

City of Detroit

CITY COUNCIL

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City Clerk

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#

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

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, OCTOBER 15, 2020

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. PUBLIC HEARING – RE: Proposed Ordinance to Amend Chapter 50 Of the 2019 Detroit City Code, Zoning, by Amending Article XVII, Section 50-17-8, District Map No. 7, to Show a PD Planned Development District Zoning Classification where an R3 Low Density Residential Classification is Currently Shown on 26 Parcels Generally Bounded by Seward Street to the north, The John C. Lodge Freeway Service Drive to the east, Pallister Avenue to the south and Poe Street to the west. (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)**

- E. 11:20 A.M. PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of Live @ Liv, LLC located at 19344 and 19338 Livernois, Detroit Michigan in accordance with Public Act 210 of 2005. (Petition #961) **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- F. 11:35 A.M. PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of Life is a Dreamtroit, LLC located at 1331 Holden Street and 5960 Lincoln Street, Detroit Michigan in accordance with Public Act 210 of 2005. (Petition #1161) **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- G. 11:50 A.M. DISCUSSION – RE:** Detroit Housing for the Future Fund **(Mayor’s Office, Housing and Revitalization Department)**

UNFINISHED BUSINESS

1. Status of **Council President Brenda Jones** submitting memorandum relative to Amazon – State Fairgrounds Questions and Concerns. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**
2. Status of **Council Member James E. Tate, Jr.** submitting memorandum relative to Appraisal of the Sale of the Michigan State Fairgrounds to Hillwood Investment Properties, L.P. and The Sterling Group. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**
3. Status of **Legislative Policy Division** submitting reso. autho. Proposed Sale by the City of Detroit of the State Fairgrounds Property. The Legislative Policy Division (LPD) has undertaken a review of the proposed State Fairgrounds Property Project. This report to City Council provides a summary of the proposed transaction and highlights pertinent provisions of the proposed Purchase Agreement. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**
4. Status of **Council Member Scott Benson** submitting memorandum relative to Community Requests for Amazon Development. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**
5. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Amazon Development Follow-Up Questions. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**
6. Status of **Office of Contracting and Procurement** Submitting reso. autho. Contract 6003091 – 100% City Funding (proceeds from Land Sale) - between the DBA and DDOT for construction of a proposed new Transit Center on property at 20110 Woodward. Term: upon the later of City Council approval or closing on the land sale and expiring June 30, 2023. Also included is the accompanying LPD report for this contract. **(BROUGHT BACK AS DIRECTED ON 10-8-20)**

7. Status of **City Planning Commission** submitting report relative to Request of the Planning and Development Department to amend the Detroit Master Plan of Policies for a portion of the area containing the former State Fairgrounds, generally bounded by West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street to accommodate the sale and reuse of the site. **(RECOMMEND APPROVAL, WITH COMPLEMENTARY/ CONCURRENT RECOMMENDATIONS) (BROUGHT BACK AS DIRECTED ON 10-8-20)**
8. Status of **Planning and Development** submitting reso. autho. to amend the Detroit Master Plan of Policies for a portion of the area containing the former State Fairgrounds, generally bounded by West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street to accommodate the sale and reuse of the site **(Master Plan Change #27). (Pursuant to the City of Detroit’s City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies to change the Future General Land Use designation for the above-described area from PR (Regional Park) to IL (Light Industrial). Adoption of this resolution would permit the sale of this property and allow for the potential of a rezoning of the site for future commercial and/or industrial uses.) (BROUGHT BACK AS DIRECTED ON 10-8-20)**
9. Status of **Planning and Development** submitting reso. autho. Property Sale of 20110 Woodward, Detroit MI – Request for Authorization to Amend 2020-21 Budget. **(The City of Detroit (“City”), through its Planning and Development Department (“P&DD”), has received an offer from State Fair Partners, LLC (“Purchaser”), a Delaware limited liability company, to purchase certain City-owned real property at 20110 Woodward (the “Property”), formerly known as the Michigan State Fairgrounds, for the purchase price of Sixteen Million and 00/100 Dollars (\$16,000,000.00) (“Purchase Price”).) (BROUGHT BACK AS DIRECTED ON 10-8-20)**
10. Status of **Council Member James Tate** submitting memorandum relative to Comprehensive Report on the Community Benefits Ordinance Process. **(BROUGHT BACK AS DIRECTED ON 10-1-20)**
11. Status of **Planning and Development** submitting reso. autho. property sale of 4365 W Grand River et al to Designing Justice + Designing Spaces The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Designing Justice + Designing Spaces, a California Based Non-Profit Corporation (The “Purchaser”), to purchase certain City-owned real property at 4635 W Grand River, 4629 W Grand River, 4619 W Grand River, 2223 W Forest, 4499 14th St, 4493 14th St, 4479 14th St, and 4473 14th St (the “Property”) for the purchase price of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,00.00). **(BROUGHT BACK AS DIRECTED ON 10-1-20)**
12. 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 the Proposed 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 9-17-20)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following Office of Contracting and Procurement Contracts:

