require a similar covenant on the part of any contractor, subcontractor, consultant, or agent employed in the performance of this Agreement.

17. ETHICS IN CONTRACTING

17.01 City and all of its contractors must comply with Article 12 of Chapter 120 of the Wayne County Code of Ordinances governing "Ethics in Public Contracting" or any similarly existing City ordinances.

18. NOTICES

18.01 All notices, consents, approvals, requests and other communications ("Notices") required or permitted under this Agreement must be given in writing and mailed by first-class mail and addressed as follows:

If to City:
Director of Parks
City of Detroit
1 Woodward
Detroit, Michigan 48226

If to the County:
Director of Parks
Wayne County Parks
33175 Ann Arbor Trail
Westland, Michigan 48185

and

Director
Wayne County Department of Public Services
400 Monroe, Suite 300
Detroit, Michigan 48226

18.02 All notices are deemed given on the day of mailing. Either party to this Agreement may change its address for the receipt of notices at any time by giving notice to the other as provided. Any notice given by a party must be signed by an authorized representative of such party.

18.03 Termination notices, change of address notices, and other notices of a legal nature, are an exception and must be sent by registered or certified mail, postage prepaid, return receipt requested.

19. WAIVER OF ANY BREACH

19.01 No failure by a party to insist upon the strict performance of any term of this Agreement or to exercise any term after a breach constitutes a waiver of any breach of term. No waiver of any breach affects or alters this Agreement, but every term of this Agreement remains effective with respect to any other then existing or subsequent breach.

20. SEVERABILITY OF PROVISIONS

20.01 If any provision of this Agreement or the application to any person or circumstance is, to any extent, judicially determined to be invalid or unenforceable, the remainder of this Agreement, or the application of the provision to persons or circumstances other than those as to which it is invalid or unenforceable, is not affected and is enforceable.

21. MERGER CLAUSE

21.01 This Agreement, including the Exhibits contains the entire agreement between the parties and all prior negotiations and agreements are merged in this document. Neither party has made any representations except those expressly set forth in this Agreement. No rights or remedies are, or will be acquired by either party by implication or otherwise unless set forth herein.

21.02 This Agreement may be executed in counterparts, each of which will be deemed an original but all of which together will constitute one agreement.

22. JURISDICTION AND LAW

22.01 This Agreement, and all actions arising from it, must be governed by, subject to, and construed according to the laws of the State of Michigan. Each party consents to the personal jurisdiction of any competent court in Wayne County, Michigan, for any action arising out of this Agreement. Each party will not commence any action against the other because of any matter arising out of this Agreement, in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction is in the United States District Court for the Eastern District of Michigan, Southern Division, the Court of Claims, the Michigan Supreme Court or the Michigan Court of Appeals.

23. MISCELLANEOUS

23.01 It is mutually understood and agreed that neither of the parties hereto shall be held responsible for damages occasioned by delay or failure to perform where due to fire, strike, flood, acts of God, unavailability of labor, material, legal acts of public authorities, or delays caused by public carriers or third person (including contractors or subcontractors) which cannot reasonably be foreseen or provided against.

23.02 The parties agree that upon termination of this Agreement, the following sections shall survive termination and shall remain in full force and effect: 5.02; 11; 12; 13; 14 and 22.

23.03 The term "County" includes the Charter County of Wayne and all other associated, affiliated, or subsidiary departments or divisions now existing or to be created, their agents, and employees.

23.04 This Agreement must not be construed as a waiver of any governmental immunity the County or City, or any of their agencies, or employees, has as provided by statute or modified by court decisions.

23.05 The headings of the articles in this Agreement are for convenience only and must not be used to construe or interpret the scope or intent of this Agreement or in any way affect this Agreement.

24. AUTHORIZATION AND CAPABILITY

24.01 This Agreement has been approved, as evidenced by the attached Resolutions adopted by the Detroit City Council and the County Commission and executed by the County Executive and the Mayor of the City. Copies of such resolutions shall be attached to this Agreement.

24.02 Each party warrants that the person signing this Agreement is authorized to sign on behalf of its principal and is empowered to bind its principal to this Agreement.

25. SIGNATURE

25.01 The County and City, by their authorized officers and representatives have executed this Agreement as of the dates written below.

[SIGNATURES ON THE FOLLOWING PAGE]

City of Detroit

Bringard-Boulder Park (District 1), Hansen Playground (District 1), Brookins Park (District 1), Voight Park (District 2), Castador Park, District 2), Knudsen Playlot (District 5), Comstock Park (District 6) and Rouge Park (District 7)

County Commission approved and execution authorized by Resolution No. _____ Date: _____	CHARTER COUNTY OF WAYNE By: _____ Warren C. Evans Its: County Executive Date: _____
--	--

STATE OF MICHIGAN)
)
 COUNTY OF WAYNE)

This document was acknowledged before me on _____ by Warren C. Evans, on behalf of the Charter County of Wayne.

 Notary Public, Wayne County, Michigan
 County of Wayne, State of Michigan
 My Commission Expires: _____
 Acting in Wayne County

City of Detroit

Bringard-Boulder Park (District 1), Hansen Playground (District 1), Brookins Park (District 1), Voight Park (District 2), Castador Park, District 2, Knudsen Playlot (District 5), Comstock Park (District 6) and Rouge Park (District 7)

Detroit City Council approved and execution authorized by Resolution No. _____ Date: _____	CITY OF DETROIT By: <u>Michael Duggan</u> Its: Mayor Date: _____
---	---

STATE OF MICHIGAN)
)
 COUNTY OF WAYNE)

This document was acknowledged before me on _____ by
Michael Duggan on behalf of the City of Detroit.

 Notary Public,
 County of Wayne, State of Michigan
 My Commission Expires: _____
 Acting in Wayne County

APPROVED AS TO FORM:
 By: _____/s/Raynard O. Jones
 DEPT OF CORPORATION COUNSEL
 #32810v.1 (10/23/2019)

9

COUNCIL MEMBER _____

**RESOLUTION APPOINTING A MEMBER TO
THE PROPERTY TAX BOARD OF REVIEW- DISTRICT 1**

RESOLVED, The Detroit City Council hereby appoints Regina Vaughn to fill the vacancy created by the resignation of Leatha Larde on the Property Tax Board of Review to represent City Council District 1 for a term beginning immediately and ending December 31, 2020.

March 16, 2020

CITY CLERK 2020 MAR 16 PM12:01

10

David Whitaker, Esq.
Director
Irvin Corley, Jr.

Executive Policy Manager
Marcell R. Todd, Jr.

Senior City Planner


Janese Chapman
Deputy Director

John Alexander
LaKisha Barclift, Esq.
M. Rory Bolger, Ph.D., AICP
Elizabeth Cabot, Esq.
Tasha Cowen
Richard Drumb
George Etheridge
Deborah Goldstein

City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock, AICP
Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Anne Marie Langan
Jamie Murphy
Kim Newby
Analine Powers, Ph.D.
Jennifer Reinhardt
Rebecca Savage
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood, MUP
Ashley Wilson

TO: The Neighborhood and Community Services Standing Committee

FROM: David D. Whitaker 
Legislative Policy Division Staff

DATE: March 11, 2020

RE: **Resolution to declare April 24, 2020 as "DJ Slick B Day"**

On February 3, 2020, the Honorable Council Pro Tem Mary Sheffield requested the Legislative Policy Division to draft a resolution to declare April 24, 2020 as "DJ Slick B Day."

Attached, please find our draft of the resolution.

BY COUNCIL PRO TEM MARY SHEFFIELD

RESOLUTION TO DECLARE APRIL 24, 2020 AS 'DJ SLICK B DAY'

WHEREAS, The mission of the Detroit City Council is to promote the economic, cultural and physical welfare of Detroit's citizens through Charter-mandated legislative functions; and

WHEREAS, Byron Gilbert "DJ Slick B", aka "The Flyest DJ on the Planet," was born April 24, 1991 and raised on the west side of Detroit. DJ Slick B was a popular Detroit DJ with a growing following. DJ Slick B's ambition and dedication positioned him to be one of the best in his profession; and

WHEREAS, He worked as the DJ at Club Annex and Quiet Storm on Tuesday night with Justin Floyd. He has also traveled the country playing in clubs for celebrities; and

WHEREAS, He was also known for volunteering his time to help worthy causes around the city of Detroit. For the past few years, he donated his time and remarkable skills to DJ Detroit City Council President Brenda Jones' Infinite Scholars Scholarship Fair in order to provide a fun atmosphere; and

WHEREAS, DJ Slick B has always had an extraordinary ear for music. There was a time when he was labeled "The Aux Cord King", because he was known for playing music or DJ'ing through any available device; and

WHEREAS, On February 7, 2020, Byron Gilbert, was tragically murdered outside of a venue where he was set to perform, by senseless gun violence. Forever changing the lives of his three children and taking him away from the rest of us far too early; and

WHEREAS, Luxx Media Group CEO Jade Renee said of DJ Slick B, "Byron was a phenomenal person, a family man, a DJ, a friend to us, a loved one to many and an all-around pure motivation for our city of Detroit, "All he ever wanted to do was put on for Detroit in the most positive authentic way"; and

WHEREAS, The Detroit City Council hereby acknowledges the life and accomplishments of the family man, mentor, motivator, innovator and local legend, Byron "DJ Slick B" Gilbert; and

RESOLVED, That the Detroit City Council hereby designates April 24th, 2020 as DJ Slick B in the city of Detroit.

March 11, 2020



David Whitaker, Esq.
Director

Irvin Corley, Jr.
Executive Policy Manager

Marcell R. Todd, Jr.
Deputy Director and
Senior City Planner

Janese Chapman
Deputy Director

John Alexander
LaKisha Barclift, Esq.
M. Rory Bolger, Ph.D., AICP
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Richard Drumb
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City of Detroit


CITY COUNCIL

LEGISLATIVE POLICY DIVISION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
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Jennifer Reinhardt
Rebecca Savage
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood, MUP
Ashley A. Wilson

TO: Honorable Detroit City Council

FROM: David D. Whitaker 
Legislative Policy Division Staff

DATE: March 2, 2020

RE: **RESOLUTION RECOGNIZING TRANS DAY OF VISIBILITY**

On February 3, 2020 the Honorable Council Member Raquel Castañeda-López requested that the Legislative Policy Division draft a resolution recognizing March 31st, in this year, 2020, and every year, henceforth as the Trans Day of Visibility. Attached, please find our draft of the resolution.

Please contact us if we can be of any further assistance.

BY COUNCIL MEMBER RAQUEL CASTAÑEDA-LÓPEZ
RESOLUTION RECOGNIZING TRANS DAY OF VISIBILITY

WHEREAS, The mission of the Detroit City Council is to promote the economic, cultural and physical welfare of Detroit's citizens through Charter-mandated legislative functions; and

WHEREAS, Trans Day of Visibility is an annual event occurring on March 31st and is dedicated to celebrating transgender people and their many contributions to society along with raising awareness of discrimination and condemnation faced by transgender people worldwide; and

WHEREAS, The day was founded by U.S. based transgender activist Rachel Crandall of Michigan in 2009, as a reaction to the lack of LGBT recognition of transgender people, citing the frustration that the only well-known transgender-centered day was the Transgender Day of Remembrance, which was started in 1999 and mourns the murders of transgender people; but does not acknowledge and celebrate living members of the transgender community; and

WHEREAS, The first International Transgender Day of Visibility was held on March 31, 2009. It has since been spearheaded by the U.S.-based youth advocacy organization Trans Student Educational Resources; and

WHEREAS, In 2014, the day was observed by activists across the world — including Ireland and in Scotland; and

WHEREAS, Across the U.S., anti-transgender stigma and systemic discrimination, heighten the vulnerability of transgender people from an early age. For transgender women of color, especially black trans women who comprise the vast majority of victims, these challenges are further exacerbated by and are intertwined with racism and sexism; and

WHEREAS, Trans women of color are still leading the charge through their advocacy and visibility. The Trans Sistas of Color Project (TSOCP) was founded in Detroit by black trans women and trans women of color in response to threats they face; and this group is led by trans women for color and is for trans women of color; and

WHEREAS, In our city and abroad, trans women of color conscientiously serve to increase their right for inclusion and to make our society safe for transgender people:

- Work in government, health, nonprofit, and corporate sectors, including serving in senior leadership at the Ruth Ellis Center and Equality Michigan, a state wide advocacy group, and on Boards of Directors of numerous organizations
- Featured voices in national campaigns, such as Greater Than AIDS EMPOWERED: Trans Women & HIV campaign
- Keynote speakers at events and on panels at city, state, and federal levels, as well as at the UN Commission on the Status of Women in NYC in 2019
- Advised government officials nationwide, including several former presidential candidates

WHEREAS, Trans Day of Visibility is an important reminder to increase hope, decrease fear of the other, and to shine a light on our best and truest selves as a community that embraces diversity to the fullest extent; and

WHEREAS, That the Detroit City Council acknowledges that the health of any community is predicated on protecting the most vulnerable, and in doing so, supports this year's Trans Day of Visibility, on March 31st. **THEREFORE BE IT**

RESOLVED, That the City Council hereby designates March 31st, in this year, 2020, and every year, henceforth as the Trans Day of Visibility in the City of Detroit. **BE IT FINALLY**

RESOLVED, That copies of this resolution be forwarded to the offices of the City Clerk, the Mayor, the Detroit delegation in the Michigan legislature and the United States Congressional delegations from Michigan.



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MEMORANDUM

TO: Janee Ayers, Chair, BFA Standing Committee

FROM: Hon. Scott Benson, City Council District 3

CC: Avery Peeples, Mayor's Office
Lawrence Garcia, Corporation Counsel
David Massaron, OCFO
David Whittaker, LPD

VIA: Hon. Brenda Jones, City Council President

DATE: 10 March 2020

RE: RESOLUTION IN SUPPORT OF THE HOMEOWNERS WHO WERE IMPROPERLY OVERASSESSED

My office would like to suggest language for incorporation into the Detroit City Council resolution that is being drafted in support of the homeowners who were improperly assessed. Please refer to the attached template for suggestions. While the language does not need to correspond to the attached document verbatim, please work with my office to incorporate the expressed interest of the attachment.

Please reach out to my office at 313-224-1198 if you have any questions.

SRB

**RESOLUTION IN SUPPORT OF THE HOMEOWNERS WHO WERE IMPROPERLY OVER
ASSESSED IN THE CITY OF DETROIT FROM 2010-2016**

WHEREAS, it has been reported that between 2010 and 2016 officials failed to accurately bring down property values in the years following the recession and it has been reported that of 173,000 Detroit homes reviewed, more than 92% were over-assessed between 2010 and 2016, and overtaxed by an average total of \$3,800.

WHEREAS, it has been reported that nearly 96,000 of those properties were taxed twice as much as they should have been in at least one of those years and state law mandates that assessments reflect a home's market value.

WHEREAS, it has been reported that the Mayor has the City's Law Department researching avenues for possible relief, and has indicated that he is addressing opportunities to help homeowners who may have been impacted by over assessments.

WHEREAS, though homeowners can appeal their assessment, it has been stated that the process is difficult to navigate, that many are not aware they have the option, and that property tax calculations that are provided to homeowners must be easy to comprehend.

WHEREAS, homeowners have requested thorough investigations by the City and that the findings of any analyses performed be provided to affected homeowners for review within 30 days.

WHEREAS, The Detroit City Council is deeply unsettled by the property tax over assessments and the associated ramifications and wishes to encourage efforts that acknowledge the homeowners and seek to make them whole.

BE IT HEREBY RESOLVED that the Detroit City Council would like to express its support of the following:

1. That the City Assessor's Office perform a comprehensive analysis of all property tax assessments performed from 2010-2016 and that the comprehensive analysis performed by the Assessor's Office be provided to all impacted homeowners within 30 days of its completion.
2. That the Auditor General perform an independent analysis of the comprehensive analysis performed by the Assessor's Office.
3. That the City urge Wayne County to enact a moratorium on 2020 tax foreclosures for all homes owned by private owners during 2010-2016.
4. That homeowners be provided property tax calculations that are easy to comprehend and be allowed the same amount of time to appeal their property tax assessments as other Michigan homeowners.
5. That the OCFO conduct a feasibility analysis within 30 days to determine the City's ability to provide a tax credit to impacted homeowners and that the Assessor's Office cooperate to that effect.

Referred
3-17-20

**BUDGET,
FINANCE, AND
AUDIT STANDING
COMMITTEE**

City of Detroit
OFFICE OF THE CITY CLERK



Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

March 12, 2020

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Marwood Development (REVISED)**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of eight (8) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,

Janice M. Winfrey
City Clerk

JMW:aj
Enc.

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

REVISED

March 11, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of eight single-family homes located at 65, 112 Mt. Vernon, 102, 104 Marston, 8007, 8017, 8233 and 8241 John R in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received eight applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of eight single-family homes located at 65, 112 Mt. Vernon, 102, 104 Marston, 8007, 8017, 8233 and 8241 John R. CPC staff has reviewed the application and recommends approval.


The subject properties has been confirmed as being within the boundaries of the Marwood Development NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The project in its totality consists of the new construction of 19 single-family homes. The anticipated cost for the development is \$242,000.00. The applicants are seeking a 15 year tax abatement for each of the condominium units. The NEZ certificate applications appear to have been submitted after the issuance of applicable building permits. The building permits show that the permits were issued on October 9, 2018 and the applications were filed with the City of Detroit Clerk's office on November 26, 2018. MCL 207.774 states the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

In order to proceed the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 month following the date the building permit was issued.

The required resolution is attached for your consideration.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

CITY CLERK 2020 MAR 11 PM 2:40

cc: Janice Winfrey, City Clerk

Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific property tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992; and

WHEREAS, The it has been determined that building permits were issued on October 9, 2018 and the application was filed with the City of Detroit Clerk's office on November 26, 2018. MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, noting that the application was submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Act 147 of 1992.

BE IT FINALLY REOLVED, That the Detroit City Council approves the following address for receipt of Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Marwood Development	65 Mt. Vernon	06-8632
Marwood Development	102 Marston	06-8633
Marwood Development	104 Marston	06-8634
Marwood Development	112 Mt. Vernon	06-8635
Marwood Development	8007 John R.	06-8636
Marwood Development	8017 John R.	06-8637
Marwood Development	8233 John R.	06-8638
Marwood Development	8241 John R.	06-8639

City of Detroit
OFFICE OF THE CITY CLERK



Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

March 16, 2020

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Crosswinds (Woodward Place)**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of two (2) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve these applications.

