

City of Detroit

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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

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COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 12, 2020

11:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. **11:05 A.M. DISCUSSION – RE: Fiscal impact of the Godfrey Hotel Brownfield Redevelopment Plan. (Taxing Units; Detroit Brownfield Redevelopment Authority)**
- E. **11:10 A.M. PUBLIC HEARING – RE: Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Godfrey Hotel Redevelopment. (Godfrey Detroit PropCo, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of a new, 227-room hotel located along Michigan Avenue in Detroit’s historic Corktown neighborhood, one mile west of the central business district. The proposed hotel includes a ground-level lobby, bar and restaurant, an approximately 6,000 square-foot ballroom with prefunction space, and a rooftop café and amenity space. The total investment is estimated to be \$74.1 million. The Developer is requesting \$5,391,811.00 in TIF reimbursement. There will be approximately 350 temporary construction jobs and 160-200 FTE jobs.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**

- F. **11:25 A.M. PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation Certificate on behalf of Godfrey Detroit Propco, LLC, in the area of 1401 and 1411 Michigan Ave., Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #473) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- G. **11:35 A.M. DISCUSSION – RE:** City Council Quarterly Report, 1st Quarter FY 2021, Detroit Land Bank Authority. **(Detroit Land Bank Authority)**

UNFINISHED BUSINESS

1. Status of **Council President Brenda Jones** submitting memorandum relative to Detroit Brownfield Redevelopment Authority in Connection with the Land Assembly Project Outreach. **(BROUGHT BACK AS DIRECTED ON 11-5-20)**
2. Status of **Planning and Development Department** submitting reso. autho. Property Sale – 13334 Gratiot. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Osborn Neighborhood Alliance, a Michigan Nonprofit Corporation (the “Purchaser), to purchase certain City-owned real property at 13334 Gratiot (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00). Purchaser proposes to rehabilitate the building into affordable work spaces. Currently, the property is within B4 zoning district (General Business District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (BROUGHT BACK AS DIRECTED ON 11-5-20)**
3. Status of **Historic Designation Advisory Board** 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). (BROUGHT BACK AS DIRECTED ON 10-29-20)**
4. Status of **Council President Brenda Jones** submitting memorandum relative to the Detroit Economic Growth Corporation providing a report on revenue and employment outcomes relative to development deals and tax abatement. **(BROUGHT BACK AS DIRECTED ON 10-29-20)**
5. Status of **Council President Brenda Jones** submitting memorandum relative to Resident Concerns from the Virginia Park Community. **(BROUGHT BACK AS DIRECTED ON 10-29-20)**
6. Status of **Detroit Land Bank Authority** 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.) (BROUGHT BACK AS DIRECTED ON 10-22-20)

NEW BUSINESS

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

7. Submitting reso. autho. Request for Authorization to Apply for the Choice Neighborhoods Implementation Grant from the U.S. Department of Housing & Urban Development (HUD). **(The Housing & Revitalization Department (“HRD”) and Planning & Development Department (“P&DD”) request authorization, pursuant to Section 18-4-2 of the Detroit City Charter, to submit a Choice Neighborhoods Implementation (“CNI”) grant application to the U.S. Department of Housing & Urban Development (“HUD”), in response to a Notice of Funding Availability announced on August 24, 2020 (“NOFA”). The amount of the available grant is Thirty Million Dollars (\$30,000,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**

HOUSING AND REVITALIZATION DEPARTMENT

8. Submitting reso. autho. Submission of the 2020-2024 HUD Consolidated Plan and the 2020-21 Annual Action Plan. **(In conformance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing & Revitalization Department respectfully requests that Your Honorable Body authorize the submission of the 2020-2024 HUD Consolidated Plan and the 2020-21 Annual Action Plan. It is also requested that you designate the Mayor, or his designee, to be the authorized representative to act in connection with the Plan. The Plan reflects the 2020-21 Annual Action Plan CDBG/NOF narrative and proposal final recommendations.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**
9. Submitting reso. autho. Submission of the 2020-2024 Neighborhood Revitalization Strategy Area (NRSA) application renewal. **(In conformance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing & Revitalization Department respectfully requests that Your Honorable Body authorize the submission of the 2020-2024 Neighborhood Revitalization Strategy Area application renewal. It is also requested that you designate the Mayor, or his designee, to be the authorized representative to act in connection with the application renewal.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**
10. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Multiple Fiscal Years. **(The Housing &**

Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plans for the fiscal years in the attached report. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner. If these funds are not expended, the City's federal grant allocations will be at risk of recapture by the U.S. Department of Housing and Urban Development (HUD). Funds will be allocated for activities that will allow for timely expenditures.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)

11. **Submitting reso. autho. Annual HOME, CDBG, NSP Awards - New Awards / Additions to Previous Awards. (The City of Detroit ("City"), through the Housing and Revitalization Department ("HRD"), makes annual funding available for "ready-to-proceed projects" from HOME, CDBG and NSP federal funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD"). HRD has continued to work closely with HUD to meet required commitment and disbursement deadlines for new and ongoing projects approved by the City.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**

PLANNING AND DEVELOPMENT DEPARTMENT

12. **Submitting reso. autho. Community Benefits Provision for Tier 2 Development Project Godfrey Hotel – Godfrey Detroit Propco, LLC / Oxford Perennial Corktown Propco, LLC. (Godfrey Detroit Propco, LLC ("GD Propco") is undertaking the development of a .64 acre site at 1401 and 1411 Michigan Avenue, Detroit MI that includes 227 key hotel and will span approximately 140,380SF with a planned 3,865 SF of ground floor restaurant/retail space (collectively the "Project"). In future development projects, Oxford Perennial Corktown Propco, LLC ("OPC Propco") intends to further develop adjacent sites that will include housing units and a parking garage. The Project was reviewed by Planning and Development, in consultation with residents, in order to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways by which GD Propco and OPC Propco plan to address those impacts. GD Propco and OPC Propco have agreed to address the concerns raised during its Project discussions with P&DD and during approximately 6 public meetings and hearings by entering into that certain "Community Benefits Agreement (Godfrey Hotel)" that is included as Exhibit A to the attached resolution (the "Agreement").) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**
13. **Submitting reso. autho. Approval of Property Transfer between the City of Detroit and the Detroit Land Bank Authority. (Pursuant to the Land Bank Fast Track Act, 2003 PA 258, the Detroit Land Bank Authority ("DLBA") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit ("City") and to combat blight. We hereby respectfully request that your Honorable Body adopt the attached resolution that: (1) authorizes the City to transfer the City Transfer Properties to the DLBA and (2) authorizes the DLBA to transfer and the City to accept the DLBA Transfer Properties.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**

14. Submitting reso. autho. Option to Acquire Greater Corktown Choice Neighborhood Properties Choice Neighborhoods Implementation Grant. **(The Housing & Revitalization Department and Planning & Development Department (“P&DD”) have requested authorization from this Honorable Body to submit a Choice Neighborhoods Implementation grant application to the U.S. Department of Housing & Urban Development in the amount of Thirty Million and 00/100 Dollars (\$30,000,000.00) (the “CNI Grant”). The CNI Grant will help finance several development projects within an identified area referred to as the “Greater Corktown Choice Neighborhood” that is generally bounded by M-10, West Fort Street, 8th Street, the Detroit River, Rosa Parks Boulevard, West Lafayette Boulevard, 16th Street, the former Canada Pacific Railway, I-75, Martin Luther King Jr. Boulevard and Grand River Avenue. In support of the CNI Grant and the Greater Corktown Choice Neighborhood projects, we hereby request that your Honorable Body adopt the attached resolution to authorize P&DD to accept an option to acquire the Ford Properties in the event that TCB cannot complete the Corktown Project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**

15. Submitting reso. autho. Property Sale by Development Agreement - Corktown Properties. **(The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from The Community Builders, Inc. (“Developer”), a Massachusetts nonprofit corporation, to purchase certain City-owned real property within an identified area that is generally bounded by M-10, West Fort Street, 8th Street, the Detroit River, Rosa Parks Boulevard, West Lafayette Boulevard, 16th Street, the former Canada Pacific Railway, I-75, Martin Luther King Jr. Boulevard and Grand River Avenue (collectively the “Properties”) for the purchase price of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00). We hereby request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or his authorized designee, to execute a development agreement, deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to the Developer.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**

MISCELLANEOUS

16. **Council Member Raquel Castañeda-López** submitting memorandum relative to Questions regarding the Land Assembly Project at 14440 Wildemere, 14445 Linwood, and 14584 Livernois. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-12-20)**