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

***REVISED***

***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)**

**Ms. Cindy Golden**

**Assistant City Council Committee Clerk**

**THURSDAY, JULY 23, 2020 11:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **11:05 A.M. DISCUSSION – RE:** Royal Palm Detroit Brownfield Redevelopment Plan Taxing Jurisdictions. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
5. **11:10 A.M. PUBLIC HEARING – RE:** Royal Palm Detroit Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
6. **11:25 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-175, District Map No. 4. (In the spring of 2016, The City Planning Commission staff completed a series of online courses and subsequent classroom trainings in Lansing, Michigan on form-based code (FBC). CPC staff began to search for funding in order to further the zoning initiative. Initially staff were in discussions with the Michigan Association of Planning (MAP) to identify sources of funding to support the effort. PDD had also been searching for an approach to resolve the zoning dilemma in Brush Park, in which their original thought was to rezone large portions of the area to SD1 (Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) **(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)**
7. **11:35 A.M. DISCUSSION – RE:** 2119 Field Street Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
8. **11:40 A.M. PUBLIC HEARING – RE:** 2119 Field Street Brownfield Redevelopment Plan Description. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
9. **11:55 A.M. PUBLIC HEARING – RE:** Request to Establish a Commercial Rehabilitation District for CRES QOZB, LLC, LLC, in the area of 1000-1008 Townsend, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1262)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
10. **12:10 P.M. PUBLIC HEARING – RE:** Request to establish an Obsolete Property Rehabilitation District on behalf of LA John Gray LLC in the area of 1117 Field, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #1213)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
11. **12:25 P.M. PUBLIC HEARING – RE:** Request to establish a Commercial Redevelopment District for Raincheck Woodward, LLC, in the area of 6532 Woodward Avenue, Detroit, Michigan, in accordance with Public Act 255 of 1978. **(Petition # 1271) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
12. **12:40 P.M. PUBLIC HEARING – RE:** Request to establish a Neighborhood Enterprise Zone as requested by Gratiot Acquisition Partners, LLC in the area of 316-338 Gratiot Avenue, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1270) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Team Wellness Center Issues. **(BROUGHT BACK AS DIRECTED ON 7-16-20)**
      2. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to AMI Update. **(BROUGHT BACK AS DIRECTED ON 7-9-20)**
      3. Status of **Housing and Revitalization Department** submitting reso. autho. Request to Transfer Commercial Rehabilitation Certificate C2015-025 on behalf of Method MJ LLC in the area of 6540 St. Antoine Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Related to Petition #972). (The Housing and Revitalization Department and Finance Departments have reviewed the application of Method MJ 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.) (BROUGHT BACK AS DIRECTED ON 7-2-20)**
      4. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to CDBG Section 3 Demolition Compliance. **(BROUGHT BACK AS DIRECTED ON 7-2-20)**
      5. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Request for the Law Department to Draft a Right to Counsel Ordinance Using theProposed Pilot Program as a Framework. **(Council President Pro Tem Mary Sheffield is requesting the Law Department draft an ordinance providing for a right to counsel, during eviction proceedings, for low-income Detroiters. The draft ordinance should use the pilot program as a framework and be based on the same legal principles which make it feasible to implement using general funds.) (BROUGHT BACK AS DIRECTED ON 6-25-20)**
      6. Status of **Historic District Advisory Board** submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-201 to establish the Detroit City/Coleman A. Young International Airport Historic District and to define the elements of design for the district. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING) (BROUGHT BACK AS DIRECTED ON 5-7-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. Submitting reso. autho. **Contract No. 6002529** - 100% Federal Funding – AMEND 1 – To Provide an Increase of Funds and an Extension of Time to Expand Homelessness Prevention Services to Serve People Displaced by Covid-19. – Contractor: United Community Housing Coalition – Location: 2727 2nd Avenue Suite 313, Detroit, MI 48201 – Contract Period: January 1, 2021 through December 31, 2021 – Contract Increase Amount: $5,126,794.11 – Total Contract Amount: $5,675,334.96. **HOUSING AND REVITALIZATION *(Will Apply for Reimbursement from Federal COVID-19 Funding Source. Previous Contract Period: January 1, 2020 through December 31, 2020)* (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      2. Submitting reso. autho. **Contract No. 6002766** - 100% Grant Funding – To Provide an Architectural and Historical Survey of the Cass Corridor in Detroit. – Contractor: Commonwealth Heritage Group – Location: 3215 Central Street, Dexter, MI 48130 – Contract Period: Upon City Council Approval through September 30, 2021 – Total Contract Amount: $71,050.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      3. Submitting reso. autho. **Contract No. 6002823** - 100% Grant Funding – To Provide Environmental Services for the Single Family Rehab Program. – Contractor: Environmental Testing & Consulting, Inc. (ETC) – Location: 38900 W Huron River, Romulus, MI 48174 – Contract Period: Upon City Council Approval through June 30, 2025 – Total Contract Amount: $275,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      4. Submitting reso. autho. **Contract No. 6002982** - 100% CDBG Funding – To Provide Emergency Rental Assistance Services to Detroit Residents to Avoid Potential Evictions. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue Suite 800, Detroit, MI 48202 – Contract Period: Upon City Council Approval through December 31, 2021 – Total Contract Amount: $1,000,000.00. **HOUSING AND REVITALIZATION *(Will Apply for Reimbursement from Federal COVID-19 Funding Source)* (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      5. Submitting reso. autho. **Contract No. 6002990** - 100% City Funding – To Provide Assistance to Companies to Locate/Relocate Within the City of Detroit, Marketing of City Land and Other Economic Developmental Activities. – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: July 1, 2020 through June 30, 2021 – Total Contract Amount: $275,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      6. Submitting reso. autho. **Contract No. 6002991** - 100% City Funding – To Provide Assistance in Economic Development Activities by Attracting New and Assisting the Retention and Expansion of Existing Commerce and Industry in the City of Detroit. – Contractor: Detroit Economic Growth Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: July 1, 2020 through June 30, 2021 – Total Contract Amount: $1,636,304.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**