Respectfully submitted,

Janice M. Winfrey
City Clerk

JMW:aj
Enc.

Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from as valorem property taxes, and the imposition of specific property tax in lieu of as valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	313 Watson	06-8645
Crosswinds (Woodward Place)	3119 Brush	06-8644

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Brenda Goss-Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

March 11, 2020

HONORABLE CITY COUNCIL

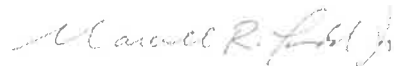
RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of two residential buildings consisting of 8 condominium units located at 313 Watson Avenue and 3119 Brush Street in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received two applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of two residential buildings consisting of 8 condominium units located at 313 Watson Avenue and 3119 Brush Street. These applications correspond to a qualified site which will accommodate the new construction of residential buildings. The project will include the new construction of 8 condominium units and a detached garage building for 10 vehicles. The condo units will be approximately 1,900 square feet. Each unit will contain a kitchen, living room, dining room, two bedrooms, two and a half bathrooms, and laundry. The units will also have a front courtyard space or roof-deck and rear patios. The garage will house one car per unit, with an additional outdoor parking space for one car per unit.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodard Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost new construction is approximately \$600,000.00. The applicant is seeking a 15 year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

OFFICE OF THE
DETROIT CITY CLERK
2020 MAR 16 A 11:46

CITY CLERK 2020 MAR 12 AM 8:42

cc: Janice Winfrey, City Clerk

City of Detroit
OFFICE OF THE CITY CLERK



Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

March 16, 2020

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Midtown**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of eleven (11) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve these applications.

Respectfully submitted,

Janice M. Winfrey
City Clerk

JMW:aj
Enc.

Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from as valorem property taxes, and the imposition of specific property tax in lieu of as valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Midtown	4221 Fourth, Unit 1	06-8648
Midtown	4219 Fourth, Unit 2	06-8649
Midtown	4217 Fourth, Unit 3	06-8650
Midtown	4215 Fourth, Unit 4	06-8651
Midtown	4213 Fourth, Unit 5	06-8652
Midtown	4222 Fourth, Unit 6	06-8653
Midtown	4220 Fourth, Unit 7	06-8654
Midtown	4218 Fourth, Unit 8	06-8655
Midtown	4228 Fourth, Unit 9	06-8656
Midtown	4226 Fourth, Unit 10	06-8657
Midtown	4224 Fourth, Unit 11	06-8658

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
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Brenda Goss-Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

March 11, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for eleven newly constructed condominium units located at 4213, 4215, 4217, 4218, 4219, 4220, 4221, 4222, 4224, 4226, and 4228 Fourth Street in the Midtown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)


The office of the City Planning Commission (CPC) has received eleven applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of three residential structures consisting of eleven condominium units located at 4213, 4215, 4217, 4218, 4219, 4220, 4221, 4222, 4224, 4226, and 4228 Fourth Street. These applications correspond to a qualified site that will facilitate the new construction.

The proposed development includes the construction of 27,850 square feet of new construction townhomes, within three buildings at 4213 through 4228 Fourth Street. On both the east and west sides of Fourth Street will be two townhome buildings. On the west side will be a 13,720 square foot building that will include five townhome condo units. On the east side will be an 8,232 square foot building that includes three townhome units. Each unit in these buildings will be four stories and will include a two-car garage. The units will contain two-bedrooms with an office, two full baths and three half-baths. The third building will be constructed on the east side with access from the public alley between Fourth and Third Streets. This building will include 5,898 square feet and three townhome units. This building will also be four stories and will include a single car garage. Each unit will have two bedrooms, and one-and-a-half bathrooms. The redevelopment includes the installation of new utilities (water, sewer, electricity, and natural gas), new drive aisles, and landscaping.

The subject properties have been confirmed as being within the boundaries of the Midtown NEZ and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated project cost for the development ranges from \$445,751.00 to \$662,147.00 per unit. The NEZ certificate applications appear to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

CITY CLERK 2020 MAR 12 AM 9:41

cc: Janice Winfrey, City Clerk

OFFICE OF THE
DETROIT CITY CLERK
2020 MAR 16 AM 10:11

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner
Janese Chapman
Deputy Director

John Alexander
LaKisha Barclift, Esq.
M. Rory Bolger, Ph.D., AICP
Elizabeth Cabot, Esq.
Tasha Cowen
Richard Drumb
George Etheridge
Deborah Goldstein


City of Detroit
CITY COUNCIL

LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

16

Christopher Gulock, AICP
Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Anne Marie Langan
Jamie Murphy
Carolyn Nelson
Kim Newby
Analine Powers, Ph.D.
Jennifer Reinhardt
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood
Ashley A. Wilson

TO: The Honorable City Council

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: March 12, 2020

RE: 2020-2021 Capital Improvement Budget

Attached is the Mayor's Recommended City Capital Improvement Plan for FY 20 and the FY 21-24 four-year plan as found in the Executive Budget.

The attached pages show a complete current picture of capital projects and the various streams of funding – Street Fund, Federal Grants, Revenue Operations, General Obligation Bonds and General Fund Balance (surplus).

The largest and consistent funding sources through the four-year plan are Street Fund (DPW), Federal Grants (DDOT) and Revenue Operations (DWSD).

It is anticipated that the Administration plans to sell an additional \$80 million in spring of 2020 and are included in the FY 2020 Amended Budget column.

Question for the OCFO - With \$80 million projected to be sold in 2020, what is anticipated to be sold in 2021? Last year the total for both 2020 and 2021 was \$126 million, is that still the targeted total?

Surpluses are also not used in outlying years, since the year-end surplus is not recognized at this point.

While questions for specific planned projects can be best answered by the departments, we would ask the OCFO to provide Council with an updated reconciliation of 2019 and 2020 projects both completed and in process from both the Unlimited and General Obligation Bond Funds as well as the Quality of Life Funds.

Attachments (4)

cc: David Massaron, Chief Financial Officer
John Naglick, Finance Director
Tanya Stoudemire, Budget Director
Stephanie Washington, Mayor's Office

**CITY OF DETROIT
FY20 BUDGET AND FY21-24 FOUR-YEAR PLAN
GENERAL CITY CAPITAL IMPROVEMENTS**

	FY2020 Adopted Budget	FY2020 Amended Budget ¹	FY20-21 Recommend Budget	FY21-22 Forecast Budget	FY22-23 Forecast Budget	FY23-24 Forecast Budget	Four-Year Plan Total
Charles H. Wright Museum							
Capital Improvements to Museum	-	2,500,000	-	-	-	-	-
Total Charles H. Wright Museum	-	2,500,000	-	-	-	-	-
Detroit Historical Museum							
Capital Improvements to Museum	-	2,500,000	-	-	-	-	-
Total City Clerk	-	2,500,000	-	-	-	-	-
Office of the Chief Financial Officer							
Office of Budget - Laptops/Computers	5,000	-	-	-	-	-	-
Contracting & Procurement - Laptops/Computers	17,500	-	-	-	-	-	-
Financial Planning & Analysis - Laptops/Computers	5,000	-	-	-	-	-	-
Total OCFO	27,500	-	-	-	-	-	-
City Clerk							
E-Scribe Software	99,000	-	-	-	-	-	-
Total City Clerk	99,000	-	-	-	-	-	-
CRIO							
Case management software	78,000	-	-	-	-	-	-
Total CRIO	78,000	-	-	-	-	-	-
Department of Appeals & Hearings							
Document scanning/new e-filing system	150,000	-	-	-	-	-	-
Software suite for document scanning	35,539	-	-	-	-	-	-
Total DAH	185,539	-	-	-	-	-	-
Department of Innovation & Technology							
Enterprise Asset Management System	2,250,000	-	-	-	-	-	-
Enterprise Document Management System	1,500,000	-	-	-	-	-	-
Network Infrastructure & Security Improvements	2,000,000	-	-	-	-	-	-
Technology Upgrades & Additions - Public Safety	-	8,174,255	-	-	-	-	-
Technology Upgrades & Additions - PCs & Laptops	880,000	-	-	-	-	-	-
Total DoIT	6,630,000	8,174,255	-	-	-	-	-
Elections Department							
ReliaVote system for absentee voting	235,414	-	-	-	-	-	-
Konnect Poll Chief Software	145,672	-	-	-	-	-	-
Tablets	113,000	-	-	-	-	-	-
Total Elections	494,086	-	-	-	-	-	-
Fire Department							
Fire Facilities Capital Improvements	-	3,000,000	-	-	-	-	-
Fire Inventory Management System	-	500,000	-	-	-	-	-
Total Fire	-	3,500,000	-	-	-	-	-
Fleet Management							
General City Fleet Replacement	8,914,305	-	4,500,000	-	-	-	4,500,000
Health Fleet Replacement	-	220,000	-	-	-	-	-
Police Fleet Replacement	-	6,650,000	-	-	-	-	-
Fire Fleet Replacement	-	6,255,745	-	-	-	-	-
Total Fleet Management	8,914,305	13,125,745	4,500,000	-	-	-	4,500,000

**CITY OF DETROIT
FY20 BUDGET AND FY21-24 FOUR-YEAR PLAN
GENERAL CITY CAPITAL IMPROVEMENTS
(Continued)**

	FY2020 Adopted Budget	FY2020 Amended Budget¹	FY20-21 Recommend Budget	FY21-22 Forecast Budget	FY22-23 Forecast Budget	FY23-24 Forecast Budget	Four-Year Plan Total
General Services Department							
Recreation Facilities Improvements	-	5,300,000	-	-	-	-	-
City Park Improvements	-	8,300,000	-	-	-	-	-
Joe Louis Greenway - Segment 1	-	20,000,000	-	-	-	-	-
Office of Sustainability - Utility Bill Mgmt Software	1,265,000	-	-	-	-	-	-
Total GSD	1,265,000	33,600,000	-	-	-	-	-
Health Department							
Ultrasound Machine & Clinic Furniture	9,000	-	-	-	-	-	-
Sword Solutions Software	3,000	-	-	-	-	-	-
Computers & Equipment for New Staff	8,000	-	-	-	-	-	-
Computers, Tablets, & Inspection materials	15,070	-	-	-	-	-	-
Tablets & Clinical Furniture for Health locations	260,000	-	-	-	-	-	-
Total Health	295,070	-	-	-	-	-	-
Housing & Revitalization Department							
Laptops	7,000	-	-	-	-	-	-
Total HRD	7,000	-	-	-	-	-	-
Human Resources Department							
Laptops	5,000	-	-	-	-	-	-
Total Human Resources	5,000	-	-	-	-	-	-
Law Department							
Computers & Laptops for New Staff	33,000	-	-	-	-	-	-
Total Law	33,000	-	-	-	-	-	-
Mayor's Office							
Computers & Laptops for New Staff	10,000	-	-	-	-	-	-
Total Mayor's Office	10,000	-	-	-	-	-	-
Municipal Parking Department							
Garage & Meter Maintenance & Repairs	5,000,000	-	-	-	-	-	-
Lighting Towers for JLA	54,000	-	-	-	-	-	-
Video Cameras & Equipment	2,500	-	-	-	-	-	-
Total Parking	5,056,500	-	-	-	-	-	-
Non-Departmental							
Land Acquisition for Economic Development	7,500,000	-	-	-	-	-	-
Total Non-Departmental	7,500,000	-	-	-	-	-	-
Planning & Development							
Neighborhood Studies & Implementation	2,500,000	-	500,000	-	-	-	500,000
Total Planning & Development	2,500,000	-	500,000	-	-	-	500,000

**CITY OF DETROIT
FY20 BUDGET AND FY21-24 FOUR-YEAR PLAN
GENERAL CITY CAPITAL IMPROVEMENTS
(Continued)**

	FY2020 Adopted Budget	FY2020 Amended Budget ¹	FY20-21 Recommend Budget	FY21-22 Forecast Budget	FY22-23 Forecast Budget	FY23-24 Forecast Budget	Four-Year Plan Total
Police							
Police Lease Elimination Plan	-	3,200,000	-	-	-	-	-
Police Facilities Capital Improvements	-	7,700,000	-	-	-	-	-
Bulletproof Vest Replacement	-	700,000	-	-	-	-	-
Total Police	-	11,600,000	-	-	-	-	-
Department of Public Works							
Equipment	1,500,000	1,500,000	2,067,000	1,500,000	1,500,000	1,500,000	6,567,000
Highway Bridges	3,458,450	3,458,450	-	-	-	-	-
Bridge Improvements	500,000	500,000	-	-	-	-	-
Road & Bridge Repair, Resurfacing, & Reconstruction	30,369,697	30,369,697	24,250,000	24,735,000	25,229,700	25,734,294	99,948,994
Trunkline Improvements	1,962,478	1,962,478	-	-	-	-	-
Greenways, Mobility, & Sidewalks	-	-	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Traffic Control Improvements	2,050,000	2,050,000	1,181,040	2,050,000	2,091,000	2,132,820	7,454,860
Traffic Control Roadways - Federal & State Grants	14,050,000	14,050,000	14,331,000	14,331,000	14,617,000	14,909,340	58,188,340
Debt Service	3,160,973	3,160,973	13,828,912	12,998,855	12,998,855	12,998,855	52,825,477
Total DPW	57,051,598	57,051,598	57,657,952	57,614,855	58,436,555	59,275,309	232,984,671
Total General City Agencies	90,151,598	132,051,598	62,657,952	57,614,855	58,436,555	59,275,309	237,984,671

¹The only amendment included in the FY2020 Amended Capital Budget is the \$80 million anticipated in Spring 2020 from the second UTGO bond series.

Road Bond Projects					
Project	Project Budget	Projected Spend by 6/31/2020	FY21 Projected Spend	FY22 Projected Spend	FY23 Projected Spend
Streetscapes	80,000,000	62,899,200	17,100,800	-	-
Sidewalk Repair & Replacement	20,000,000	20,000,000	-	-	-
Road Improvement	23,764,555	23,764,555	-	-	-
Bond Sale Expenses	735,445	735,445	-	-	-
Total	124,500,000	107,399,200	17,100,800	-	-

**CITY OF DETROIT
FY20 BUDGET AND FY21-24 FOUR-YEAR PLAN
ENTERPRISE AGENCIES CAPITAL IMPROVEMENTS**

	FY2020 Adopted Budget	FY2020 Amended Budget ¹	FY20-21 Recommend Budget	FY21-22 Forecast Budget	FY22-23 Forecast Budget	FY23-24 Forecast Budget	Four-Year Plan Total
Department of Transportation							
Coolidge Facility Rebuild - Federal/State Funding	20,000,000	5,000,000	25,000,000	27,000,000	30,000,000	8,000,000	90,000,000
Coolidge Facility Rebuild - City Funding	-	5,000,000	-	-	5,000,000	-	5,000,000
Fixed-Route Vehicle Replacement/Expansion	26,900,000	-	25,965,000	-	21,305,000	-	47,270,000
Non-Revenue Vehicle Replacement/Expansion	500,000	-	500,000	500,000	500,000	500,000	2,000,000
Mid-life Vehicle Acquisition/Overhaul	6,000,000	-	6,000,000	6,000,000	6,000,000	6,000,000	24,000,000
Facility Improvements	1,000,000	-	1,000,000	1,000,000	500,000	500,000	3,000,000
Information Technology	5,144,320	-	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
Operations Equipment	491,376	-	491,376	472,946	182,903	182,903	1,330,128
Total DDoT	60,035,696	10,000,000	59,956,376	35,972,946	64,487,903	16,182,903	176,600,128
Water & Sewerage Department - Retail²							
Water							
Water Field Services	52,219,000	-	41,984,000	15,238,000	14,000,000	-	71,222,000
Metering	12,000,000	-	12,000,000	4,000,000	4,000,000	-	20,000,000
General Purpose	6,695,000	-	4,140,000	2,795,000	-	-	6,935,000
Water Central Services: Fleet	2,432,000	-	2,000,000	2,000,000	2,000,000	-	6,000,000
Water Central Services: Facilities	4,602,000	-	2,000,000	2,000,000	2,000,000	-	6,000,000
Water Central Services: Information Technology	5,316,000	-	3,287,000	1,788,000	1,618,000	-	6,693,000
Water Subtotal	83,264,000	-	65,411,000	27,821,000	23,618,000	-	116,850,000
Sewerage							
Sewer Field Services	35,063,000	-	25,363,000	-	-	-	25,363,000
Green Infrastructure	10,195,000	-	12,880,000	10,373,000	3,933,000	-	27,186,000
General Purpose	6,695,000	-	4,140,000	2,795,000	-	-	6,935,000
Sewer Central Services: Fleet	2,432,000	-	2,000,000	2,000,000	2,000,000	-	6,000,000
Sewer Central Services: Facilities	4,602,000	-	2,000,000	2,000,000	2,000,000	-	6,000,000
Sewer Central Services: Information Technology	5,316,000	-	3,287,000	1,788,000	1,618,000	-	6,693,000
Sewerage Subtotal	64,303,000	-	49,670,000	18,956,000	9,551,000	-	78,177,000
Water & Sewerage Total	147,567,000	-	115,081,000	46,777,000	33,169,000	-	195,027,000
Total Enterprise Agencies	207,602,696	10,000,000	175,037,376	82,749,946	97,646,903	16,182,903	371,627,128
Grand Total - General City & Enterprise Agencies	297,754,294	142,051,598	237,695,328	140,364,801	156,093,458	75,458,212	609,611,799

¹The only amendment included in the FY2020 Amended Capital Budget is the \$80 million anticipated in Spring 2020 from the second UTGO bond series.

²DWSD capital amounts will not match placeholder used for legal budget.

CITY OF DETROIT CAPITAL PLAN

INTRODUCTION

Over the past five years, the City has made major capital investments to return City services to levels Detroiters expect and deserve. During this time, we have installed 65,000 new LED streetlights, demolished 15,000 dangerous vacant houses, added 120 buses to improve transportation service, replaced public safety vehicles to reduce Police and EMS response times, and renovated over 60 parks.

