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

***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers:  +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#***

**PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**

COUNCIL MEMBER SCOTT BENSON, **VICE** **CHAIRPERSON**

COUNCIL MEMBER GABE LELAND, **MEMBER**

COUNCIL PRESIDENT BRENDA JONES, **(EX-OFFICIO)**

**Mrs. Stephanie Parker**

**Assistant City Council Committee Clerk**

**THURSDAY, JUNE 4, 2020 11:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **11:05 A.M. DISCUSSION – RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Corktown Housing Brownfield Redevelopment. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
5. **11:10 A.M. PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Corktown Housing Redevelopment Plan. **(Corktown Housing, LLC (a wholly owned subsidiary of Oakland Housing, a 501(c)(4) non-profit organization) is the project developer (the “Developer”) for the Plan. The project entails the development of blighted property into owner-occupied affordable housing. Phase I, currently under construction, consists of 14 townhome units spread over three buildings. Phase II consists of 18 townhome units spread over four buildings, and Phase III consists of approximately 54 units of small multi-family townhomes and duplexes. Other features of the project include a green alley, a pocket park, and community space.)** **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
6. **11:25 A.M. PUBLIC HEARING – RE:** Approval of an Industrial Facilities Exemption Certificate on behalf of Triple R Trucking, Inc. in the general area of 263 N. Forman Street 48209 Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #1001)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
7. **11:40 A.M. PUBLIC HEARING – RE:** Request to Establish a Commercial Rehabilitation District for Detroit Rising Development, LLC, in the area of 458 and 444 Peterboro, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1236)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
8. **11:55 A.M. CONTINUED PUBLIC HEARING – RE:** Request to Approve an Obsolete Property Rehabilitation Certificate on behalf of Lady Monster, LLC in the area of 8431 Oakland, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #177)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
9. **12:15 P.M. CONTINUED PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article III, Review and Approval of Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In General, Section 50-3-113, Subdivision B, Submission Requirements, Section 50-3-135, Proposed Site Plan, and Subdivision D, Approval Criteria, Section 50-3-180, Criteria; aesthetics; Division 6, Special District Review, Section 50-3-227, Report and recommendation; Division 10, Condominium Subdivisions, Section 50-3-482, Compliance with subdivision regulations required; Article IV, Review and Approval Procedures (part 2), Division 2, Temporary Use Permits, etc. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
10. **12:20 P.M. CONTINUED PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 4 of the 2019 Detroit City Code, Advertising, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, Generally, consisting of Section 4-4-1, Definitions, Section 4-1-2, Misdemeanor violation; aiding and abetting violation; continuing violation; penalties for conviction thereof, Section 4-1-3, Enforcement, Section 4-1-4, Posting of advertising materials on public or private property, etc. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
11. **12:25 P.M. CONTINUED PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 43, of the 2019 Detroit City Code, Sidewalks and Other Public Places, by repealing Article XII, Signs and Marquees on Woodward Avenue, to conform certain sign requirements on Woodward Avenue to the Proposed Chapter 4, Advertising and Signs. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