**CITY PLANNING COMMISSION**

* + - 1. Submitting reso. autho. Delegation of City Council Special District Review and approval of building permit applications during Summer recess 2020. **(According to the City of Detroit Zoning Ordinance the Detroit City Council approves by resolution any work undertaken by permit on land zoned PC or PCA after receiving recommendation from the Planning and Development Department and the City Planning Commission. It has become the practice of Your Honorable to delegate this responsibility to the staff of the City Planning Commission during periods of recess when permit applications of this sort may be submitted and need to be addressed in a timely fashion. The Council’s delegation of this responsibility allows work, compliant with the City Code, to advance during recess and/or when the Body is not conducting business in the context of Your regular meetings.)(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      2. Submitting reso. autho. Special District Review of proposed signs at 511 Woodward Avenue. **(The City Planning Commission (CPC) has received a request to review the installation of business signs on a portion of the building at 511 Woodward Avenue. The PCA (Restricted Central Business District) zoning classification, in which the building is located, calls for City Council approval of any exterior changes following the review and recommendation of the City Planning Commission and the Planning and Development Department (P&DD), found in Sections 50-3-222 and 50-11-96 of the Zoning Ordinance. This address is within the Financial Center Historic District and the proposed signs require the review and approval of the Detroit Historic District Commission (HDC) as well.)(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      3. Submitting reso. autho. 2021-22 Community Development Block Grant/Neighborhood Opportunity Fund (CDBG/NOF) Program Update, Threshold Criteria, and Funding Priorities. **(Similar to previous years, the Housing and Revitalization Department (HRD) is in the process of preparing its Request for Proposals (RFP) for the 2021-22 CDBG/NOF Public Service funding cycle. The City will be inviting community organizations, human service organizations, and non-profit organizations who wish to participate to submit proposals. This report provides an update of the timeline and requests Council Members to reaffirm the threshold criteria and its funding priorities for the 2021-22 CDBG/NOF Public Service review.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      4. Submitting reso. autho. request of Henry Ford Health Systems to amend Article XVII, District Map 7, of the 2019 Detroit City Code Chapter 50, *Zoning* by showing a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification is currently shown on 26 parcels generally bounded by Pallister Avenue, the John C. Lodge Freeway Service Drive, Seward Street and Poe Street. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY**

