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. Millicent G. Winfrey**

 **Assistant City Council Committee Clerk**

**THURSDAY, JULY 16, 2020 11:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **11:05 A.M. PUBLIC HEARING – RE:** Proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ by amending Article XVII, District Map No. 25 to show a M2 (Restricted Industrial District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown at 6570, 6576, 6582, 6598, 6600, 6602 and 6608 Harding Avenue, generally located on the east side of Harding Avenue north of Harper Avenue. **(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)**
5. **11:20 A.M. DISCUSSION – RE:** Junction Brownfield Plan and Exchange Brownfield Plan Taxing Jurisdictions **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
6. **11:25 A.M. PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Junction Redevelopment. (Method MJ, LLC is the project developer (the “Developer”) for the Plan. The project entails the redevelopment of the existing structures into approximately 14 market rate apartments, 4 affordable rate apartments (80% AMI), 47,867 square feet of office space, and 11,631 square feet of retail space which is expected to include a restaurant/bar and retail shops. The total investment is estimated to be $12.9 million. The Developer is requesting $975,094.00 in TIF reimbursement.) **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
7. **11:40 A.M. PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Exchange Redevelopment. (Gratiot Acquisition Partners, LLC is the project developer (the “Developer”) for the Plan. The project entails the demolition of the current surface parking lots (with the exception of 400 Macomb Street) and the construction of a 16-story mixed-use building with approximately 153 for-rent units consisting of studio, one bedroom, and two-bedroom units and 12 for-sale condominium units ranging from one-bedroom to three bedroom units. Approximately 31(20%) of the apartment units will be affordable at 80% of the AMI. The project also includes retail space and a proposed office space on the first floor with frontage on Brush Street.) **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
8. **11:55 A.M. PUBLIC HEARING – RE:** Request to establish a Neighborhood Enterprise Zone as requested by GWI Cass, LLC in the area of 3444 Second, Detroit, MI in accordance with Public Act 147 of 1992. (The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the GWI Cass, LLC Neighborhood Enterprise Zone would be consistent with all of the aforementioned.) **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
9. **12:05 P.M. PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of Queen Lillian II LLC, in the area of 3439-3455 Woodward and 13 Stimson, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1225) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council President Brenda Jones** submitting memorandum relative to Detroit Homeless Encampment Policy Letter. **(BROUGHT BACK AS DIRECTED ON 6-25-20)**
			2. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Team Wellness Center Issues. **(BROUGHT BACK AS DIRECTED ON 7-2-20)**
			3. Status of **Council President Brenda Jones** submitting memorandum relative to Low Income Rehabilitation Cost Assistance. **(BROUGHT BACK AS DIRECTED ON 7-16-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. Submitting reso. autho. **Contract No. 6002904** - 100% City Funding – To Provide Residential Rehabilitation Services to Single Family Dwellings for the Bridging Neighborhood Program Property, 7702 Patton. – Contractor: Detroit Grounds Crew, LLC – Location: 17217 Wyoming, Detroit, MI 48221 – Contract Period: Upon City Council Approval through June 23, 2021 – Total Contract Amount: $77,550.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

* + - 1. Submitting reso. autho. Scheduling a Public Hearing regarding the approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Royal Palm Detroit Redevelopment. **(Downtown Hospitality Detroit, LLC is the project developer (the “Developer”) for the Plan. The project is a planned rehabilitation of the existing 13-story historic Park Avenue House located at 2305 Park Avenue which was designed by Louis Kamper and constructed in 1924. At approximately 103,367 square feet, the building will be converted from its former residential use into a 172-room hotel with a ground floor café and bar/restaurant. The hotel will be branded as part of the Tapestry Collection by Hilton and will reopen as the Royal Palm Detroit. The total investment is estimated to be $50 million. The Developer is requesting $2,569,492.00 in TIF reimbursement. There will be approximately 65 temporary construction jobs and 65 FTE jobs.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

* + - 1. Submitting reso. autho. Property Sale – 708 Pallister. **(The City of Detroit acquired 708 Pallister (the “Property”) as tax foreclosed property from the Wayne County Treasurer. The Planning and Development Department (“P&DD”) has received an offer from Jon Milburn (the “Purchaser”), current occupant, to purchase the Property for the purchase price of Eleven Thousand Five Hundred and 00/100 Dollars ($11,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**
			2. Submitting reso. autho. Property Sale – 4209 and 4215 W Grand River, Detroit, MI 48202. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Khalil Assad (“Purchaser”), to purchase certain City-owned real property at 4209 and 4215 W Grand River (the “Properties”). The P&DD entered into a purchase agreement, dated December, 2018, with Purchaser. Under the terms of the proposed Purchase Agreement, the properties will be conveyed to Purchaser for the purchase price Thirty Five Thousand and 00/100 Dollars ($35,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**
			3. Submitting reso. autho. Property Sale – Correction – 12118, 12226, and 12300 Woodrow Wilson. **(On July 16, 2019, your Honorable Body approved the sale of certain City-owned real property at 12118, 12226 and 12300 Woodrow Wilson (the “Property”), to Cass Community Social Services, Inc., a Michigan Non-Profit Corporation (the “Purchaser”), for the purchase price of Eight Thousand Seven Hundred Sixty and 00/100 Dollars ($8,760.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**
			4. Submitting reso. autho. Transfer of Jurisdiction of Real Property – 3103, 3105, 3115, 3125, 3135 Third; 3126, 3130, 3138 Fourth Street; 812 Charlotte. **(The City of Detroit Planning and Development Department (“PDD”) has recently requested that the Finance Department transfer jurisdiction of City-owned real property at 3103, 3105, 3115, 3125, 3135 Third; 3126, 3130, 3138 Fourth Street and 812 Charlotte (the “Property”) to the Detroit Parks and Recreation Department (“DPR”) to administer.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-16-20)**