Over the last year, thanks to the City's return to the bond market on its own credit in late 2018, we have been able to make ambitious capital investments. During Fiscal Years 2021-2024, this plan demonstrates continued investments to improve the City's critical infrastructure, expand economic growth and opportunity, and continue to revitalize our neighborhoods. Our strong public-private partnerships will continue to create unprecedented financial impact, with programs like the Strategic Neighborhood Fund and the Affordable Housing Leverage Fund creating over \$1 billion dollars in investments in our neighborhoods.

FY21-FY24 EXPENDITURES

The City of Detroit is responsible for maintaining a large inventory of capital assets, including roads, parks, public safety facilities and municipal buildings, libraries, water and sewerage infrastructure, and a fleet of over 2,000 vehicles. Capital investments by the City enhance our neighborhoods, strengthen public safety, improve citizen mobility, and elevate the quality of life in our city.

These investments are aligned with both the five-year Capital Agenda's specific goals and with its broad strategy of rebuilding population density in Detroit by increasing support for the existing population while also attracting new residents and businesses into thriving neighborhoods. This Capital Plan also reflects an additional \$80 million anticipated in the spring of 2020 from the issuance of the City's second bond series.

In addition to the projects outlined in this plan, a large number of projects begun with the first series of UTGO bonds issued in FY19 will be completed over the course of FY21. In keeping with our capital budgeting policies, the funds for these projects will be balanced forward and spent down.

The City's capital plan has been restructured to align capital investments with the City Strategic Priorities that guide our new method of outcome budgeting. These priorities are:

- Increased Economic Opportunity and Reduced Poverty
- Improved Public Safety
- A More Vibrant and Beautiful City
- Strengthened City Services
- Effective Governance

Many of the City's capital investments will fall into multiple Strategic Priorities. For example, while a new greenway undoubtedly makes the City more vibrant and beautiful, it also creates new mobility options and increases economic opportunity for residents who do not drive and who can now more safely and efficiently bike, scooter, or walk to work.

Housing & Economic Opportunity

Housing and increased economic opportunity are the most exciting parts of our Capital Plan. Although the funding discussed in this section does not appear directly in the City's budget or the table at the end of this section, it is held by fiduciary organizations for the exclusive use by the City to implement the Strategic Neighborhood Fund (SNF) and the Affordable Housing Leverage Fund (AHLF). These funds are a critical component of the Capital Plan.

SNF and AHLF neighborhoods will be marked by design excellence and a variety of choice—in housing, in recreational assets, and in amenities. The Housing & Revitalization Department, in partnership with the Michigan Local Initiatives Support Corporation and Invest Detroit are revitalizing neighborhoods through the restoration of existing properties and with newly built single- and multi-family homes. The City is committed to preserving all regulated affordable housing units and to ensure that wherever growth occurs it increases inclusion and reduces segregation. There will be mixed income and affordable housing throughout the City, ensuring that those who have remained in Detroit benefit from its resurgence.

SNF Phase 1 funding commitments totaled \$42 million (\$26 million in public subsidy) for three Detroit neighborhoods: Islandview/Greater Villages, Vernor/Southwest and Livernois/McNichols. SNF Phase 2 remains on track to raise \$130 million for projects across seven neighborhoods: Grand River/Northwest, Warrendale/Cody Rouge, Russell Woods/Nardin Park, Campau/Banglatown, Gratiot/Seven Mile, East Warren/Cadieus, and Jefferson Chalmers. These philanthropic commitments will allow the Funds to leverage \$628 million in private capital, \$150 million in low-cost capital, and \$124 million in federal and state grants, for a total of \$1.1 billion dollars in neighborhood investments.

The AHLF is a tool established to achieve the goals of the City's multifamily housing strategy to preserve 10,000 existing affordable housing units and create 2,000 new affordable housing units.

The total affordable housing investment identified in the plan is projected at \$765 million in private equity, conventional debt, low-income housing tax credits/Michigan State Housing Department Authority equity, and \$250 million from the AHLF itself.

The City's successful partnerships with private entities will continue to be a critical component of our neighborhood-focused economic development effort through the four-year capital plan period. Our most notable accomplishments in this area are of course the redevelopment of the Michigan Central Station and its surrounding area by the Ford Motor Company for use as its tech innovation campus and the expansion of FCA's Mack Avenue Engine Complex and Jefferson North Assembly Plant. The total investment in the Michigan Central development will be approximately \$740 million, as well as an additional \$10 million invested in the Corktown neighborhood through a Community Benefits Agreement. The project will create 2,500 direct, permanent jobs, 2,500 indirect jobs in Ford facilities, and 2,000 construction jobs. The total investment in the FCA plants will be approximately \$2.5 billion, including \$35 million in community benefit investments. The FCA expansion will result in not just 4,000 new jobs, but 4,000 new jobs for which Detroiters are given priority.

A More Vibrant & Beautiful City

The Capital Plan reflects the need to focus public infrastructure investment where it will create the greatest return: supporting the existing population and attracting new residents and businesses into revitalized neighborhoods. The City plans to continue developing and implementing projects that foster vibrant, inclusive neighborhoods across the City of Detroit.

In the most recent Capital Agenda, the City laid out a plan to make transformative investments into recreational assets. Parks across the city will continue to receive substantial investments, and in some cases expansions, with modern play equipment, safe walking paths, ample lighting, and inviting landscaping. Many parks have been designated as soccer hubs and will be upgraded to provide plenty of field space for Detroiters of all ages to master the skills of one of our most popular sports. Parks improvements will continue to be made with extensive consultation with the residents impacted by that park and its amenities. The City's commitment to open, inclusive, and accessible spaces that meet the diverse needs of residents of all ages remains strong.

Our recreation centers will continue to be modernized and improved to allow for the ongoing expansion of programs, including the addition of mini-libraries. Recreation centers are the heart of many of our communities and provide not only recreational programming but also educational and skill development programs. They serve as a safe space either before or after school for many young Detroiters. So whether a resident seeks to use the internet to apply for a job, take a dance class, join a book club, or do all three, our recreation centers will continue to deliver.

Through extensive community engagement, the City has identified areas that can be transformed into greenways to connect the City's neighborhoods to each other and to downtown and riverfront amenities. The first three mile segment of the Joe Louis Greenway will break ground on the autumn of 2020 and, when complete, will form a 32 mile loop connecting City neighborhoods, four neighboring cities, and even provide an international path to Canada. By providing many methods of mobility, especially non-motorized methods via greenways, trails, and protected bike lanes, barriers to access to City amenities and employment opportunities will be substantially lowered.

The Capital Plan anticipates investments at two of our cultural treasures: the Charles H. Wright Museum of African American History and the Detroit Historical Museum. These capital improvements will allow the museums to continue their ongoing campaigns to modernize their facilities and create welcoming, inclusive, accessible spaces to tell the stories of Detroit and its residents.

One of the strongest drivers of success is the availability of inclusive, exciting, and safe parks, recreation centers, and cultural assets. This Capital Plan continues to implement investments that will shape Detroit's recreational and cultural landscape for generations to come.

Improved Public Safety & Health

To continue promoting positive health outcomes in our community, the Capital Plan continues improvements to our health clinics and mobile health clinics to create modern health provision centers with even more services. The mobile clinic fleet will visit our neighborhoods and provide critical services like immunizations, STI testing and prevention, unintended pregnancy prevention, WIC enrollment, blood lead testing, needs assessments, and many other services in conjunction with community partners who work to help reduce infant mortality, drug abuse, and chronic disease.

Our Police and Fire Departments will continue to receive substantial capital investments in vehicles, information technology, and facility improvements. The completion of the City's fleet replacement plan in the four-year period of this plan will see the entire Police and Fire fleets within an industry standard lifecycle. A modernized and optimized public safety fleet will ensure that police officers and firefighters are able to swiftly and reliably protect the public. The replacement of the City's fire fighting fleet will ensure that we maintain our top-tier ISO certification and keep property insurance rates lower.

Public safety information technology will continue to undergo the massive modernization and replacement campaign begun during FY20. Everything from body cameras to servers, in-vehicle laptops to secured fiber optic cable between public safety facilities is targeted for investment. New atmospheric monitoring devices will allow our firefighters to work safely inside burning

structures with reduced risk of exposure to noxious and harmful gases. Our Police Department will receive drones that will allow them to look around and inside structures during low visibility or high risk situations without putting themselves in unnecessary danger.

The City's firehouse improvement campaign will be completed during this four-year plan period, ensuring that all of our firehouses are at a state of good repair. These improvements allow our firefighters to operate effectively and safely within the buildings that often serve as their homes for many long shifts. Police precincts will continue to undergo the repairs and improvements that began at the start of FY19; the anticipated second bond series in the first half of 2020 will allow this investment campaign to ramp up. Additionally, the Police Department will complete the lease consolidation initiative started in FY 2019 that will see the department move out of two leased buildings into a single city-owned facility. This will allow the City to save funds on lease costs while simultaneously providing the Police Department sufficient new space to fully operate a number of policing units.

Finally, improvements will continue at the City's Animal Care & Control building, allowing for the care of more animals in clean and humane conditions. The City remains committed to ensuring that all animals that come into its care receive quality, respectful attention.

Strengthened City Services

Investment in roads, transit, and sidewalks is critical, especially in a city as large as Detroit. This Capital Plan provides for the City's continuing transformational investment into our roads and transportation infrastructure. We seek to create a reliable transportation system that connects our residents and neighborhoods, improves public safety, creates economic opportunity, and contributes to the reduction of poverty.

Roads, sidewalks, bridges, and streetscapes will receive nearly \$200 million in improvements over the course of this plan. Road quality reports and accident data will drive the investment into our road resurfacing and replacement program, along with investments into traffic control and calming efforts. City sidewalks will be replaced where needed and efforts to make our sidewalks and roadways fully ADA compliant will continue with the ongoing installation of ramps and curb cuts. The rollout of more protected bike lanes citywide will ensure sufficient access to safe, non-motorized forms of transportation.

Our public transit system is a critical component of our local economy, enabling thousands of people to move about the city every day. This four-year plan envisions an investment of nearly \$177 million into our public transit infrastructure. The biggest and most impactful project is the complete rebuild of the Department of Transportation's Coolidge facility which will serve as the new central repair and maintenance center for the City's fleet of buses. This will ensure that our

buses are maintained in top condition and are running reliably around the clock.

The bus fleet will also continue to be modernized and expanded over the plan period, allowing for the continued establishment of more 24-hour routes and increased bus frequency. Technology improvements in the transit system will allow riders to enjoy Wi-Fi on our buses, check the status of the next bus, and easily engage with an online customer service portal. Finally, continued improvements to our bus shelters will provide lighting and phone charging plugs and will give riders a safe and comfortable place to wait for their bus.

Effective Governance

Technological advancement waits for no one and the City of Detroit plans to stay at the forefront of technological innovations that will bring the most effective services to our residents and improve the efficiency of government.

Investments in technology will include fundamentals like new computers and server hardware, faster network switches, and advanced cloud solutions. The City's Department of Innovation and Technology will continue rolling out new enterprise software solutions such as an Enterprise Asset Management system, which will track all City-owned assets, their conditions, and the amount of investment made into them; an Enterprise Document Management system, which will convert many of the City's currently paper-based functions into an instantaneous digital system; an Enterprise Records Management system, to properly retain records subject to numerous retention schedules and make the retrieval of records smooth and quick; and an enterprise solution for tracking and managing the City's utility expenses.

Bringing assets critical to city government operations into a state of good repair continues to be a high priority in the City's capital strategy. Along with the public safety fleet, the general city fleet will be replaced and rightsized over the course of this capital plan period. City vehicles will be put into a standard operational life of five years with the goal of replacement at that time and not later. Revenues from the sale of these relatively newer vehicles will be used to continue the replacement cycle.

The Detroit Water and Sewerage Department (DWSD) will continue implementing its \$552 million capital improvement plan over the next four years. The investments into the City's water and sewerage infrastructure will continue the City's goal of delivering safe and cost effective water and sewerage services. In furtherance of our mission to put health and safety in water delivery first, the water main replacement projects will also involve the replacement of lead service lines. Additional DWSD capital investments include water meter replacements citywide, replacement of fire hydrants, the rehabilitation of the sewerage and stormwater infrastructure, and flood control measures along the riverfront.

Investments into the City service yards begun in FY19 will continue through the early years of this capital plan. These service yards are the hubs of City service provision, with fleet repair facilities, salt domes, and storage of heavy equipment like salt trucks, plows, dump trucks, and construction equipment. The City will also begin the process of consolidating a number of our service yards and garages into one centralized, more cost effective location.

FINANCING THE FY21-24 CAPITAL PLAN

The City annually implements its Capital Plan by appropriating funds for capital projects through the budget development process. The Plan is primarily financed with UTGO bond proceeds and supplemented by prior years' surplus, state and federal funds, and private grants.

During FY19, the City issued UTGO bonds in the amount of \$136.6 million on its own full faith and credit for the first time since our bankruptcy. During FY20, the City will issue a second series of UTGO bonds totaling \$80 million. These two bond series form the largest portion of the City's capital funding in the FY21-24 Capital Plan.

The City does not budget the annual surplus in the same year it is realized, but waits until it is recognized, via the annual audit, and treats it as unassigned fund balance to be allocated among the competing one-time spending needs. For FY20, the City set aside \$33.1 million in unassigned fund balance to support capital projects but will allocate only \$5 million in FY21, because the City has reentered the bond market and does not need to continue utilizing so much of our annual surplus for capital expenditures.

Debt Financing

With our reentrance into the bond markets, City capital investments will be financed primarily through long-term debt. Long-term debt related to capital investment has two main purposes:

- (1) It finances acquisition, construction, repair, and renovation of City-owned buildings and equipment that are necessary to provide public services; and
- (2) It finances infrastructure improvements to ensure the City's continued growth

The City adheres to a Debt Issuance and Management Policy (CFO Directive No. 2018-101-007) that established the conditions for issuing debt and the management of such debt. The City's policy is to utilize long-term debt for capital purposes. However, the policy provides that short-term debt may be used for certain types of projects, financing of equipment and vehicles, and, in rare cases, operations.

The City reentered the capital markets with a new General Obligation bond debt issuance in late 2018 for capital purposes. The City has achieved four consecutive years of balanced budgets and

operating surpluses since FY15 and has also received two credit rating upgrades. The City's credit ratings with Moody's and S&P are currently Ba3 and BB-, respectively.

The new bond issuance entailed the sale of Unlimited Tax General Obligation (UTGO) bonds issued on the full faith and credit of the City. UTGO bonds are an important method for funding our capital priorities, because they allow the City to begin funding projects that previously would have required the use of General Fund surpluses. This allows the City's surpluses to be utilized more effectively for operating needs and for important financial planning strategies like contributions to the Budget Reserve and to the Retiree Protection Fund for the City's pensions.

Authorization for these new bonds was previously obtained from the citizens of Detroit. The City originally had \$286 million in voter-approved, unissued UTGO authority. The City Council has authorized the issuance of \$255 million in UTGO bonds, though the capital plan currently envisions an immediate need of \$235 million for projects in the plan period. The City does not plan to issue short-term taxable debt at this time.

It is anticipated that the City will seek additional UTGO voter authorization during this capital plan period.

UTGO debt is repaid from a dedicated debt service millage. State law allows the City to levy a debt service millage on certain real and personal property to meet annual interest and principal obligations. The City's historical debt service millage ranged from 7.0753 mills in FY06 to 9.82 mills in FY15. The current Debt Service millage is 9.0 mills. Due to the City's extended absence from capital markets until FY18, the outstanding UTGO debt service is scheduled to decline substantially over the next several years. This afforded the City an opportunity to increase its UTGO debt and remain within its historical millage levels. The City sold \$135 million in UTGO debt in FY19 and anticipates selling an additional \$80 million in the current fiscal year. These bond sales are not expected to increase the current debt service millage.

Prior to reentering the bond market on its own credit, Detroit had access to the credit markets through the Michigan Financing Authority, as evidenced by both the exit financing and the refinancing of limited State-revenue supported bonds (a limited type of credit). On November 16, 2017, the Michigan Finance Authority issued \$124.5 million in revenue bonds on behalf of the City for major and local street improvements. The source of repayment for these bonds is the annual allocation of gas and weight tax funds to the City through Act 51. The total principal outstanding to date is \$90 million. On December 13, 2018, the City issued \$176 million in refunding bonds to purchase prior financial recovery bonds at a discount in order to reduce gross debt service in future years and achieve present value savings. In 2019, to support the demolition of the Joe Louis Arena, the City issue \$10 million in capital improvement bonds of which \$4.2 million has been drawn down to date. The due date for the final drawdown is June 30, 2020.

On March 14, 2018, the City fully redeemed its outstanding C Note Limited Tax General Obligation (LTGO) bonds. This debt was redeemed utilizing General Fund surpluses and proceeds from the sale of the Premier Garage, as required for redemption of the bonds. Redemption of this debt allows the City to fund other operating needs and additional capital projects.

Other City-related entities that have active debt issuance programs are the Public Lighting Authority (PLA) and the Detroit Water and Sewage Department (DWSD).

In June 2014, the Michigan Finance Authority issued \$185.7 million in revenue bonds for street lighting infrastructure improvements on behalf of the PLA. These bonds are secured by a first lien on certain of the City's Utility Users' Taxes (\$12.5 million annually, until repayment) as authorized under Public Act 393 of 2012.

DWSD uses debt financing, repaid by revenues from rate payers, to support its ongoing capital improvement program. The DWSD Capital Improvement Plan is subject to approval by the Board of Water Commissioners. The Great Lakes Water Authority issues bonds on behalf of DWSD to fund the DWSD capital plan projects.

External Sources

As is the case with other cities, Detroit receives revenue transfers, through grants and aid, from the Federal and State government. Often that money compensates for required investments, improvements, and regulations imposed or mandated by them. Detroit also receives a substantial amount funding each year via grant awards from private sector entities such as foundations and corporations.

Intergovernmental Grants & Aid

The City receives a number of categorical, matching and formula-driven grants; many are used for operating purposes, some are for capital projects. Federal aid can flow directly to the city of Detroit; some gets passed through various State of Michigan departments. Large capital grants coming to Detroit are for transportation, streets, roads and traffic signals, tree removal, private and public housing, safety and security equipment, and community development.