* + - 1. Submitting report relative to City Council Quarterly Report, 4th Quarter FY 2020, Detroit Land Bank Authority. **(The DLBA is resolute in its service to the people of Detroit in reactivating blighted and vacant publicly owned property. Throughout this quarter, the coronavirus pandemic gripped our city. Our staff employed a dynamic approach to tailoring DLBA services and programs to remain accessible to Detroiters, despite COVID-19 restrictions. The vast majority of DLBA staff continues to work from home, with a few members of our team returning to office and field-based functions under heightened safety protocols. I am proud that we have maintained a high level of customer service throughout the “Stay Home” order and reopened our public lobby by appointment in June. You’ll find additional details about the impact of COVID-19 in a special section of this report as well as each department’s section.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**

**HOUSING AND REVITALIZATION DEPARTMENT**

* + - 1. Submitting reso. autho. Amended & Restated Obsolete Property Rehabilitation Exemption Certificate Agreement – K8 Partners LLC in the area of 2119 Field, Detroit, Michigan. **(On October 22, 2019, your Honorable Body adopted a resolution that (1) approved an Obsolete Property Rehabilitation Exemption Certificate for K8 Partners LLC (“Developer”) at 2119 Field (“Project Site”) in support the rehabilitation of the Project Site (the “Project”) and (2) authorized the Planning and Development Department to enter into an Obsolete Property Rehabilitation Exemption Certificate Agreement (“OPRA Agreement”) for the Project.** **The OPRA Agreement requires that the Developer lease two (2) rental units at the Project Site to those earning not more than 80% of the Detroit SMSA area median income (“Affordable Housing Restriction”). The City and the Developer now wish to amend and restate the OPRA Agreement to replace the Affordable Housing Restriction with a requirement for the Developer to lease one (1) rental unit at the Project Site to those earning not more than 50% of the Detroit SMSA area median income. This deeper level of affordability will better support the housing needs of the neighborhood surrounding the Project Site.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      2. Submitting reso. autho. Annual HOME, CDBG, NSP Awards New Awards / Additions to Previous Awards **(In support of affordable housing opportunities, HRD is hereby requesting approval to award funding to Transfiguration Place ($1,400,000 in HOME and $500,000 in CDBG to renovate 19 units at 13300 Syracuse with all units being affordable to households with an income of 60% of AMI or less) and HRD is requesting approval to increase funding for the previously approved Northlawn Gardens project (Additional $400,000 CDBG-CV)) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      3. Submitting reso. autho. to amend a prior resolution by adding one property (8075 Vanderbilt) that was originally omitted from the list of Exchange-Eligible Homes as a part of HRD’s Bridging Neighborhoods Program (BNP) **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      4. Submitting reso. autho. FY 2020-21 Budget Amendment to CDBG/NOF, ESG, HOME & HOPWA. **(The Housing & Revitalization Department (HRD) hereby requests to amend the 2020-21 Community Development Block Grant, Neighborhood Opportunity Fund (CDBG/NOF), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME) and Housing Opportunities for Persons With Aids (HOPWA) budgets to reflect the actual allocations received from the U.S. Department of Housing and Urban Development (HUD).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

* + - 1. Submitting reso. autho. Request for Property Transfers to the City of Detroit Brownfield Redevelopment Authority in Connection with the Eastern Market Framework Plan. **(P&DD has requested the assistance of the City of Detroit Brownfield Redevelopment Authority (“DBRA”) in land assembly activities aimed at establishing market-ready sites in and around Greater Eastern Market in order to attract food manufacturing and logistics companies (the “EM Land Assembly Project”). DBRA’s activities in connection with the EM Land Assembly Project are expected to include, but not be limited to, the acquisition, marketing, and disposition of publicly and privately-owned property, primarily in Greater Eastern Market, with limited parcels in Eastern Market core, and public infrastructure and site readiness activities relating thereto.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**
      2. Submitting reso. autho. Property Sale – 19519 W. Warren. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from O & A Holdings LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 19519 W. Warren, Detroit, MI (the “Property”) for the purchase price of Thirty Thousand and 00/100 Dollars ($30,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-23-20)**