

# City of Detroit

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

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## ***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)**

**Mr. Yosef Moore**  
**Assistant City Council Committee Clerk**

**THURSDAY, OCTOBER 22, 2020**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. PUBLIC HEARING – RE:** Request to approve an Industrial Facilities Exemption Certificate on behalf of 6600 MTE Holdings, LLC in the general area of 6600 Mt. Elliott, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition # 1328) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- E. 11:20 A.M. PUBLIC HEARING – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of 2463 Riopelle, LLC, in the area of 2463 Riopelle St., Detroit, Michigan, in accordance with Public Act 210 of 2005 **(Petition #1074). (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department,**

**Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

**UNFINISHED BUSINESS**

1. Status of **Council Member James Tate** submitting memorandum relative to Comprehensive Report on the Community Benefits Ordinance Process. **(BROUGHT BACK AS DIRECTED ON 10-15-20)**
2. Status of **Council President Brenda Jones** submitting correspondence relative to Inquiry regarding Federal Transit Administration analysis pertaining to the relocation of the State Fairgrounds Transit Center. **(BROUGHT BACK AS DIRECTED ON 10-15-20)**
3. Status of **Council President Brenda Jones** submitting memorandum relative to Neighborhood Business Week. **(BROUGHT BACK AS DIRECTED ON 10-15-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

4. Submitting reso. autho. **Contract No. 6003080** - 100% City Funding – To Provide Services for the Gordie Howe International Bridge Project to Rehab the Residential Property at 1563 Calvary, Detroit MI. – Contractor: Jozef Contractor, Inc. – Location: 17245 Mount Elliott Street, Detroit, MI 48212 – Contract Period: Upon City Council Approval through October 19, 2021 – Total Contract Amount: \$91,300.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**
5. Submitting reso. autho. **Contract No. 6003108** - 100% City Funding – To Provide Services for the Gordie Howe International Bridge Project to Rehab the Residential Property at 798 Distel. – Contractor: Jozef Contractor, Inc. – Location: 17245 Mount Elliott Street, Detroit, MI 48212 – Contract Period: Upon City Council Approval through October 19, 2021 – Total Contract Amount: \$102,850.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

**CITY PLANNING COMMISSION**

6. Submitting 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 District zoning 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. **(RECOMMEND APPROVAL – FOLLOW-UP REPORT) ( The City Planning Commission (CPC) has received a request from Henry Ford Health Systems petitioning the City of Detroit to amend Article XVII, District Map No. 7 of Chapter 50 of the 2019 Detroit City Code, Zoning, to show a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification currently exists on 26 parcels generally bounded by Pallister Avenue, the John C. Lodge Freeway Service Drive, Seward Street and Poe**

**Street.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT  
STANDING COMMITTEE ON 10-22-20)**

**HISTORIC DESIGNATION ADVISORY BOARD**

7. Submitting report relative to Status of Certified Local Government Grants – Historic Fort Wayne. **(On July 31, 2019, the City of Detroit entered into a grant agreement with the Michigan State Historic Preservation Office (SHPO) to develop a specialized stabilization and mothballing plan for twenty-six (26) unoccupied buildings in the Historic Fort Wayne complex. This grant project is a partnership between the Historic Designation Advisory Board (HDAB) and General Services Department (GSD). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

**DETROIT LAND BANK AUTHORITY**

8. Submitting report relative to City Council Quarterly Report, 1st Quarter FY 2021. **(Strong sales and record-setting closing volume dominated this quarter, and we closed a total of 1,204 properties through Auction and Own It Now. A new Memorandum of Understanding between the DLBA and the Detroit Water and Sewerage Department was a critical step in allowing the DLBA to close this unprecedented number of transactions. This agreement helped clear a COVID-19 related backlog of closings by streamlining processes between our organizations, and will make future transactions more efficient. In collaboration with our title partners, we nearly doubled our closing capacity to keep up with demand from buyers. Notably, our voluntary post-sale surveys show 71% of DLBA buyers are Detroit residents, 74% are black, and 64% are renters who will become homeowners through their DLBA purchase. This demonstrates our success in making properties accessible to Detroiters.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

**LEGISLATIVE POLICY DIVISION**

9. Submitting report relative to Comprehensive Report on the Community Benefits Ordinance Process. **(This report is in response to Councilmember Tate’s September 24, 2020 memorandum requesting the Legislative Policy Division (LPD) to provide a comprehensive analytical report on staff’s findings pertaining to all meetings related to proposed amendments to Chapter 12 of the 2019 Detroit City Code, Community Development Article VIII, Community Benefits, commonly known as the “Community Benefits Ordinance.” This report will provide a detailed timeline laying out how recommended revisions to the Community Benefits Ordinance were received, considered, revised, and vetted by council staff, members of the general public, development community, and the administration. Additionally, this report will provide a synopsis of recommended revisions that have the concurrence of both members of the general public as well as the development community based on the September 2019 community survey, and public forums which have taken place in January and July of 2020 respectively.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**
10. Submitting report relative to Community Fund for the State Fairgrounds Development. **(The Legislative Policy Division (LPD) has received a request from Council Member Raquel Castafieda-López (Attachment I) for a report on the legality and feasibility of**

**establishing a Community Fund for the State Fairgrounds development, including a review of the proposed structure provided by community advocates Doing Development Differently in Metro Detroit (D4.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

#### **PLANNING AND DEVELOPMENT DEPARTMENT**

11. Submitting reso. autho. Property Sale - 7111, 7101, and 7051 W. Warren, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Prime Care Services Inc., a domestic for-profit corporation, (the “Purchaser”), whose address is 13800 Wellesley, Dearborn, MI 48126, to purchase certain City-owned real properties at 7111, 7101, and 7051 W. Warren, Detroit, MI (the “Properties”). Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the purchaser for the purchase price of Twenty Three Thousand One Hundred and 00/100 Dollars (\$23,100.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**
  
12. Submitting reso. autho. Request for Property Transfers to the City of Detroit Brownfield Redevelopment Authority in Connection with the Land Assembly Project. **(At the request of the City of Detroit (the “City”), the City of Detroit Brownfield Redevelopment Authority (“DBRA”) has been engaged in land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”). DBRA has identified the properties owned by the City located at 14440 Wildemere, 14445 Linwood, and 14584 Livernois Detroit, Michigan, as more particularly described on Exhibit A hereto (the “City Property”), together with the property owned by the Detroit Land Bank Authority (the “DLBA”) at 14445 Lawton Detroit, Michigan (the “DLBA Property” and together with the City Property, the “Property”) as a key site for industrial development.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**
  
13. Submitting reso. autho. Amendment to Property Exchange Agreement with DTE Electric Company In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have entered that certain Development Agreement relating to the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

#### **MISCELLANEOUS**

14. **Council President Brenda Jones submitting memorandum relative to Amazon Income Tax Revenue Guarantee Follow Up. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**

15. **Council President Brenda Jones** submitting memorandum relative to Resident Concerns regarding Detroit Employment Solutions Corporation's Training. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**
  
16. **Council President Brenda Jones** submitting memorandum relative to Proposed Legislation to Require 51% of Post Construction Development Jobs be set aside for Detroit Residents. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-22-20)**