12. **12:30 P.M. CONTINUED PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 40, of the 2019 Detroit City Code, Sales, by Amending Article I, Auctions and Auctioneers, Division 1, Generally, Section 40-1-12, Use of musical instruments, flags, etc., noise to attract attention prohibited, to conform certain auctioneer sign requirements to the proposed Chapter 4, Advertising and signs. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council Member Scott Benson** submitting memorandum relative to Sign Ordinance Opinion. **(BROUGHT BACK AS DIRECTED ON 5-7-20)**
      2. Status of **City Planning Commission** submitting report relative to Sign Ordinances – Follow up to CPC Report of February 7, 2020 Chapter 50, *Zoning,* and Chapter 4, *Advertising and Signs* (Related to Line items #1, 16, and 20). **(The City Planning Commission (CPC) February 7, 2020 report (Line Item #20), which conveys the January 23, 2020 vote to recommend approval of the proposed Chapter 50 and Chapter 4 sign ordinances, reflects the Commission’s understanding of the January 21st draft of the proposed Chapter 4 sign ordinance amendment. This report is primarily intended to note the distinctions between the current, February 7th , version of the proposed Chapter 4 ordinance and the earlier, January 21st, version which is the subject of the CPC’s February 7th report recommendation.) (BROUGHT BACK AS DIRECTED ON 5-7-20)**
      3. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Sign Ordinance Amendment. **(BROUGHT BACK AS DIRECTED ON 5-7-20)**
      4. Status of **Council Member Castañeda-López** submitting memorandum relative to Follow-up Sign/Advertising Ordinance Amendment. **(BROUGHT BACK AS DIRECTED ON 5-7-20)**
      5. Status of **City Planning Commission** submitting report relative to Sign Ordinances Chapter 50, Zoning and Chapter 4, Signs - Further analysis of post initial public hearing **(FOLLOW-UP) (At the March 5th public hearing relative to the amendments to Chapters 4 and 50, several speakers raised comments and concerns related to the proposed ordinances’ allowances for advertising signs outside of the Central Business District. At that same meeting, support was mentioned for alternate provisions that had been suggested by Council Member Castaneda-Lopez. Subsequent to the public hearing, City Planning Commission (CPC) staff and Council Member Benson’s staff had the opportunity to review some of the concerns raised at the hearing and in response, we prepared and submitted a follow-up memo to Member Benson dated March 31, 2020 (attached).) (BROUGHT BACK AS DIRECTED ON 5-14-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. Submitting reso. autho. **Contract No. 6000438** - 100% Grant Funding – AMEND 4 – To Provide an Increase of Funds and an Extension of Time for Administrative and Implementation Services for the City's 0% Interest Home Repair Loan Program within the City of Detroit. – Contractor: Local Initiatives Support Corporation – Location: 660 Woodward Avenue Suite 1600, Detroit, MI 48226 – Contract Period: July 1, 2020 through June 30, 2021 – Contract Increase Amount: $991,764.00 – Total Contract Amount: $12,243,000.00. **HOUSING AND REVITALIZATION (Previous Contract Period: January 1, 2019 through June 30, 2020) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      2. Submitting reso. autho. **Contract No. 6002005** - 100% Federal Funding – AMEND 1 – To Provide an Increase of Funds and an Extension of Time for Construction Management Services for the City of Detroit's Housing and Revitalization Department's 0% Interest Home Repair Loan Program. – Contractor: GS Group, LLC – Location: 17800 Woodward Avenue Suite 200, Detroit, MI, 48203 – Contract Period: July 1, 2020 through June 30, 2021 – Contract Increase Amount: $77,000.00 – Total Contract Amount: $577,000.00. **HOUSING AND REVITALIZATION (Previous Contract Period: May 6, 2019 through June 30, 2020) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      3. Submitting reso. autho. **Contract No. 6002644** - 0% Funding – To Provide an Affordable Residential Housing Agreement that includes Dwelling Units that are Affordable for Households with Incomes of 80% or Less of Area Median Income. – Contractor: CCA Lafayette Park LLC – Location: 31700 Middlebelt Road Suite 140, Farmington Hills, MI, 48334 – Contract Period: January 1, 2020 through December 31, 2049 – Total Contract Amount: $0.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**