Philanthropy

The City continues to be successful in seeking grant awards from a variety of foundations and corporate sources. These grants have funded park improvements and other open space initiatives. Additionally, public-private partnerships have been utilized for neighborhood revitalization, economic development, housing, planning, transit, public safety, health, and

workforce development initiatives. In FY21, the City will continue to leveraging its UTGO bond proceeds to bring greater philanthropic investment into Detroit's neighborhoods.

CAPITAL PLANNING PROCESS

The capital planning process begins with a project submission period during which all departments have an opportunity to identify their facility, equipment, infrastructure, and planning needs in a systematic, prioritized manner, and to submit their capital investment proposals for funding consideration. Departments may utilize both internal assessments and external constituent requests to develop their capital improvement projects. Project requests must include costs estimates, a description of the proposed scope of work, and any other requested information to help City officials conduct their respective evaluations. A final evaluation of the projects will be conducted by the Office of the Mayor to ensure alignment with the City Strategic Priorities. At this time, departments may be required to submit additional information.

Project proposals must also account for any impacts on the City's operating budget. Such proposals are subject to additional review to determine the anticipated effect on personnel, maintenance, utilities, and supply costs, as well as expected changes in service demand or delivery of departmental programs. It is generally assumed that certain types of projects, such as HVAC system upgrades and window replacements, will provide operating budget savings as a result of improved energy efficiency.

Because our capital plan will require regular review and supplementation as the future unfolds, the City has established a Capital Projects Team in the Office of Budget, as well as a Facilities Steering Committee, a Vehicle Steering Committee, and an Infrastructure Coordinating Committee.

The Facilities Steering Committee will develop a Facilities Master Plan that will right-size the city's total footprint; bring the City's facility inventory into a state of good repair; avoid investments into assets that the City is likely to vacate; and set the long-term strategic direction that helps to leverage other City resources.

The Vehicle Steering Committee has developed the City Fleet Rightsizing and Replacement Plan that guides the City's acquisitions of new vehicles and the replacement of existing vehicles that have reached the end of their useful life. Through this Committee, the City will ensure that the City fleet is sized appropriately based on true departmental and service provision need, as well as standardize the fleet to reduce operating costs.

Finally, the Infrastructure Coordinating Committee brings together the major infrastructure departments of the City to ensure that investments are scheduled and implemented in ways that

are complementary to other necessary infrastructure investments. For example, when the Department of Public Works intends to replace a stretch of roadway, it will work with the Detroit Water and Sewerage Department and the Public Lighting Authority to ensure that any investments planned by these respective entities are undertaken while the road surface is already removed.

Referred
3-17-20

**INTERNAL
OPERATIONS
STANDING
COMMITTEE**



LAW DEPARTMENT

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February 28, 2020

HONORABLE CITY COUNCIL

RE: Otis Holt v City of Detroit et al.
Case No: 18-013236-CD
City Law File No: W18-00187

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential memorandum that is being separately hand-delivered to each member of Your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)** is in the best interest of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)**, and that Your Honorable Body authorize and direct the Finance Director to issue a draft in that amount payable to **OTIS HOLT and HERBERT SANDERS, THE SANDERS LAW FIRM PC, his attorney**, to be delivered upon receipt of properly executed Releases and a Stipulation and Order of Dismissal entered in Lawsuit No. 18-013236-CD, approved by the Law Department.

Respectfully submitted,

/s/ Jason McFarlane
Jason McFarlane
Assistant Corporation Counsel

JA/mr
Attachment(s)

cc: Budget Department

APPROVED: MAR 09 2020

LAWRENCE T. GARCIA
Corporation Counsel

BY: /s/ June C. Adams
June Adams
Chief of Staff Law Department

R E S O L U T I O N

BY COUNCIL MEMBER _____:

RESOLVED, that settlement of the above matter be and is hereby authorized in the amount of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00); and be it further

RESOLVED, that the Finance Director be and is hereby authorized and directed to draw

a warrant upon the proper account in favor of OTIS HOLT and HERBERT SANDERS, THE

SANDERS LAW FIRM PC, his attorney, in the sum of ONE HUNDRED FIFTY

THOUSAND DOLLARS (\$150,000.00) in full payment for any and all claims which Plaintiff

may have against the City of Detroit and any other City of Detroit employee, and that said amount

be paid upon receipt of properly executed Releases, Stipulation and Order of Dismissal entered in

Lawsuit No. 18-013236-CD, approved by the Law Department.

APPROVED:

LAWRENCE T. GARCIA
Corporation Counsel

BY: */s/ June C. Adams*
June Adams
Chief of Staff Law Department

Approved by City Council: _____

Approved by the Mayor: _____



LAW DEPARTMENT



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March 9, 2020

HONORABLE CITY COUNCIL

**RE: STEVEN SYKES v. CITY OF DETROIT
WAYNE COUNTY CIRCUIT COURT
CASE NO. 16-006510-NO
FILE NO. L16-00357 (MA)**

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential memorandum that is being separately hand-delivered to each member of Your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **Five Thousand Dollars and No/Cents (\$5,000.00)** is in the best interest of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **Five Thousand Dollars and No/Cents (\$5,000.00)** and that Your Honorable Body direct the Finance Director to issue a draft in favor of **STEVEN SYKES, and his attorneys GOODMAN ACKER, P.C.**, in the amount of **Five Thousand Dollars and No/Cents (\$5,000.00)** to be delivered upon receipt of properly executed Release, an Order of Dismissal entered in Case No. 16-006510-NO, approved by the Law Department and where deemed necessary by the Law Department, a properly executed Medicare/CMS Final Demand letter.

Respectfully submitted,

Michael L. Auten (P81884)
Assistant Corporation Counsel

APPROVED: MAR 09 2020

LAWRENCE T. GARCIA
Corporation Counsel

BY: _____
James D. Nosedá
Supervising Assistant Corporation Counsel

RESOLUTION

BY COUNCIL MEMBER _____:

RESOLVED, that settlement of the above matter be and is hereby authorized in the amount of **FIVE THOUSAND DOLLARS and No/Cents (\$5,000.00)**; and be it further

RESOLVED, that the Finance Director be and is hereby authorized and directed to draw a warrant upon the proper account in favor of **STEVEN SYKES, and his attorneys GOODMAN ACKER, P.C.**, in the amount of **FIVE THOUSAND DOLLARS and No/Cents (\$5,000.00)** in full payment for any and all claims which **STEVEN SYKES** may have against the City of Detroit and any City of Detroit employees by reason of alleged injuries or property damage sustained by **STEVEN SYKES** on or about September 17, 2015 as otherwise set forth in Case No. 16-006510-NO filed in the Wayne County Circuit Court, and that said amount be paid upon receipt of properly executed Release, Stipulated Order of Dismissal entered in Case No. 16-006510-NO and where deemed necessary by the Law Department, a properly executed Medicare/CMS Final Demand letter.

APPROVED:

LAWRENCE T. GARCIA
Corporation Counsel

BY: /s/James D. Nosedá
James D. Nosedá
Supervising Assistant Corporation Counsel

Approved by City Council: _____

Approved by Mayor: _____



LAW DEPARTMENT

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March 9, 2020

HONORABLE CITY COUNCIL

**RE: JOHNNY BARNEY vs CITY OF DETROIT
WATER DEPARTMENT
FILE#:14947 (CM)**

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential attorney-client privileged memorandum that is being separately hand delivered to each member of your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **TWENTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$24,900.00)** is in the best interests of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **TWENTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$24,900.00)** and that your Honorable Body authorize and direct the Finance Director to issue a draft in that amount payable to **Johnny Barney and his attorney, Ronald E. Randall, Jr.**, to be delivered upon receipt of properly executed releases and order of dismissal in Workers Compensation Claim #14947, approved by the Law Department.

Respectfully submitted,

Charles Manion, Supervising
Assistant Corporation Counsel

CM/gs

Attachment(s)

cc: Budget Department

APPROVED: MAR 09 2020

CHARLES RAIMI
Deputy Corporation Counsel

RESOLUTION

BY COUNCILMEMBER: _____

RESOLVED, that settlement of the above matter be and hereby is authorized in the amount of **TWENTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$24,900.00)**; and be it further

RESOLVED, that the Finance Director be and is authorized and directed to draw a warrant upon the proper fund in favor **Johnny Barney and his attorney, Ronald E. Randall, Jr.**, in the sum of **TWENTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$24,900.00)** in full payment of any and all claims which they may have against the City of Detroit by reason of any injuries or occupational diseases and their resultant disabilities incurred or sustained as the result of his past employment with the City of Detroit and that said amount be paid upon presentation by the Law Department of a redemption order approved by the Workers Compensation Department of the State of Michigan.

APPROVED: **MAR 09 2020**



CHARLES RAIMI
Deputy Corporation Counsel



LAW DEPARTMENT

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www.detroitmi.gov

March 9, 2020

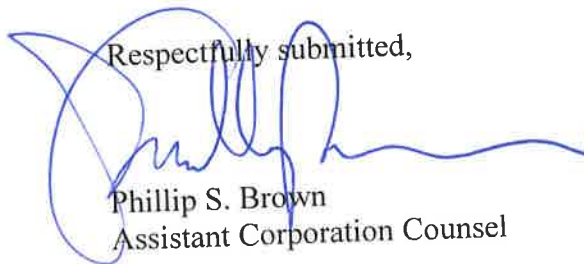
HONORABLE CITY COUNCIL

**RE: VALERIE PAYNE vs CITY OF DETROIT
FIRE/EMS DEPARTMENT
File#: 12583 (PSB)**

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential attorney-client privileged memorandum that is being separately hand delivered to each member of your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **NINETY THOUSAND DOLLARS (\$90,000.00)** is in the best interests of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **NINETY THOUSAND DOLLARS (\$90,000.00)** and that your Honorable Body authorize and direct the Finance Director to issue a draft in that amount payable to **Valerie Payne and her attorney, Dennis G. Vatsis**, to be delivered upon receipt of properly executed releases and order of dismissal in Workers Compensation Claim #12583, approved by the Law Department.

Respectfully submitted,



Phillip S. Brown
Assistant Corporation Counsel

PSB/gs

Attachment(s)

cc: Budget Department

APPROVED: MAR 09 2020



CHARLES RAIMI
Deputy Corporation Counsel

RESOLUTION

BY COUNCILMEMBER: _____

RESOLVED, that settlement of the above matter be and hereby is authorized in the amount of NINETY THOUSAND DOLLARS (\$90,000.00); and be it further

RESOLVED, that the Finance Director be and is authorized and directed to draw a

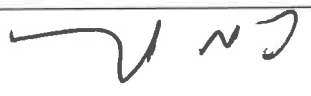
warrant upon the proper fund in favor **Valerie Payne and her attorney, Dennis G. Vatsis**, in the sum of **NINETY THOUSAND DOLLARS (\$90,000.00)** in full payment of any and all

future wage loss compensation claims which they may have against the City of Detroit by reason of any injuries or occupational diseases and their resultant disabilities incurred or sustained as the

result of her past employment with the City of Detroit and that said amount be paid upon presentation by the Law Department of a redemption order approved by the Workers

Compensation Department of the State of Michigan.

APPROVED: MAR 09 2020



CHARLES RAIMI

Deputy Corporation Counsel



LAW DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 500
Detroit, Michigan 48226-3437

Phone 313-224-4550
Fax 313-224-5505
www.detroitmi.gov

21

March 5, 2020

HONORABLE CITY COUNCIL

RE: KIRA HORNE v CITY OF DETROIT et.al
CASE NO. 19-13724
FILE NO. L19-00960 (MMM)

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential memorandum that is being separately hand-delivered to each member of Your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** is in the best interest of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** and that Your Honorable Body direct the Finance Director to issue a draft payable to **KIRA HORNE and OLSON PLLC, her attorneys**, in the amount **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, and to be delivered upon receipt of a properly executed Release and Stipulation and Order of Dismissal entered in Lawsuit No. 19-13724, approved by the Law Department.

Respectfully submitted,

/s/ *Michael M. Muller*

Michael M. Muller
Senior Assistant Corporation Counsel

APPROVED: MAR 06 2020
LAWRENCE T. GARCIA
Corporation Counsel

BY: James D. Nosedo
James D. Nosedo
Supervising Assistant Corporation Counsel

RESOLUTION

BY COUNCIL MEMBER _____:

RESOLVED, that settlement of the above matter be and is hereby authorized in the amount **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**; and be it further

RESOLVED, that the Finance Director be and is hereby authorized and directed to draw a warrant upon the proper account in favor of **KIRA HORNE and OLSON PLLC, her attorneys**, in the amount of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** in full payment for any and all claims which **KIRA HORNE** may have against the City of Detroit, Nathan Miller, and any other City of Detroit employees by reason of alleged injuries sustained on or about **November 13, 2018** and as otherwise set forth in Case No. 19-13724 filed in the United States District Court for the Eastern District of Michigan, Southern Division, and that said amount be paid upon receipt of a properly executed Release and a Stipulation and Order of Dismissal entered in Case No. 19-13724.

APPROVED:

LAWRENCE T. GARCIA
Corporation Counsel

BY: /s/ James D. Nosedo
James D. Nosedo
Supervising Assistant Corporation Counsel

Approved by City Council: _____

Approved by the Mayor: _____



CITY OF DETROIT
LAW DEPARTMENT

22

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., #500
DETROIT, MICHIGAN 48226-3535
PHONE 313-224-4550
FAX 313-224-5505
WWW.DETROITMI.GOV

March 5, 2020

HONORABLE CITY COUNCIL

RE: ELTON PAIN v. CITY OF DETROIT
CASE NO: 17-011105-NF
FILE NO.: L17-00564

On November 5, 2019, your Honorable Body approved the settlement in the amount of TWENTY FOUR THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$24,500.00) in the above captioned lawsuit when the actual correct recommended settlement amount should have been TWENTY SIX THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$26,500.00). The Law Department is, therefore, recommending that this Honorable Body RESIND the Resolution authorizing the settlement in the amount of TWENTY FOUR THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$24,500.00) and authorize the settlement in the amount of TWENTY SIX THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$26,500.00).

We, therefore, request you Honorable Body rescind the original Resolution and adopt the amended Resolution that settlement of the above matter be and is hereby authorized in the amount of TWENTY SIX THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$26,500.00).

WAIVER OF RECONSIDERATION REQUESTED.

Respectfully submitted,

/s/ Cheryl L. Ronk

Cheryl L. Ronk
Assistant Corporations Counsel

APPROVED: MAR 05 2020

LAWRENCE T. GARCIA
Corporation Counsel

By: /s/ Yvonne Bradley
YUVONNE BRADLEY
Supervising Assistant Corporation Counsel

Attachment

R E S O L U T I O N

BY COUNCIL MEMBER _____:

RESOLVED, that the resolution of November 5, 2019 authorizing the settlement in the amount of TWENTY FOUR THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$24,500.00) in the above matter be and is hereby RESCINDED and be it further

RESOLVED, that settlement of the above matter be and is hereby authorized in the amount of TWENTY SIX THOUSAND FIVE HUNDRED ^{NO}/Cents (\$26,500.00); and be it further

RESOLVED, that the Finance Director be and is hereby authorized and directed to draw a warrant upon the proper account in favor of Elton Payne, a legally incapacitated individual, by and through his Guardian Joya Garland and his attorney, Applebaum & Stone, PLC, in the amount of TWENTY SIX THOUSAND FIVE HUNDRED and ^{NO}/Cents (\$26,500.00) for any claims he may have against the City of Detroit and any other City of Detroit employees by reason of alleged injuries sustained on or about, and otherwise set forth in Case No. 17-011105-NF, that said amount be paid upon receipt of properly executed Releases, Stipulation and Order of Dismissal entered in Lawsuit No. 17-011105-NF and, where deemed necessary by the Law Department a properly executed Release, Stipulation and Order of Dismissal entered in Lawsuit No. 17-011105-NF and, where it is deemed necessary or desirable by the Law Department, a properly executed Medicare Reporting and Indemnification Affidavit, approved by the Law Department; and be it further

APPROVED:

LAWRENCE GARCIA
Corporation Counsel

BY: /s/ Yuvonne Bradley
YUVONNE BRADLEY
Supervising Assistant Corporate Counsel

Referred
3-17-20

**NEIGHBORHOOD
AND COMMUNITY
SERVICES
STANDING
COMMITTEE**



CITY OF DETROIT
PARKS & RECREATION DEPARTMENT
ADMINISTRATION OFFICE

23

18100 MEYERS
DETROIT, MICHIGAN 48235
(313) 224-1100 • TTY:711
(313) 224-3544 FAX
WWW.DETROITMI.GOV

March 6, 2020

Honorable City Council;

Re: Authorization to accept a donation of park improvements from Quicken Loans Community Fund for a skate park at Adams Butzel Recreation Center.

Detroit General Services Department requests authorization from your Honorable Body to accept a donation of park improvements from Quicken Loans Community Fund, donating equipment from the former Wayfinding Skate Park for a skate park at Adams Butzel Recreation Center. The equipment is valued at \$70,000 in addition Quicken will assist with asphalt and labor costs valued at \$58,000 for a total donation valued at \$128,000.00.

The General Services Department will be responsible for the maintenance, signage, and protection cost of the equipment.

We respectfully request your authorization to accept this donation of park improvements with a Waiver of Reconsideration

Sincerely,

Brad Dick
Director



Resolution

Council Member _____

Whereas, the General Services Department is requesting authorization to accept a donation of park improvements from Quicken Loans Community Fund in the amount of \$128,000 to be installed at Adams Butzel Recreation Center

Whereas, Quicken Loans Community Fund is donating the equipment from the former Wayfinding Skate Park for a skate park at Adams Butzel Recreation Center. The equipment is valued at \$70,000; in addition Quicken Loans will also assist with asphalt and labor costs valued at \$58,000, for a total donation valued at \$128,000.00.

Whereas, the City will be responsible for the maintenance, signage, and protection costs of the equipment.

Resolved, the General Services Department is authorized to accept a donation of park improvements from Quicken Loans Community Fund for a skate park installation at Adams Butzel Recreation Center.