13. Submitting reso. autho. **Contract No. 6003096** - 100% Federal Funding – To Provide Greenway Construction Management Services for Phase 2 of the Joseph Campau Greenway Project. – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: October 1, 2020 through December 31, 2021 – Total Contract Amount: \$1,674,424.58. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**

CITY PLANNING COMMISSION

14. Submitting reso. autho. Request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 2019 Detroit City Code, Chapter 50, Zoning, by defining the legal boundaries of the B1 (Restricted Business District) zoning classification and the B4 (General Business District) zoning classification on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west. **(The City Planning Commission (CPC) staff is submitting this supplemental report for your review and consideration in regards to the amendatory ordinance to define the legal boundaries of the B1 and B4 zoning classifications, previously approved by your Honorable Body, associated with the rezoning request of Thomas Group Consulting and Parkstone Development Partners to amend District Map No. 63. The CPC recommends approval.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**

HOUSING AND REVITALIZATION DEPARTMENT

15. Submitting reso. autho. to Accept the Coronavirus Aid, Relief and Economic Security (CARES) Act funds and Amend the Annual Action Plan FY 2019-20 for Emergency Solution Grant (ESG). **(The U.S. Department of Housing and Urban Development (HUD) has issued The Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) supplemental funding allocations to the City of Detroit for Emergency Solution Grant (ESG-CV2) \$9,124,129. The Housing and Revitalization Department (HRD) hereby requests authorization to accept the CARES Act funds and amend the 2019-20 Annual Action Plan for the ESG funds.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**

PLANNING AND DEVELOPMENT DEPARTMENT

16. Submitting reso. autho. To Acquire Real Property from NSO Properties - 3430 and 3436 Third, Detroit, MI. **(On November 26, 2019, your Honorable Body adopted a resolution authorizing the sale by development agreement of 269, 281 and 291 Winder and 2515 Brush, Detroit, MI (the “Sale Properties”) to MHT Housing, Inc. (the “Purchaser”) to construct a mixed-use development with approximately 60-80 affordable rental units. Such resolution allowed for the purchase price to be either: (1) One Million and 00/100 Dollars (\$1,000,000.00) or (2) certain real property at 3430 and 3436 Third (“Acquisition Properties”) that Purchaser has an assignable option to acquire.**

Further, such resolution required the City, if it were to accept the Acquisition Properties in exchange for the Sale Properties, to first: (1) conduct an assessment of the Acquisition Properties and (2) seek additional approvals from Detroit City Council consistent with Chapter 2, Article VI. of the Detroit City Code.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)

17. Submitting reso. autho. Property Sale – 7329 and 7355 W. McNichols. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 7303 West McNichols LLC, a Michigan Limited Liability Company (the “Purchaser), to purchase certain City-owned real property at 7329 and 7355 W. McNichols (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**
18. Submitting reso. autho. Termination of Winder Square at Brush Park Condominium/ Transfer of a Portion of 269 Winder. **(The City of Detroit (“City”) and Charter Oak Homes, Inc. entered into a Development Agreement for the purchase and development of certain property now known as the Winder Square at Brush Park that was established as a Michigan statutory condominium project per Wayne County Condominium Plan No. 895 by recording a Master Deed (the “Master Deed”) in Liber 43963, Page 249 through 333, Wayne County Records (the “Condominium Project”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**

MISCELLANEOUS

19. **Council President Brenda Jones submitting memorandum relative to Detroit Trained Workers Report. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**
20. **Council Member Raquel Castañeda-López submitting memorandum relative to State Fairground Development – Community Fund. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**
21. **Council President Brenda Jones submitting memorandum relative to Amazon Income Tax Revenue Guarantee. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**
22. **Council President Brenda Jones submitting memorandum relative to Neighborhood Business Week. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**
23. **Council President Brenda Jones submitting correspondence relative to Inquiry regarding Federal Transit Administration analysis pertaining to the relocation of the State Fairgrounds Transit Center. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-15-20)**