**HOUSING AND REVITALIZATION DEPARTMENT**

* + - 1. Submitting report relative to CARES Act Funding Plan to Provide Shelter and Stable Housing for Detroiters. **(The City of Detroit has been awarded U.S. Department of Housing and Urban Development (HUD) funds through the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act. Based on the federal formula that is used to allocate HUD entitlement grant funds, the City will receive $20,758,619 in Community Development Block Grant (CDBG-CV) funds, and $10,458,172 in Emergency Solutions Grant (ESG-CV) funds. These funds have been allocated to the City to relieve the significant challenges associated with fighting the coronavirus (COVID-19) and must be used to directly target the infectious disease, limit its spread, and reduce direct economic impact.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      2. Submitting reso. autho. Request for Authorization to Accept the Coronavirus Aid, Relief and Economic Security (CARES) Act funds and Amend the Annual Action Plan FY 2019-20 for CDBG, ESG & HOPWA. **(The U.S. Department of Housing and Urban Development (HUD) has issue The Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) supplemental funding allocations to the City of Detroit for Community Development Block Grant (CDBG) $20,758,619, Emergency Solution Grant $10,458,172 and Housing Opportunities for Persons With Aids (HOPWA) $422,489. The Housing and Revitalization Department (HRD) hereby requests authorization to accept the CARES Act funds and amend the 2019-20 Annual Action Plan for CDBG, ESG and HOPWA grants.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      3. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant **(CDBG) Annual Action Plan. (The Housing & Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plan from the previous reprogramming amendment for years Pre-2015 – 2019. Due to the Coronavirus Aid, Relief, and Economic Security (CARES) Act, it is necessary to revise the previous reprogramming amendment to adjust for the new round of funding received for the Community Development Block Grant (CDBG) Coronavirus (CV) funds. The unused CDBG funds targeted will be expended in a timely manner. If these funds are not expended, the City’s federal grant allocation will be at risk of recapture by the U.S. Department of Housing and Urban Development (HUD). The CDBG funds will be used to support the local pandemic response for a range of eligible activities that will prevent, prepare for and respond to the spread of infectious diseases such as the coronavirus disease (COVID19). The U.S. Department of Housing and Urban Development (HUD) granted approval for the City to use CDBG funds for the COVID-19 prevention activities. Other funds will be allocated for activities that will allow for timely expenditures.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**

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

* + - 1. Submitting reso. autho. Request to Accept and Appropriate FY 2020 McGregor Fund Grant. **(The McGregor Fund has awarded the City of Detroit Planning and Development Department with the FY 2020 McGregor Fund Grant for a total of $24,420.00. There is no match requirement. The total project cost is $24,420.00. The grant period is March 05, 2020 through September 30, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**

**LEGISLATIVE POLICY DIVISION**

* + - 1. Submitting report relative to Recommended Revisions to the Community Benefits Ordinance. **(This report follows the Legislative Policy Division’s (LPD) report dated October 1, 2018 (attached) in which LPD staff provided a list of recommendations which would either strengthen or revise the city’s current Community Benefits Ordinance (CBO) process. The Community Benefits Ordinance 35-16 was passed in 2016 and is presently codified in Chapter 12 of the 2019 Detroit City Code, Community Development, Article VIII – Community Benefits. Since that time, Council instructed LPD staff to conduct a series of legislative staff work group meetings in order to vet, revise, and ultimately provide a recommendation on the 62 recommended revisions previously submitted to City Council in a report dated October 1st.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

* + - 1. Submitting reso. autho. Additional Sale of Wayne County Tax Foreclosed Occupied Homes. **(Under the General Property Tax Act (1893 PA 206), all tax foreclosed property not previously sold by Wayne County at their annual auctions shall be transferred to the City of Detroit (“City”), unless the City objects in writing to receiving any such property. There are nine (9) occupied properties that the City acquired through this process at the request of the United Community Housing Coalition (“UCHC”) for inclusion in their Make It Home program (the “Program”). These properties include 11772 Camden, 13177 Kentucky, 18660 Dwyer, 8193 Traverse, 8959 Aster, 9481 Knodell, 19994 Andover, 7338 Minock and 7391 Guthrie (collectively the “Properties”) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**

**MISCELLANEOUS**

* + - 1. **Council President Brenda Jones** submitting memorandum relative to Follow Up Questions to $30M C.A.R.E.S Appropriation. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      2. **Council President Pro Tem Mary Sheffield**  submitting memorandum relative to Neighborhood Renaming Protocol. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**
      3. **Council Member Raquel Castañeda-López** submitting memorandum relative to Sign/Advertising Ordinance Amendments & Questions. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-4-20)**