APPLICANT SECTION

Requesting Organization Name: Quicken Loans Community Fund

Today's Date: March 3, 2020

Contact Name: Laura Grannemann

DPRD Property Name: Adams Butzel Recreation Complex

Phone: 313.782.7996

Property Address: 10500 Lyndon St., Detroit, MI 48238

Email: LauraGrannemann@quickenloans.com

Location within the Property: _____

Address: 1050 Woodward Ave., Detroit, MI 48226

Corner of parking lot as identified by members of the GSD team

Improvement Type:

Park

Physical Improvement

Facility (ie Rec Center)

Not-Art ———> fill out Donation Letter

Art ———> fill out Art Donation Letter

Maintenance ———> fill out SLA Letter

Improvement Project Description:

(Please specify if any listed funding are for an event / program, or not for a permanent, physical improvement.)

The Quicken Loans Community Fund (QLCF) will donate skate park equipment that was previously at the Wayfinding Skate Park in downtown Detroit.

This equipment includes the following elements: many ledge rail, jersey barrier, pyramid, snow plow, mini ramp, and platform.

As part of the project, QLCF will also donate safety equipment (pads and helmets), as well as cover the cost of asphalt work required in the area to level and smooth the existing surface. QLCF will also work with the General Services Department on signage in the space.

The General Services Department has agreed to take on the maintenance, cleaning, and signage costs associated with this project.

Estimated Value of Improvement: \$128,000.00 (approx. \$70,000 of equipment and \$58,000 of asphalt and labor costs)

By submitting this request I/We/Our Organization agree(s) to abide by all rules and policies of the City of Detroit and the General Services Department, Parks and Recreation Division. I/We also agree that all information submitted in this Park Improvement Authorization Form is true and accurate to the best of my/our knowledge and I/We hereby request that the Parks and Recreation Division consider my/our Project for approval. I/We agree at my/our own expense to defend, indemnify, save and hold harmless the City of Detroit, its officers, employees and agents against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses (including without limitation, fees and expenses of attorneys, expert witnesses and other consultants) which may be imposed upon, incurred by or asserted against myself/us and/or the City of Detroit by reason of or resulting from my/our use of the DPRD Property named above and construction of this Project as described herein.

Signature: _____

Date: 3-3-2020

Print Name: Laura Granneman

Organization on behalf of: Quicken Loans Community Fund

GSD STAFF SECTION

Asset Information:

DPRD Property Number: 116

Asset Life Cycle: 5-10 Years

Asset Value: \$128,000.00

Decommission Cost: \$3,000 / \$5,000

Maintenance Information:

GSD Maintenance Requirements: A routine hardware check (screw check) by PDU - Trash Pick UP by Ground Maintenance

GSD Operations Requirements: _____

GSD Project Coordinator: Mahul

Date: 3-5-2020

Authorization:

Project Denied

Project Approved as Submitted

Project Approved with Changes: _____

*Approved by GSD Director: Brad O'Neil

Date: 3-05-2020

*Requesting Group shall not have approval to make the requested park improvement without the approval of the General Services Department Director

Quicken Loans[®]

Community Fund

Brad Dick, Director
Detroit Parks and Recreation Division
General Services Department
115 Erskine Street
Detroit, Michigan 48201

Dear Mr. Dick:

On behalf of the Quicken Loans Community Fund (QLCF), I am writing to offer our assistance in donating the equipment of the former Wayfinding Skate Park for a skate park at Adams Butzel Recreational Center. The skate park is valued at approximately \$70,000.00 and QLCF will assist with asphalt and labor costs valued at approximately \$58,000.00, for a total donation valued at approximately \$128,000.00.

These improvements will take place in Spring 2020. We have worked with members of the General Services Department to ensure these improvements are desired.

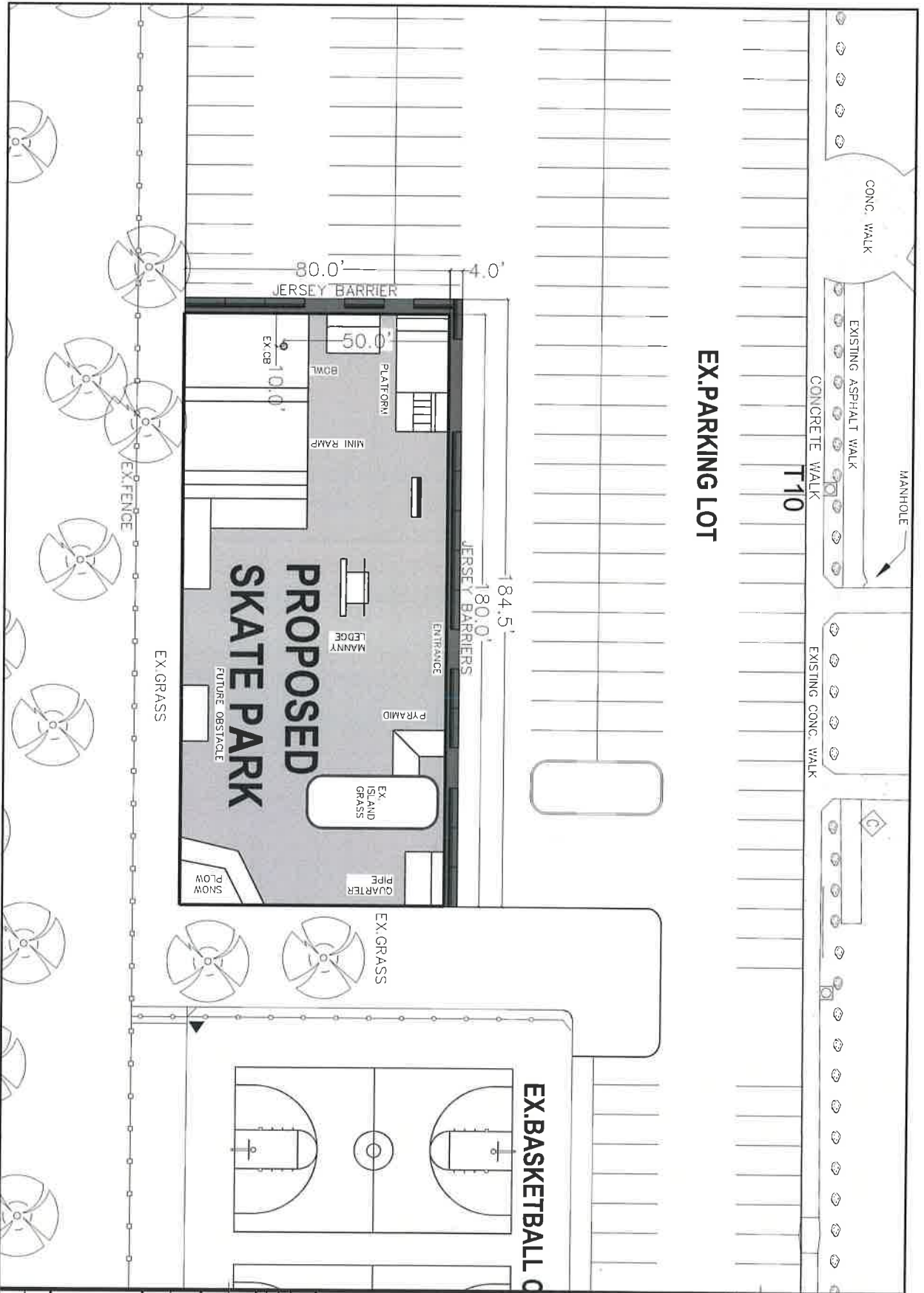
The General Services Department has agreed to take on the maintenance, cleaning, and signage costs associated with this project.

Thank you for your time and consideration.

Sincerely,



Quicken Loans Community Fund, Vice President
Laura Grannemann

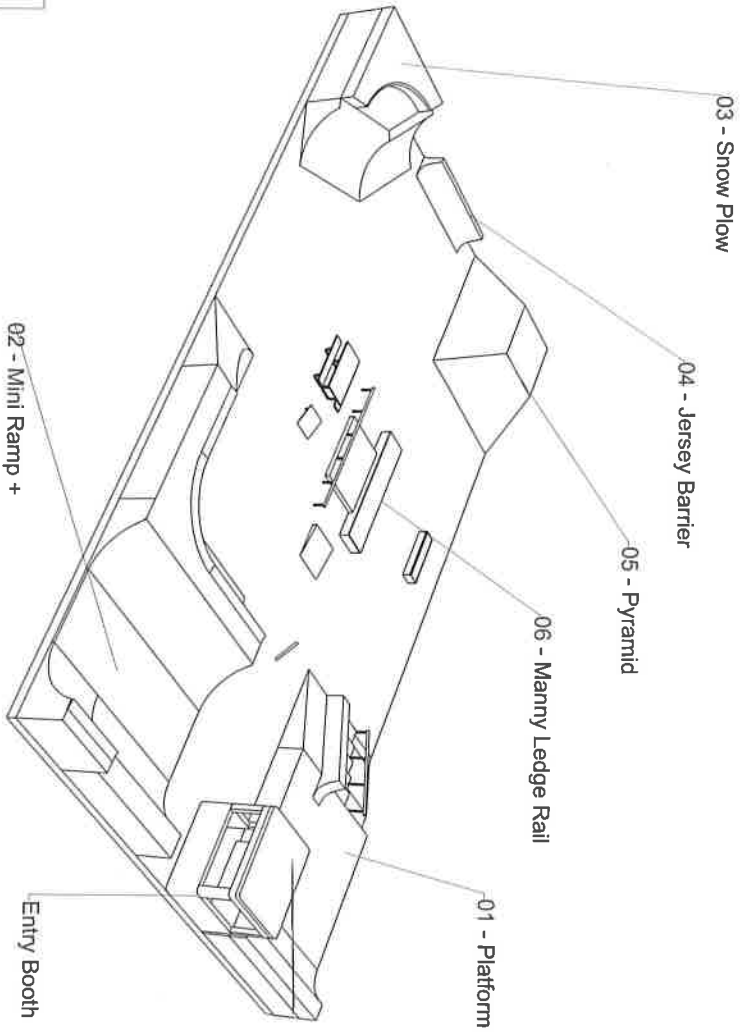
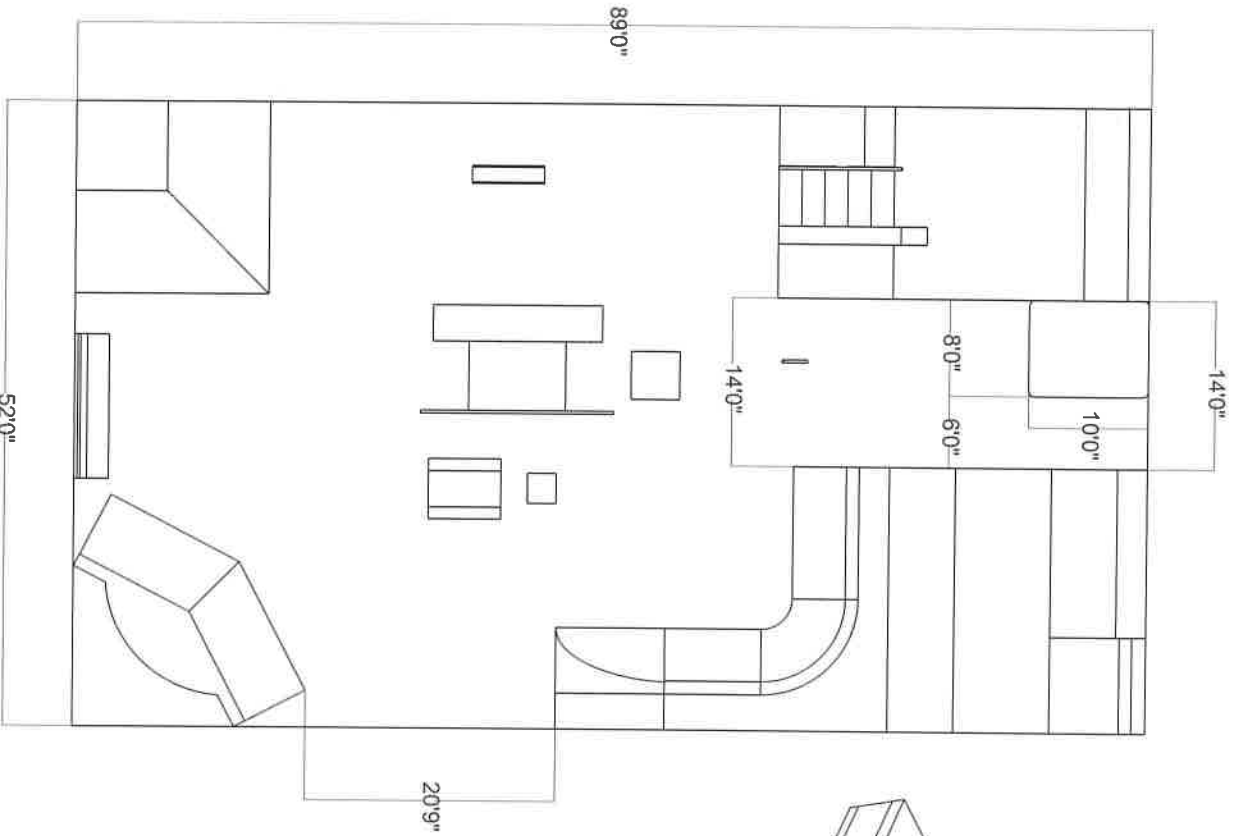


EX. PARKING LOT



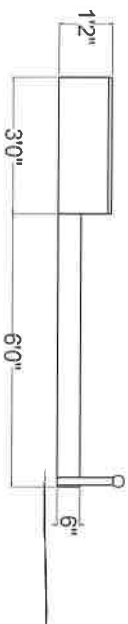
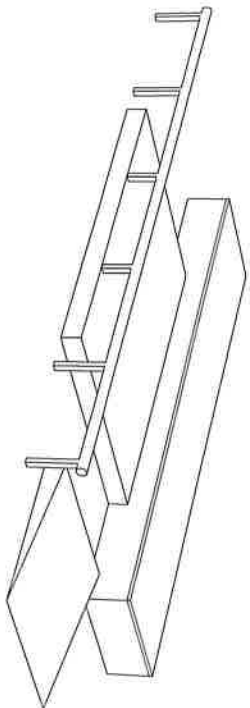
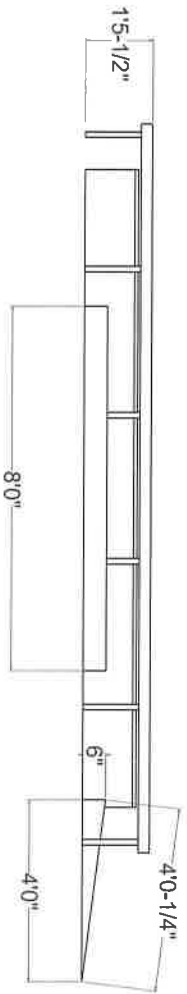
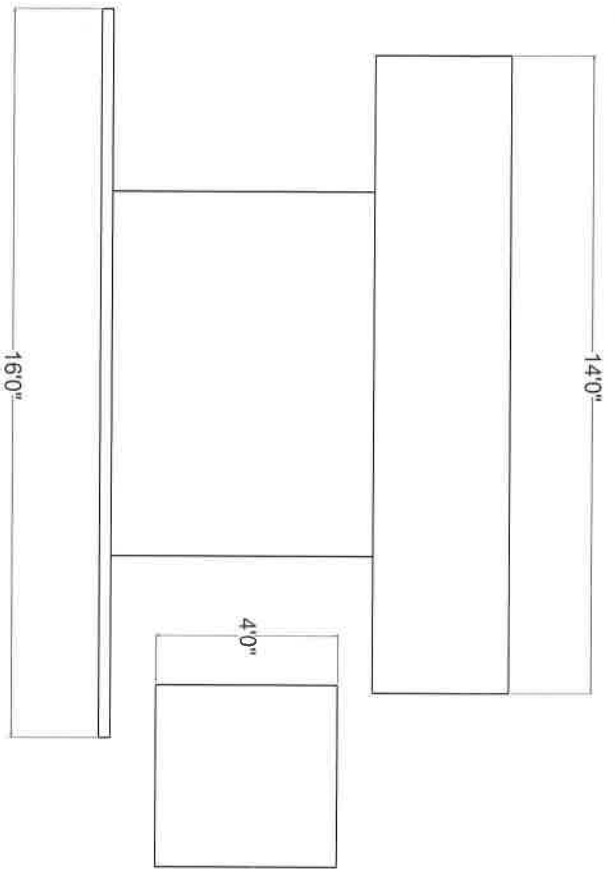
GENERAL SERVICES DEPARTMENT
 MANSOURE ESCOBAR
 11233 Murray Rd. Ste 100
 Denver, CO 80231
 (303) 733-1100
 (303) 733-1100

PREPARED BY: LANDSCAPE DESIGN UNIT DATE: 10.15.19 DRAWN BY: FC CHECKED BY: JK SHEET TITLE: SITE PLAN	SUBMITTED FOR: REVISIONS: PROJECT: ADAMS BUTZEL SKATE PARK	SHEET NO. X PROPERTY NO. XX CUSTER NO. X
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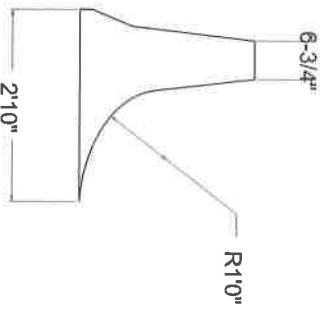
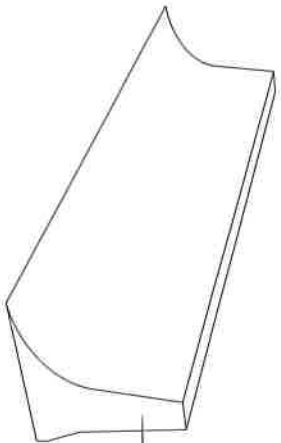
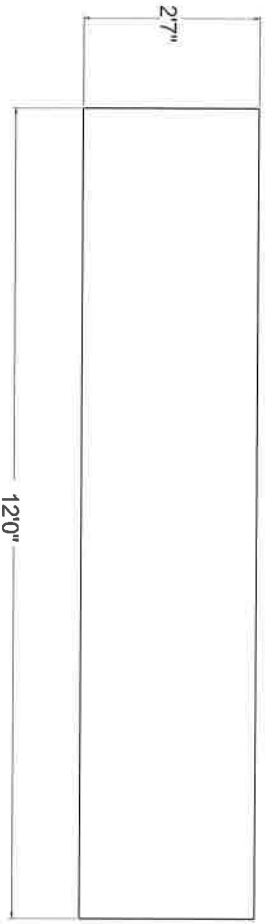
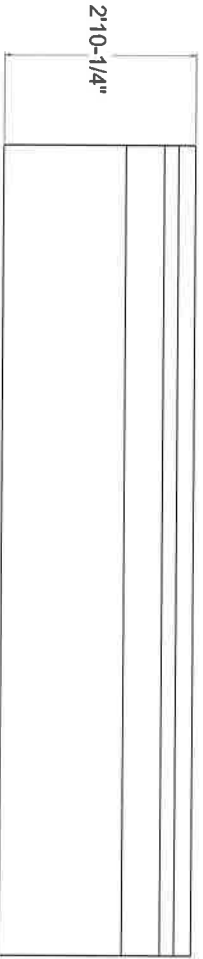
DETROIT PARK
OVERALL PLAN

PLD 070817



DETROIT PARK
MANNY LEDGE RAIL

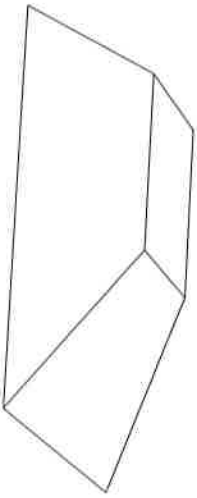
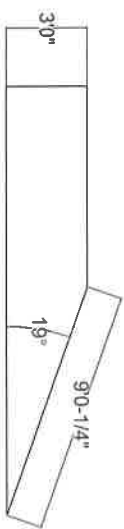
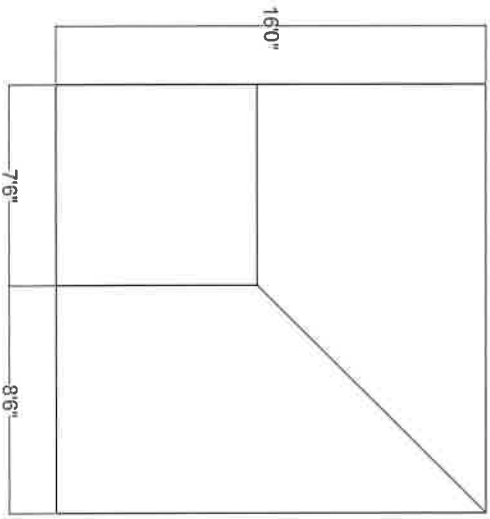
- Estimated Materials:
- Suggested concrete with granite ledge top and steel rail
 - Bank/roller is ramp wood construction and positionable



DETROIT PARK

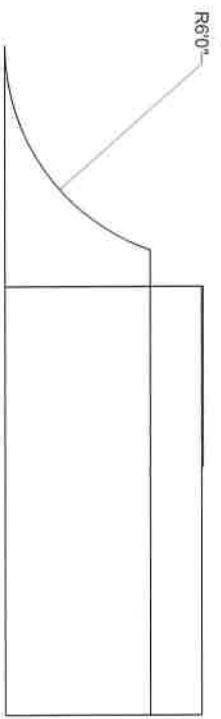
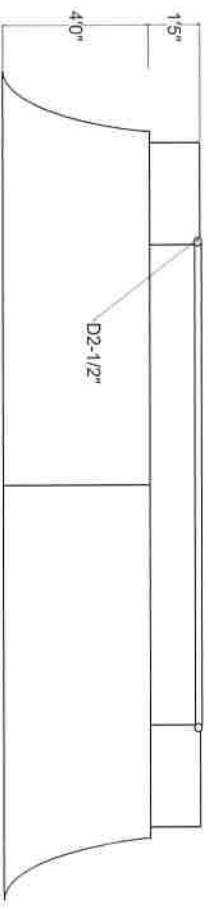
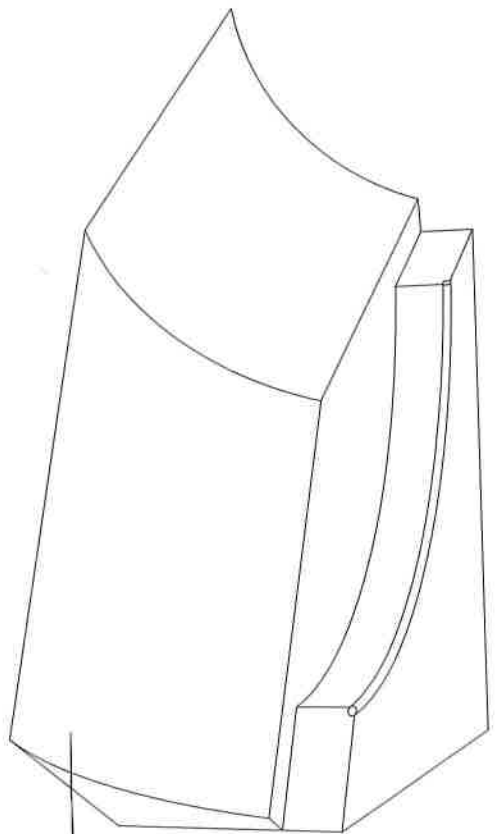
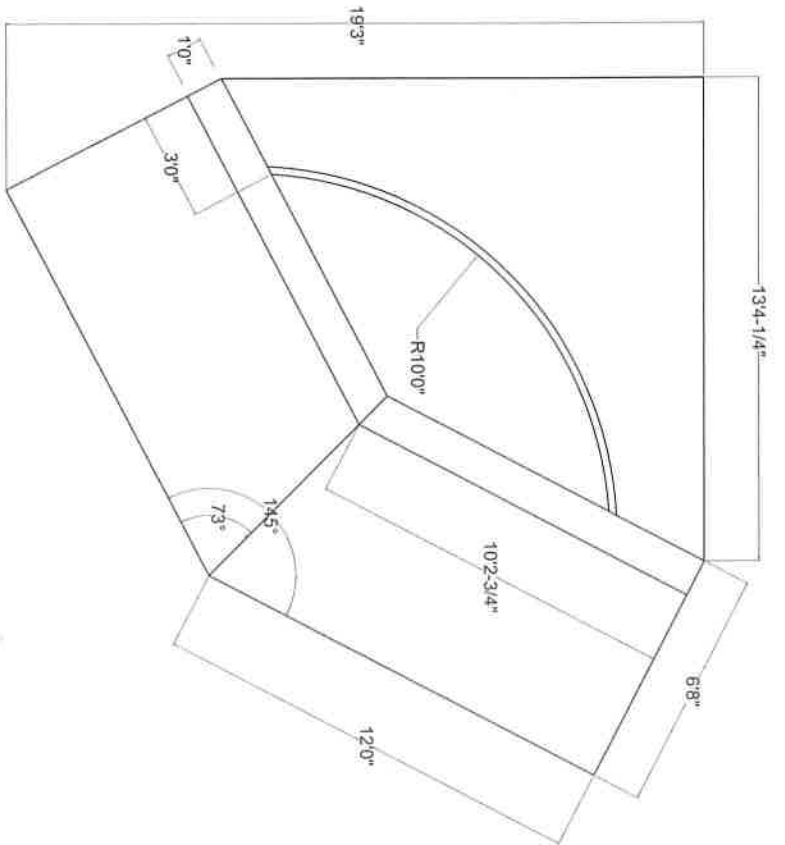
JERSEY BARRIOR

Estimated Materials:
 - Suggested actual barrier with concrete and smooth to ground



DETROIT PARK
PYRAMID

Estimated Material Count:
 18 - 4'x8'x3/4" ply
 8 - 4'x8'xTBD final riding surface
 384 - 2x4 linear feet



**DETROIT PARK
SNOW PLOW**

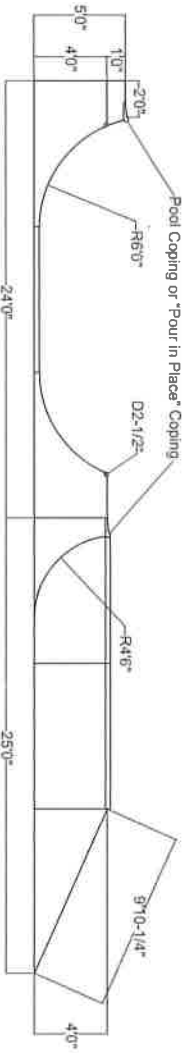
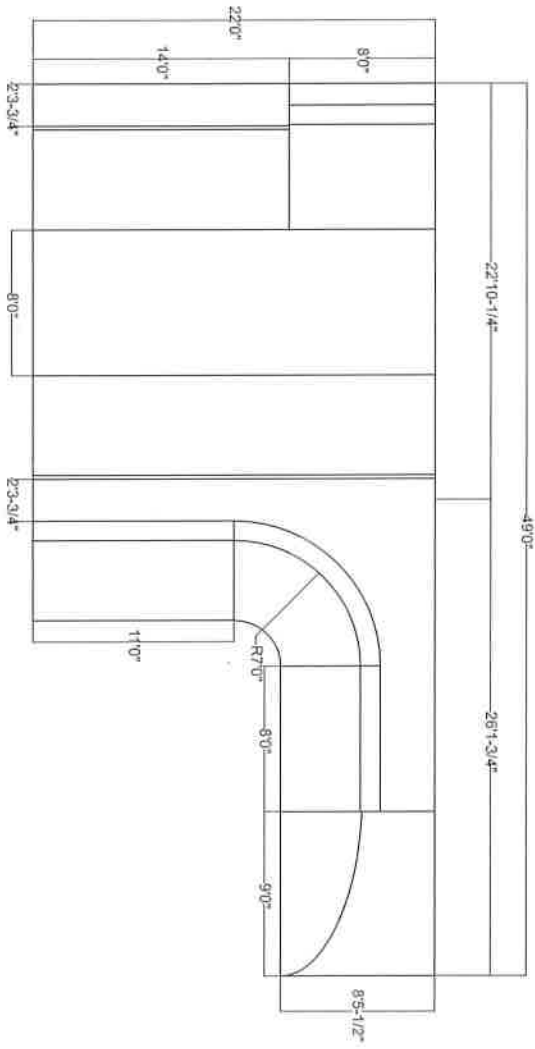
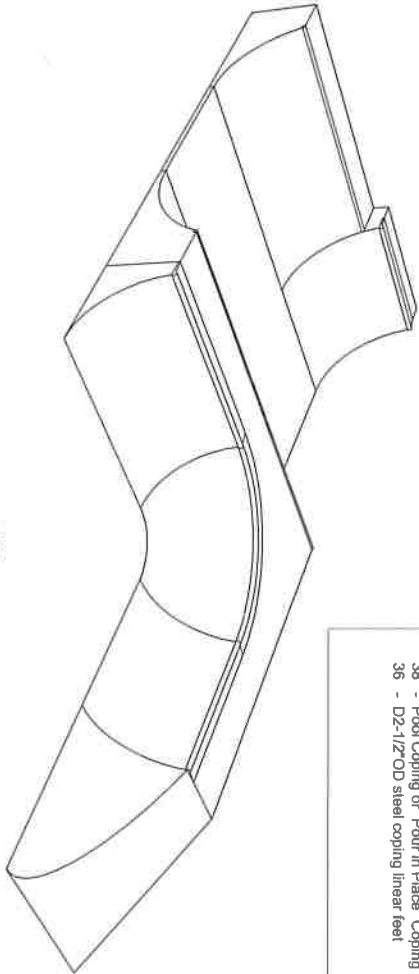
- Estimated Material Count:
- 14 - 4'x8'x3/4" ply
 - 12 - 4'x8'x1/2" ply
 - 6 - 4'x8'xTBD final riding surface
 - 720 - 2x4 linear feet
 - 15' - D2-1/2"OD steel coping linear feet

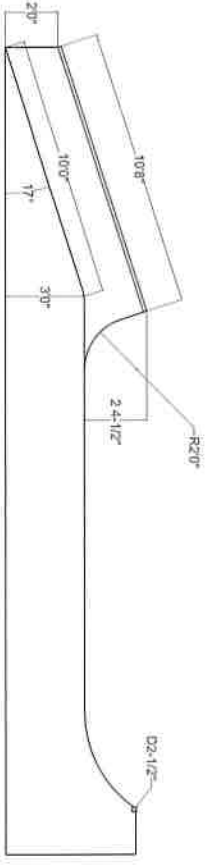
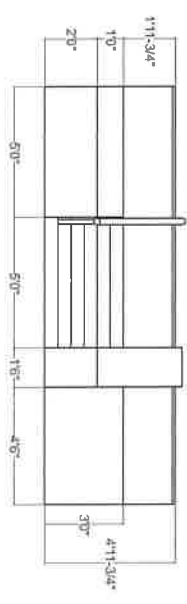
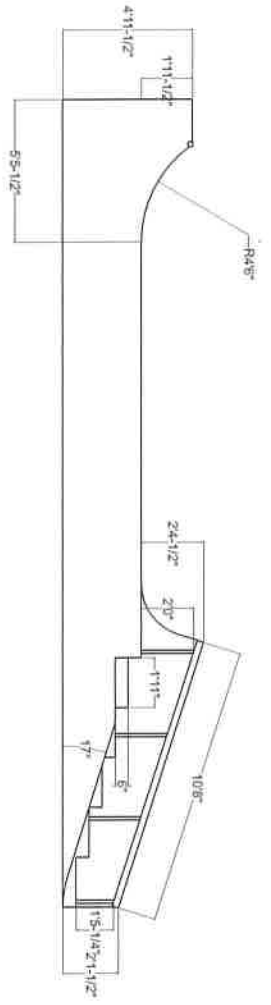
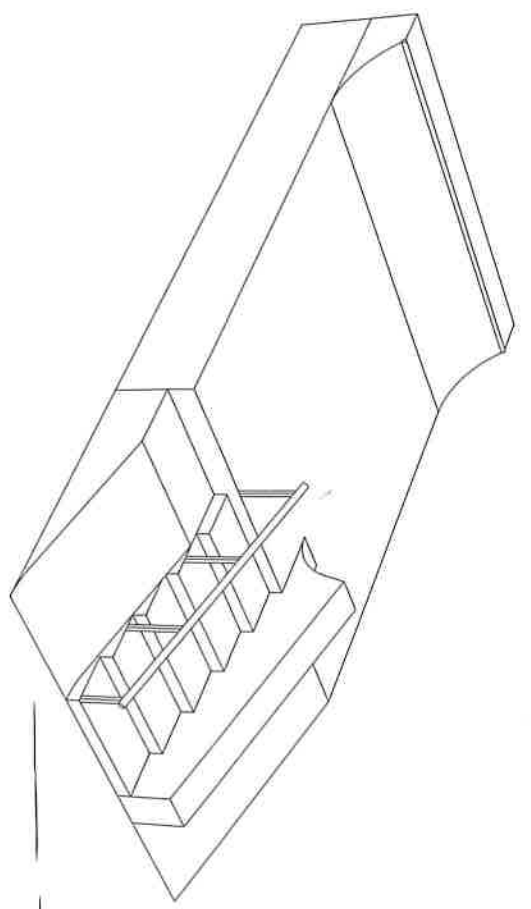
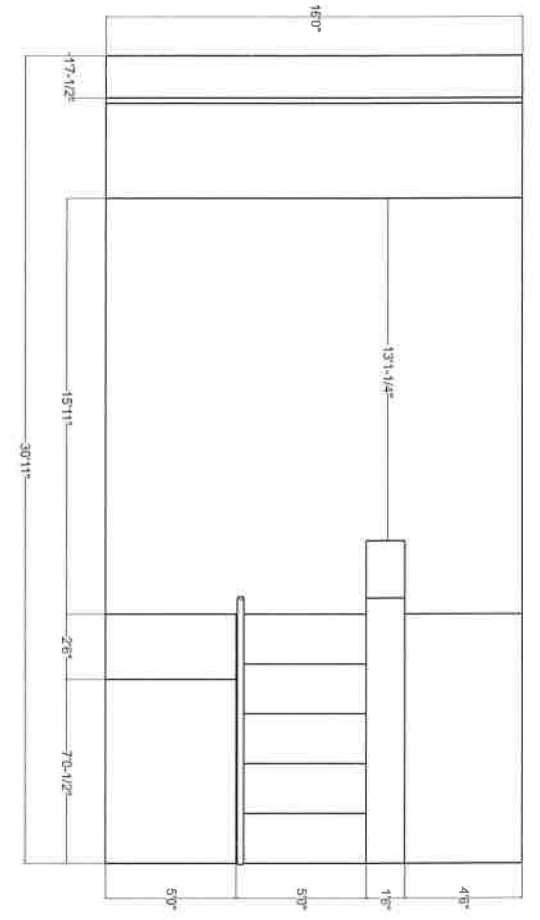
DETROIT PARK
MINI RAMP+

Estimated Material Count:

- 28 - 4x8x3/4" ply
- 34 - 4x8x1/2" ply
- 32 - 4x8XTBD final riding surface
- 864 - 2x4 linear feet
- 38 - Pool Coping or "Pour in Place" Coping linear feet
- 36 - D2-1/2"OD steel coping linear feet

11-10-2017





DETROIT PARK PLATFORM

Estimated Material Count:

- 24 - 4'x8'x3/4" ply
- 4 - 4'x8'x1/2" ply
- 14 - 4'x8'xTBD final riding surface
- 984 - 2x4 linear feet
- 1 - 18"x10"x1" granite surface for hubba
- 1 - D2-1/2"ODx16" steel coping for quarterpipe
- 1 - D2-1/2"ODx10'8" steel coping for handrail
- 4 - steel posts TBD for handrail installation



CITY OF DETROIT
PARKS & RECREATION DEPARTMENT
ADMINISTRATION OFFICE

24

18100 MEYERS
DETROIT, MICHIGAN 48235
(313) 224-1100 • TTY:711
(313) 224-3544 FAX
WWW.DETROITMI.GOV

March 11, 2020

Honorable City Council;

Re: Authorization to accept a donation of park improvements from Detroit Audubon to be installed in Callahan Park.

Detroit General Services Department requests authorization from your Honorable Body to accept a donation of park improvements from Detroit Audubon, to be installed at Callahan Park. Improvements have an estimated value of \$300.00, to be borne by Detroit Audubon.

Park improvements consist of the installation of a Little Library. Jacob Mattson will design, create, and install the library as part of his Boy Scout Eagle project. As Callahan Park is an intentional meadow, the library will have a nature theme with books on plants, birds, and pollinators.

Community member, Paul Weertz, will maintain the library for the next five years by assuring there are no leaks, and the library is stocked with books.

We respectfully request your authorization to accept this donation of park improvements with a Waiver of Reconsideration

Sincerely,

Brad Dick
Director



Resolution

Council Member _____

Whereas, the General Services Department is requesting authorization to accept a donation of park improvements Detroit Audubon, to installed at Callahan Park

Whereas, the park improvements will consist of the installation of a Little Free Library. Jacob Mattson will design, create, and install the Little Free Library at Callahan Park as part of his Boy Scout Eagle project. Park improvements have an estimated value of \$300.00

Whereas, community member, Paul Weertz, will maintain the site for the next five years, assuring there are no leaks, and it is stocked with books

Resolved, the General Services Department is authorized to accept a donation of park improvements from Detroit Audubon to be installed at Callahan Park.



GENERAL SERVICES DEPARTMENT
Parks & Recreation
Division

PARTNERSHIP ANALYSIS AND RECOMMENDATION

AIM Code:	DPRD Prop #: <u>28</u>	Request tracking #: RP0123
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Form Purpose

This form is for internal City use only. It is used to review and analyze proposals pending a recommendation to proceed. Required participants are listed, but can be waived by Director.

Requestor Information

Applicant Name: <u>Detroit Audubon</u>	Contact Name: <u>Ava Landgraf</u>
--	-----------------------------------

Affected City Asset or Location

Asset or Location Name: <u>Callahan Park</u>	
Address: <u>3356 East Ferry St Detroit MI</u>	Specific location at the property: <u>At the front of the park on Ferry Street.</u>

Project Summary

Jacob Mattson will be designing, creating and installing a Little Free Library at Callahan Park for part of his Boy Scout Eagle Project. As Callahan Park is an Intentional Meadow, this library will be nature themed, with books on plants birds and pollinators supplied by Detroit Audubon.

Landscape Architect Input *(required for all park or public space asset improvement requests)*

Asset Value: \$300.00 Asset Life Cycle: 10 yrs Any previous experience with this applicant? Describe: Not personally, but Juliana + Barry have worked with them in the past for successful restoration of Callahan

Has the appropriate gift letter been provided? Yes No N/A

What is the impact on PDU and/or Grounds?: Grounds will need to mow around the improvement.

Other comments:

LA name and signature: Arianna Zanetti [Signature] Date: 3-9-20

Facilities Input *(required for all improvement requests)*

What would the impact be on GSD maintenance? (staff and expense)

Custodial: _____ HVAC: _____

Plumbing: N/A Other: _____

Electrical: _____

Facilities name and signature: _____ Date: _____



GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**

ASSET IMPROVEMENT AUTHORIZATION

AIM Code:	DPRD Prop #: 28	Request tracking #: RP0123
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Form Purpose

This form is for individuals or organizations who wish to provide labor, artwork, or funding to physically improve or enhance a City asset. Requestor and project information is initially populated from information provided in the SmartSheet application process. In the event of any conflict between this document and the SmartSheet, this document shall prevail.

Requestor Information

Applicant Name: Detroit Audubon	Contact Name: Ava Landgraf
Address: 4605 Cass Ave Detroit MI	Phone: 3138001578
Email: alandgraf@detroitaudubon.org	Website:
Preferred contact method: Email	Organization type: Non Profit

Affected City Asset or Location

Asset or Location Name: Callahan Park	
Address: 3356 East Ferry St Detroit MI	Specific location at the property: At the front of the park on Ferry Street.

Project Summary

Jacob Mattson will be designing, creating and installing a Little Free Library at Callahan Park for part of his Boy Scout Eagle Project. As Callahan Park is an Intentional Meadow, this library will be nature themed, with books on plants birds and pollinators supplied by Detroit Audubon.

Improvement Type

Affects a Park: YES	Affects a Facility: NO
Will Do Maintenance: YES	Desire to wave usage fees in exchange: NO
Physical Improvement Type: Not Art	Estimated Value: 300

Responsibilities

This set of questions is to make sure that the proposed responsibilities for the initial work and the ongoing maintenance and reinvestment are clearly understood.

Who would be responsible for the Planning and Design?: **Other** Boy Scout, Jacob Mattson will be planning and designing the Little Free Library.

GIFT LETTER OF REQUEST
(Attachment to the Asset Improvement Request)

Feb 6, 2020

Brad Dick
Director, General Services Department
Detroit Parks and Recreation Division
18100 Meyers Road – Lower Level
Detroit, Michigan 48235

Dear Mr. Dick:

On behalf of Detroit Audubon, I am writing to offer our full assistance in purchasing and installing a Little Free Library at the front of Callahan Park. The costs, approximately \$300 are being borne by the group mentioned above.

These improvements will take place on April 15th, 2020. We have worked with community representatives to ensure these improvements are desired.

Community Member, Paul Weertz, will maintain this site for the next five years by assuring there are no leaks in the library and always a couple books available.

Thank you for your time and consideration.

Sincerely,

Ava Landgraf
Detroit Audubon
Research Coordinator



CITY OF DETROIT
PARKS & RECREATION DEPARTMENT
ADMINISTRATION OFFICE

25

18100 MEYERS
DETROIT, MICHIGAN 48235
(313) 224-1100 • TTY:711
(313) 224-3544 FAX
WWW.DETROITMI.GOV

March 6, 2020

Honorable City Council;

Re: Authorization to accept a donation of park improvements from Friends of Rouge Park for the installation of a picnic shelter

Detroit General Services Department requests authorization from your Honorable Body to accept a donation of park improvements from Friends of Rouge Park, to be installed at Northeast corner of Joy Road and Spinoza in Rouge Park. The picnic shelter is a donation from General Motors.

Friends of Rouge Park will assist in purchasing a 32" x 70" shelter. The cost of the shelter, approximately \$47,000 is being borne by Friends of Rouge Park in conjunction with the donation from General Motors.

The City will be responsible for the installation, maintenance, and protection of the equipment.

We respectfully request your authorization to accept this donation of park improvements with a Waiver of Reconsideration

Sincerely,

Brad Dick
Director

CITY CLERK 2020 MAR 13 AM 10:35



Resolution

Council Member _____

Whereas, the General Services Department is requesting authorization to accept a donation of park improvements from Friends of Rouge Park, in the amount of \$47,000 to be installed at Northeast corner of Joy Road and Spinoza inside Rouge Park

Whereas, the Friends of Rouge Park will assist with the purchase of a 32" x 70" shelter in conjunction with the donation from General Motors

Whereas, the City will be responsible for the installation, maintenance, and protection of the equipment

Resolved, the General Services Department is authorized to accept a donation of park improvements from Friends of Rouge Park for the installation of a picnic shelter at the Northeast corner of Joy Road and Spinoza.



APPLICANT SECTION

Requesting Organization Name: Friends of Rouge Park Today's Date: 3/4/2020
Contact Name: Sally Petrella DPRD Property Name: _____
Phone: 313-271-1643 Property Address: Rouge Park
Email: sallypetrella@gmail.com Location within the Property: NE corner of Joy & Spinoza
Address: 9509 West Parkway, Detroit, MI 48239

Improvement Type:

- Park Physical Improvement
 Facility (ie Rec Center) Not-Art → fill out Donation Letter
 Art → fill out Art Donation Letter
 Maintenance → fill out SLA Letter

Improvement Project Description:

(Please specify if any listed funding are for an event / program, or not for a permanent, physical improvement.)
32' x 70' Picnic Shelter donated by GM

Estimated Value of Improvement: \$47,000

By submitting this request I/We/Our Organization agree(s) to abide by all rules and policies of the City of Detroit and the General Services Department, Parks and Recreation Division. I/We also agree that all information submitted in this Park Improvement Authorization Form is true and accurate to the best of my/our knowledge and I/We hereby request that the Parks and Recreation Division consider my/our Project for approval. I/We agree at my/our own expense to defend, indemnify, save and hold harmless the City of Detroit, its officers, employees and agents against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses (including without limitation, fees and expenses of attorneys, expert witnesses and other consultants) which may be imposed upon, incurred by or asserted against myself/us and/or the City of Detroit by reason of or resulting from my/our use of the DPRD Property named above and construction of this Project as described herein.

Signature:  Date: 3-4-2020

Print Name: Sally Petrella

Organization on behalf of: Friends of Rouge Park

Please return this form to: Juliana Fulton
fultonj@detroitmi.gov
313-628-2365

General Services
18100 Meyers Rd, Upper Level
Detroit MI 48235

Page 2

GSD STAFF SECTION

Asset Information:

DPRD Property Number: _____

Asset Life Cycle: 30+ YEARS

Asset Value: \$55,000

Decommission Cost: —

Maintenance Information:

GSD Maintenance Requirements: N/A

GSD Operations Requirements: N/A

GSD Project Coordinator: Royl Zard

Date: 3/4/2020

Authorization:

Project Denied

Project Approved as Submitted

Project Approved with Changes: _____

*Approved by GSD Director: Brad O'Neil

Date: 3-05-2020

*Requesting Group shall not have approval to make the requested park improvement without the approval of the General Services Department Director

GIFT LETTER OF REQUEST
(Attachment to the Asset Improvement Request)

3 March 2020

Janet Anderson, PhD
Director, General Services Department
Detroit Parks and Recreation Division
18100 Meyers Road – Lower Level
Detroit, Michigan 48235

Dear Dr. Anderson:

On behalf of the Friends of Rouge Park, I am writing to offer our full assistance in purchasing and providing a 32' x 70' shelter donated by GM at the NE corner of Joy & Spinoza in Rouge Park. The cost of the shelter, approximately \$47,000 is being borne by the group mentioned above.

These improvements will take place this spring in conjunction with the city's plans for the area. We have worked with community representatives to ensure these improvements are desired.

The City will maintain this site for the next five years and beyond as part of Rouge Park.

Thank you for your time and consideration.

Sincerely,



President, Friends of Rouge Park
Sally Petrella

Reynolds
3-17-20

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

26

OFFICE OF CONTRACTING
AND PROCUREMENT

March 13, 2020

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002761 100% Federal Funding – To Provide Pre-Development Soft Costs and Hard Costs to Support New Construction of a 160-Space Public Parking Garage Benefitting All Residents of the Surrounding Service Area that is Comprised of Over 51% Low-and Moderate Income Residents for the Sugar Hill Project. – Contractor: Develop Detroit, Inc. – Location: 1425 Randolph Street Suite 300, Detroit, MI 48226 – Contract Period: Upon City Council Approval through December 31, 2020 – Total Contract Amount: \$1,410,000.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER TATE

RESOLVED, that Contract No. 6002761 referred to in the foregoing communication dated March 13, 2020, be hereby and is approved.

City of Detroit

21

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

March 13, 2020

HONORABLE CITY COUNCIL

RE: Request of the Detroit Planning and Development Department to amend Article XVII, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a PC (Public Center District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W. Jefferson Avenue to the north, Washington Blvd. to the east, the Detroit River to the south, Third Street to the west. **(RECOMMEND APPROVAL)**

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of the City's Planning and Development Department (PDD) to amend Article XVII, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a PC (Public Center District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W. Jefferson Avenue to the north, Washington Blvd. to the east, the Detroit River to the south, Third Street to the west.

The PC district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance.

The B5 district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

BACKGROUND

The subject properties total approximately 5.19 acres and are located in City Council District 6. The subject parcels are currently under the ownership of the Sterling Group, which came to acquire the property after entering an agreement with New York-based Financial Guaranty Insurance Corporation (FGIC). In late 2019, Sterling Group came to an agreement with the City to purchase certain development rights.

The subject properties are located in Census Tract 5208. The total population for the area is 1,772 based on the most recent census data. The residential vacancy rate is approximately 13%.

Proposed Development

The B5 zoning classification would allow for the future development of the site without the encumbrances of the PC zoning classification. The B5 zoning classification would also support the findings of a 2018 Master Planning Study completed by the Downtown Development Authority in collaboration with various stakeholders in the area. That study contemplates various mixed-use possibilities for the site and, the requested B5 zoning classification would allow the development to entertain a verity of possibilities.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classifications and land uses surrounding the subject area are as follows:

- North: W. Jefferson Avenue & John C. Lodge Freeway.
- East: PC; TCF Convention Center.
- South: The Detroit River.
- West: PCA; Surface parking lot, and Riverfront Towers Apartments and Condominiums.

Master Plan Consistency

The subject site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Special Commercial” for the subject properties. CPC has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding this proposal.

Community Input

On February 20, 2020 a presentation was given to the City Planning Commission on this proposal. The intent of the information presentation was to allow the Commission to pursue same day action on this request.

To date, no communications via mail or telephone have been received in opposition to or support of the requested rezoning.

PUBLIC HEARING RESULTS

On March 5, 2020, the City Planning Commission held a public hearing on this request. There were four members of the public in attendance to address the rezoning request. There were no comments received in opposition to the proposed rezoning request.

ANALYSIS

The proposed B5 zoning classification would permit 87 by-right public, civic, institutional, retail, service, commercial, manufacturing, industrial and other uses. The most intensive uses in the B5 zoning classification include “Newspaper, daily, publishing or printing” and “Trade services, general.” The B5 would permit a variety of Major Business uses including a large scale mix-used development on the subject site, likely on a by-right basis.

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 50-3-70 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

No, this request does not correct an error, but it does result in part from the obsolescence of the Joe Louis Arena and the proceedings of the City's bankruptcy.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The proposed rezoning to the B5 zoning classification is consistent with the Master Plan of Policies. While an amendment may be forthcoming to accommodate a new future development, staff is of the opinion that the B5 zoning classification is in conformance with the Special Commercial future land use designation.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

There are no foreseen adverse effects associated with the requested zoning classification. Ultimately, consideration must be given to any future development stormwater and waste management plans, given the sites adjacency to the Detroit River.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will change significantly as a result of any future development. The potential to reinstate a more traditional street grid exists with the ongoing planning efforts associated with this site. Disruption to city services is not anticipated.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

No, as this will result in the redevelopment of the site, no adverse impacts are expected.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The redevelopment of this site is anticipated to have a positive, synergistic effect on adjacent properties.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

While the proposal is not consistent with the zoning scheme currently deployed along the near east or west river front segments, it is an evolving situation and the B5 zoning classification is certainly appropriate for this location.

(8) Whether the proposed rezoning will create an illegal “spot zone.”

Given the commercial/mixed-use nature of the corridor in which this rezoning has been requested along with the size and proposed rezoning’s consistency with the pending Master Plan amendment, staff is of the opinion that the proposed rezoning would not constitute an illegal “spot zone.”

RECOMMENDATION

On March 5, 2020 the City Planning Commission voted to recommend approval of the Planning and Development Department request to amend Article XVII, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a PC (Public Center District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W. Jefferson Avenue to the north, Washington Blvd. to the east, the Detroit River to the south, Third Street to the west.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Zoning Map No. 1
Ordinance

Attachment

cc: Katy Trudeau, Interim Director PDD
Russell Baltimore, Design Director, PDD
Karen Gage, Director of Zoning Innovation, PDD
Esther Yang, Director of Strategic Planning, PDD
Raymond Diggs, Jobs and Economy Team
Lawrence Garcia, Corp. Counsel
David Bell, Director, BSEED
Arthur Jemison, Chief of Infrastructure and Services

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss-Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission at the Bel Air Luxury Cinema located at 10100 E. 8 Mile Road, Detroit, Michigan 48234, on

THURSDAY, MARCH 5, 2020 AT 5:15 PM

to consider the request of the Detroit Planning and Development Department to amend Article XVII, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a PCA (Public Center Adjacent District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd.

The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the future development of the former Joe Louise Arena site, in compliance with the purchase agreement resulting from the City of Detroit's municipal bankruptcy.

The pertinent zoning district classifications are described as follows:

B5 – Major Business District

This district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

PC – Public Center District

This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, as provided for in ARTICLE III, DIVISION 6 of this Chapter so as to ensure a completely harmonious, pleasing, and functional public center.

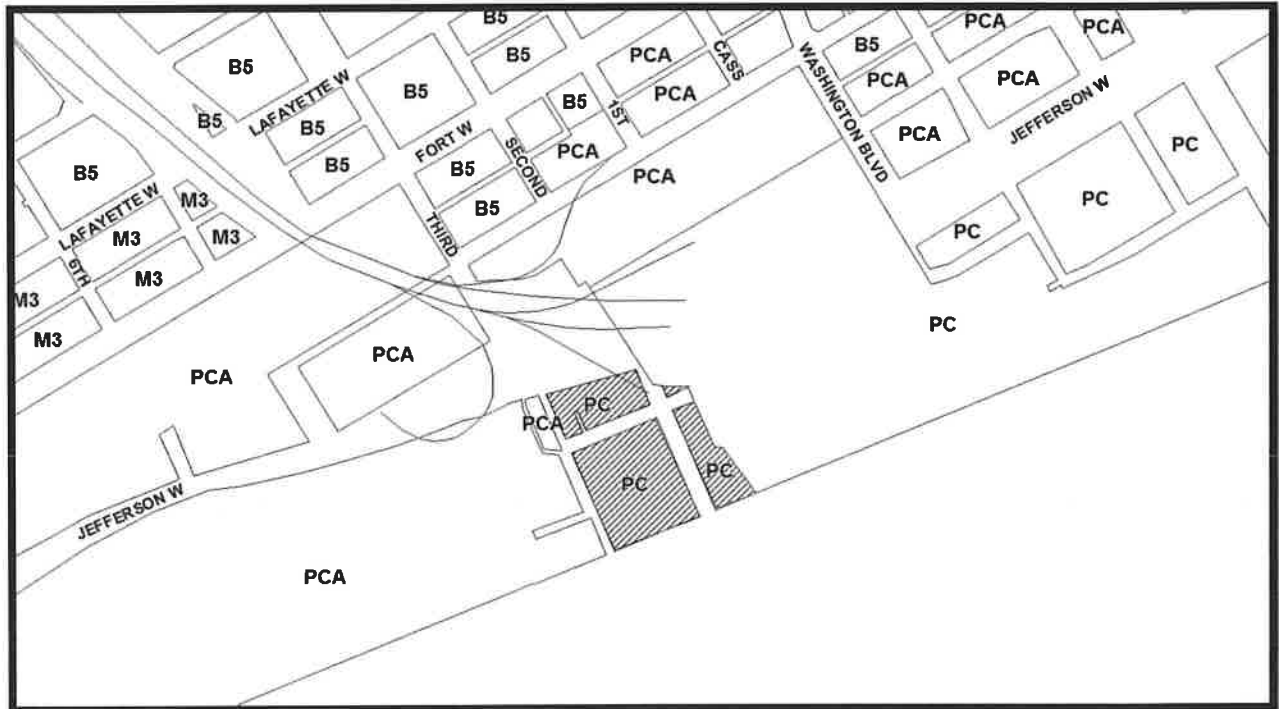
A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208,

Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at [313-224-4950](tel:313-224-4950), through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

For further information on this proposal or the public hearing, please call (313) 224-6225.



Proposed Rezoning from PC to B5

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 1 to show a B5 (Major Business District) zoning classification where a PC (Public Center District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W. Jefferson Avenue to the north, Washington Blvd., to the east, the Detroit River to the south, and Third Street to the west.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.
4 1 to show a B5 (Major Business District) zoning classification where a PC (Public Center
5 District) zoning classification currently exists on five parcels, commonly identified as a portion
6 of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W. Jefferson Avenue to the
7 north, Washington Blvd., to the east, the Detroit River to the south, and Third Street to the west.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
9 **THAT:**

10 **Section 1.** Article XVII, Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ commonly
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 District Map No. 1 to show a B5 (Major Business District) zoning classification where a
13 PC (Public Center District) zoning classification currently exists on five parcels, commonly
14 identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd., generally bounded by W.
15 Jefferson Avenue to the north, Washington Blvd., to the east, the Detroit River to the south, and
16 Third Street to the west, identified more specifically as:

17 Land in the City of Detroit, Wayne County, Michigan, being all of Lot 16, and
18 part of Lots 14, 15, 17, 18, Block D; also all of Lots 1 thru 30, inclusive and the
19 east-west and north-south vacated public alleys, 14 feet wide, adjacent to said
20 Lots all in Block E; also part of Lot 4, Block C; also parts of Lots 1 thru 4,
21 inclusive, Block F; also all those portions of vacated Front Street, 50 feet wide,
22 and vacated Second Avenue, 60 feet wide plus portions of Woodbridge Street 50
23 feet wide and Jefferson Avenue, both 70 and 120 feet wide; all included within

1 the bounds of this description, in the "Map of the front of the Cass Farm as
2 subdivided into Lots for the Proprietors" recorded on November 19, 1836, in
3 Liber 9, Page 409, City Records and being more particularly described as follows:
4 Beginning at the intersection of the Easterly line of Third Street, 60 feet wide, and
5 the centerline of West Jefferson Avenue, 70 feet wide; thence North 74 degrees
6 45 minutes 36 seconds East, along the said centerline of West Jefferson 270.74
7 feet to a point; thence South 69 degrees 08 minutes 06 seconds East, along the
8 Westerly limits of the John C. Lodge Exit Ramp, 128.12 feet to a point; thence
9 South 53 degrees 11 minutes 23 seconds East, a distance of 89.29 feet to a point;
10 thence South 30 degrees 09 minutes 52 seconds East, 314.08 feet to a point of
11 curve; thence 17.67 feet along the arc of a curve concave to the Northwest, which
12 has a radius of 10.00 feet, a long chord of 15.46 feet which bears South 19
13 degrees 14 minutes 15 seconds West, to the point of tangency; thence South 68
14 degrees 39 minutes 19 seconds West along the Northerly line of Atwater Street,
15 50.77 feet to a point of curve; thence 132.71 feet along the arc of curve concave to
16 the North, which has a radius of 272.00 feet; a long chord of 131.40 feet which
17 bears South 82 degrees 38 minutes 01 seconds West, to a point of tangency;
18 thence North 83 degrees 23 minutes 25 seconds West along the Northerly line of
19 Atwater Street, 278.40 feet to a point of curve; thence 42.81 feet along the arc of a
20 curve concave to the Northeast, which has a radius of 40.00 feet, a long chord of
21 40.80 feet which bears North 52 degrees 43 minutes 20 seconds West, to a point
22 of tangency; thence North 22 degrees 02 minutes 53 seconds West, along the said
23 Easterly line of Third Street, 315.78 feet to the point of beginning.

1 Together with the following non-exclusive easements:

2 a) Grant of Mutual Easement (Loading Areas) as created, limited and defined in
3 instrument recorded in Liber 48125, Page 242, Wayne County Records.

4 b) Grant of Mutual Easement (Utilities) as created, limited and defined in
5 instrument recorded in Liber 48125 Page 264, Wayne County Records.

6 Tax Item Nos.:

7 000005/Ward 04

8 000001-4/Ward 04

9 000006/Ward 04

10 000011-19/Ward 04

11 000007-10/Ward 04

12 000401-3/Ward 24

13 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance
14 are repealed.

15 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
16 health, safety, and welfare of the people of the City of Detroit.

17 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
18 in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City
19 Charter.

20
Approved as to Form:



Lawrence García
Corporation Counsel



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

28

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

March 12, 2020

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of POAH DD Sugar Hill LLC in the area of 81, 95, 107, and 119 Garfield Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #474).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **POAH DD Sugar Hill LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/ah

Cc: A. Peeples, Mayor's Office
K. Trudeau, PDD
D. Rencher, HRD
A. Hill, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, POAH DD Sugar Hill LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2020 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

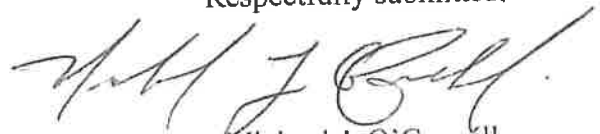
February 5, 2020

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: POAH DD Sugar Hill, LLC

Please find attached an application for Commercial Rehabilitation Exemption Certificate for Property located at 81-119 Garfield Avenue, Detroit, MI. **(RELATED TO PETITION #474)**

Respectfully submitted,



Michael J. O'Connell,
Jr. Asst. City Council Committee Clerk
Office of the City Clerk

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)		NAICS or SIC Code	
Applicant (Company) Name (applicant must be the owner of the facility) POAH DD SUGAR HILL LLC		531120	
Facility's Street Address 81-119 GARFIELD AVENUE	City Detroit	State MI	ZIP Code 48201
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne	School District Where Facility is Located D - Detroit Public Schools	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 07/15/2021		
Date of Rehabilitation Commencement (mm/dd/yyyy) 02/07/2020	Number of Years Exemption Requested (1-10) 10 plus 1 construction year		
Estimated Cost of Rehabilitation \$3,700,150 to \$5,876,000 (see Attachment C)			
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 0	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 132	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

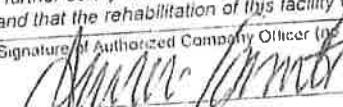
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Aaron Gornstein	Telephone Number (617) 449-0891
Fax Number	E-mail Address agornstein@poah.org
Street Address 1 N. LaSalle, Ste 1300	City Chicago
	State IL
	ZIP Code 60602

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) 	Title President, POAH Support Corporation 2 Managing Member	Date 2/3/2020
---	---	-------------------------

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

- Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
- Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
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PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission Issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature	Date
-------------------	------

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Sugar Hill Mixed-Use Development
 POAH DD SUGAR HILL LLC, Owner

107 Garfield	Prior to 1889	Barn				1936
119 Garfield	Prior to 1895	Dwelling	Prior to 1895 – prior to 1945	Prior to 1945 converted to hotel	1960 converted back to dwelling	1991-1996

** In 1979, the structures were razed; however, city directories continued listing the automobile repair garage until at least 1990.

ATTACHMENT C

Nature and Extent of Rehabilitation

Rehabilitation will consist of the construction of a 5-story mixed-use building. The total construction cost for the street level commercial space and the entire parking garage is \$5,876,000. The total construction cost for the street level commercial space and only the portion of the parking garage estimated to be used by commercial tenants and customers (60%) is \$3,700,150. A breakdown of the rehabilitation costs for just the commercial components of the project is provided below.

Hard Costs, by Trade	Contractor's Estimate*	
	Inclusive of Entire Parking Garage	Inclusive of Only Commercial Portion of Parking
Parking Structure	\$5,224,000	\$3,048,150
Building Concrete/Masonry	\$181,223	\$181,223
Carpentry	\$58,891	\$58,891
Roofing/Metal/Siding/Insulation/Caulking	\$34,118	\$34,118
Plumbing/Electrical/Fire Protection	\$106,857	\$106,857
HVAC	\$46,319	\$46,319
Elevators/Special Equipment	\$10,433	\$10,433
Tenant Upgrades	\$16,244	\$16,244
Overhead and General Requirements	\$59,413	\$59,413
Permits/Cost Certification	\$40,900	\$40,900
Construction Materials Testing	\$70,658	\$70,658
Earth Work	\$2,953	\$2,953
Contingency	\$23,990	\$23,990
Total Rehabilitation Cost	\$5,876,000	\$3,700,150

*Does not include soft costs such as loan fees, consultant fees, legal fees, etc.

The applicant requests that the term of the PA 210 Commercial Rehabilitation Certificate include a one-year construction period so that the Certificate would be effective on December 31, 2020 and expire December 31, 2031. The amount of estimated investment allocable to the requested Commercial Rehabilitation Exemption Certificate will depend upon how much of the cost of the parking garage is allocated to the Neighborhood Enterprise Zone (NEZ) Certificate which has also been requested.

The rehabilitation costs for the entire project (residential, all parking and the commercial space) is estimated at \$25,300,000.

ATTACHMENT E

Estimated Schedule

The applicant expects rehabilitation to begin in mid-February 2020. It is anticipated that the project will be completed in the summer 2021. A building permit has not yet been obtained.

ATTACHMENT G

Legal Description

81 GARFIELD / 01001163

THE WEST 40 FEET OF LOT 8 OF PLAT OF HUBBARD & KING'S SUBDIVISION OF PARK LOT 32 & PART OF PARK LOT 33 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 20 OF WAYNE COUNTY RECORDS.

95 GARFIELD / 01001164

THE EAST 10 FEET OF LOT 8 AND ALL OF LOT 9 OF PLAT OF HUBBARD & KING'S SUBDIVISION OF PARK LOT 32 & PART OF PARK LOT 33 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 20 OF WAYNE COUNTY RECORDS.

107 GARFIELD / 01001165

LOT 10 OF PLAT OF HUBBARD & KING'S SUBDIVISION OF PARK LOT 32 & PART OF PARK LOT 33 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 20 OF WAYNE COUNTY RECORDS.

119 GARFIELD / 0100166

THE SOUTH 140.26 FEET OF LOT 11 OF HUBBARD & KING'S SUBDIVISION OF PARK LOT 32 & PART OF PARK LOT 33 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 20 OF WAYNE COUNTY RECORDS.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

February 25, 2020

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **POAH DD Sugar Hill**
Property Address: 81, 95, 107 and 119 Garfield
Parcel Number: 01001163., 01001164., 01001165. and 01001166.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the properties located at **81, 95, 107 and 119 Garfield** in the **Midtown** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **POAH DD Sugar Hill LLC** involves new construction of street level commercial space for a new 5-story mixed-use building and a parking garage, with residential units that will be built under a separate Neighborhood Enterprise Zone request. In addition, the project also includes an alternative request for street level commercial space and only a portion (60%) of the parking garage to be used by commercial tenants and customers and the remaining residential units and 40% of the parking garage to be built under a separate Neighborhood Enterprise Zone request. The property presently consists of parking lots on a total of .787 acres of land


The four properties are currently exempt but the 2020 values, if assessable, would be as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
01001163.	81 Garfield	\$ -	\$ -	\$ 256,300	\$ 256,300
01001164.	95 Garfield	\$ -	\$ -	\$ 364,000	\$ 364,000
01001165.	107 GARFIELD	\$ -	\$ -	\$ 310,700	\$ 310,700
01000166.	119 GARFIELD	\$ -	\$ -	\$ 233,500	\$ 233,500

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **81, 95, 107 and 119 Garfield** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,


Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation District
POAH DD Sugar Hill LLC
Page 2

Property Address: 81 Garfield
Parcel Number: 01001163.
Property Owner: POAH DD SUGAR HILL LLC
Legal Description: N GARFIELD W 40 FT 8 HUBBARD & KINGS L7 P20 PLATS, W C R 1/66 40 X 184.26

Property Address: 95 Garfield
Parcel Number: 01001164.
Property Owner: POAH DD SUGAR HILL LLC
Legal Description: N GARFIELD E 10 FT 8 9 HUBBARD & KINGS L7 P20 PLATS, W C R 1/66 60 X 184.26

Property Address: 107 Garfield
Parcel Number: 01001165.
Property Owner: POAH DD SUGAR HILL LLC
Legal Description: N GARFIELD 10 HUBBARD & KINGS L7 P20 PLATS, W C R 1/66 50 X 184.26

Property Address: 119 Garfield
Parcel Number: 01001166.
Property Owner: POAH DD SUGAR HILL LLC
Legal Description: N GARFIELD S 140.26 FT 11 HUBBARD & KINGS L7 P20 PLATS, W C R 1/66 42.10 IRREG





TO: Veronica Farley, Housing and Revitalization
FROM: Dan Rieden, Planning and Development
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 81-119
Garfield Ave (Associated to Petition #474)
DATE: February 28, 2020
CC: Katharine Trudeau, Deputy Director, Planning and Development
Kevin Schronce, PDD Central, Planning and Development
Karen Gage, PDD Zoning, Planning and Development
Garrick Landsberg, PDD Historic, Planning and Development

In order to ensure that the **issuance of a certificate** for a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.853), the Planning and Development Department's Planning Division submits the following interpretation. **The Petitioner** The petitioner is POAH DD Sugar Hill LLC.

Location and Project Proposal: 81-119 Garfield Ave. Project seeks to rehabilitate existing structure into a 5-story mixed-use building. Project will contain commercial and residential units, and parking.

Current Master Plan (MP) & Zoning: MP Classification – Mixed – Residential/ Commercial (MRC);
Zoning – PD Planned Development District. The project is located in a Local Historic District

Master Plan Interpretation

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following policies of the Lower Woodward neighborhood describe the following recommendations:

- Policy 3.1: Along Woodward, encourage high-density mixed uses complimentary to the area's cultural anchors
- Policy 5.1: Give high priority to the preservation of historic buildings, especially the restoration and rehabilitation of building facades.
- Policy 5.2: Ensure aesthetic compatibility between new and existing structures and sites.
- Policy 9.1: Develop design guidelines to promote linkages among and to the various cultural and entertainment districts.

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments

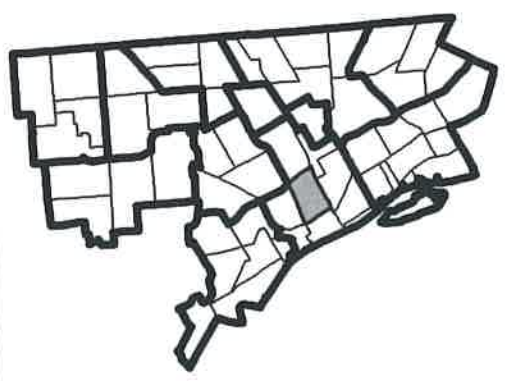
Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B



Subject Site
81 - 119 Garfield Ave

Map 4-5B
 City of Detroit
 Master Plan of
 Policies

Neighborhood Cluster 4 Lower Woodward



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation Park (PR) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |

3-17-20

**TESTIMONIAL
RESOLUTIONS
AND SPECIAL
PRIVILEGE**

RESOLUTION
In Memoriam

Mrs. Ann L. Elliott

July 9, 1933 – February 28, 2020

WHEREAS: Mrs. Ann Elliott was born on July 9, 1933, in Tuscaloosa, Alabama, born to the union of Bernie and Lister Davis. She was the oldest of three siblings. She accepted Christ at an early age and was baptized as a Believer; **AND**

WHEREAS: Mrs. Ann Elliott met and married the love of her life, Bernie Elliott, Sr. They were married for 48 years, and he preceded her in death. They relocated to Detroit, Michigan, where they raised four phenomenal sons; Bennie Jr., Sharmyn, Lenoris and Michael; **AND**

WHEREAS: Mrs. Ann Elliott was a long-time employee of the Detroit Federal Employees Credit Union. She demonstrated exemplary interpersonal skills and was a service-oriented "people person," whose customer service talents were greatly appreciated, both Personally and Professionally.; **AND**

WHEREAS: Mrs. Ann Elliott's contributions to the City of Detroit were significant. She consistently assisted in various capacities. She volunteered in the promotion and execution of many City of Detroit initiatives such as the Angles' Night Campaign, Motor City MakeOver, etc. Mrs. Ann Elliott had extraordinary culinary skills; **AND**

WHEREAS: Mrs. Ann Elliott leaves many loving memories for her sons, a host of relatives and friends; **NOW, THEREFORE BE IT**

RESOLVED: On this date, March 21, 2020, Council Member Roy McCalister, and the entire Detroit City Council, hereby present this Testimonial Resolution in Memoriam, on behalf of the Citizens of the City of Detroit, to honor and Cherish the Memory of Mrs. Ann Elliott.



Mary Sheffield
COUNCIL PRESIDENT PRO TEM

Brandon Jones
COUNCIL PRESIDENT

Scott Be...
COUNCIL MEMBER

Raquel Castañeda-López
COUNCIL MEMBER

[Signature]
COUNCIL MEMBER

[Signature]
COUNCIL MEMBER

[Signature]
COUNCIL MEMBER

March 21, 2020
DATE