

# City of Detroit

## CITY COUNCIL



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City Clerk

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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#***

### ***REVISED***

#### **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, NOVEMBER 19, 2020

11:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT

#### **UNFINISHED BUSINESS**

1. 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 11-12-20)
2. Status of **Housing And Revitalization Department** 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.) (BROUGHT BACK AS DIRECTED ON 11-12-20)**

3. Status of **Housing And Revitalization Department** 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.) (BROUGHT BACK AS DIRECTED ON 11-12-20)**
4. Status of **Council President Brenda Jones** submitting memorandum relative to Resident Concerns from the Virginia Park Community. **(BROUGHT BACK AS DIRECTED ON 11-12-20)**
5. 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 11-12-20)**
6. Status of **Council President Brenda Jones** submitting memorandum relative to Updated Detroit Economic Growth Corporation Employment Report. **(BROUGHT BACK AS DIRECTED ON 11-5-20)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

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

7. Submitting reso. autho. **Contract No. 6003138** - 100% City Funding – To Provide Landscape Architecture Services, Land (Boundary) Surveys, Topographical Surveys, Aerial Surveys, Control Surveys, Manholes, Construction Staking, GPS and GIS Services that Support the Development of Open Spaces. – Contractor: Wade Trim Associates, Inc. – Location: 500 Griswold Street Suite 2500, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 30, 2023 – Total Contract Amount: \$525,000.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**
8. Submitting reso. autho. **Contract No. 6002534** - 100% Federal Funding – AMEND 2 – To Provide an Extension of Time Only to Complete and Expend FY19-20 ESG/CDBG Street

Outreach. – Contractor: Cass Community Social Services – Location: 11745 Rosa Parks Boulevard, Detroit, MI 48206 – Contract Period: January 1, 2021 through March 31, 2021 – Total Contract Amount: \$0.00. **HOUSING AND REVITALIZATION (Time Extension Only. Total Contract Amount: \$160,000.00. Previous Contract Period: January 1, 2020 through December 31, 2020) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**

9. Submitting reso. autho. **Contract No. 6002307 - 100% City Funding – AMEND 1 – To Provide an Extension of Time Only for the Delray Neighborhood Framework Feasibility Study and Implementation Plan. – Contractor: Rossetti – Location: 160 W Fort Street Suite 400, Detroit, MI 48226 – Contract Period: September 25, 2020 through March 31, 2021 – Total Contract Amount: \$0.00. PLANNING AND DEVELOPMENT (Total Contract Amount: \$550,000.00. Original Contract Period: October 8, 2019 through September 24, 2020) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**

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

10. Submitting reso. autho. Property Sale – 2687 W Grand Blvd. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Boulevard Property LLC, a Michigan Limited Liability Company (the “Purchaser), to purchase certain City-owned real property at 2687 W Grand Blvd (the “Property”) for the purchase price of Eighty Thousand and 00/100 Dollars (\$80,000.00). Purchaser proposes to construct additional space for their adjacent retail center located at 2697 W Grand Blvd. Currently, the property is within a 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)
11. Submitting reso. autho. Amendment to Development Agreement – 1301, 1312, and 1313 Seward. (On May 31, 2018, the City of Detroit closed on the sale by development agreement of 1301, 1312 and 1313 Seward to S&S Development Group to construct two residential buildings with a total of 54 units (the “Project”). The development agreement was modified and assigned to Merrill Development, LLC (the “Developer”) pursuant to a modification, assignment, assumption and consent agreement dated March 12, 2019 (“Modified Development Agreement”). The Modified Development Agreement required that construction commence by December 1, 2019 and be completed by December 1, 2020. Since the closing, the Developer has requested to extend certain deadlines in the Modified Development Agreement to account for complications related to construction financing. Developer now anticipates closing in early 2021 on construction financing for Phase 1 of the Project, which will include construction of 27 units with 50% of the units being leased at affordable rates. Phase 2 of the Project will include construction of another 27 units with lease rates determined by available financing sources. Construction of the Project will commence by June 30, 2021 and be completed by June 30, 2025.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)
12. Submitting reso. autho. Property Sale – 15844 Auburn. (The City of Detroit, Planning

**and Development Department (“P&DD”) has received an offer from Grandmont Rosedale Development Corporation, a Michigan Nonprofit Corporation (the “Purchaser), to purchase certain City-owned real property at 15844 AUBURN (the “Property”) for the purchase price of Thirty-Five Thousand Eight Hundred Sixty and 00/100 Dollars (\$35,860.00). Purchaser proposes to demolish and utilize the property for parking for their adjacent mixed use development located at 19505 Grand River. Currently, the property is within a General Business zoning district (B4 District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**

13. Submitting reso. autho. Property Sale - 287, 295, and 301 Watson, Detroit, MI 48201. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Elementa Watson, LLC (the “Purchaser”), to purchase certain City-owned real properties at 287, 295, and 301 Watson, Detroit, MI (the “Properties”) for the purchase price of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00). Currently, the properties must follow the zoning restrictions set forth by the Form Based Code. The Purchaser plans to develop the property in to a sixteen unit mixed-income condominium project. As per section 50-17-5 of the City of Detroit zoning ordinance, the properties are subject to the regulations set forth in the Brush Park Form-Based Code. Purchaser’s intended use of the properties shall meet the requirements of the Form-Based Code, prior to closing and the consummation of this sale.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**
14. Submitting reso. autho. Property Sale – 731 Scotten. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rajai Azar (the “Purchaser), to purchase certain City-owned real property at 731 Scotten (the “Property”) for the purchase price of Three Thousand Six Hundred Ninety and 00/100 Dollars (\$3,690.00). Purchaser proposes to utilize the property as parking for their adjacent development at 4262 W Fort. Currently, the property is within a 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**
15. Submitting reso. autho. Property Sale – 395 E. Ferry. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from North Ferry Condominium Association, a Michigan Nonprofit Organization (the “Purchaser), to purchase certain City-owned real property at 395 E Ferry (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00). Purchaser proposes to utilize the property as green space for the adjacent homeowner’s association community along E Ferry. Currently, the property is within a R5 zoning district (Medium Density Residential District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**
16. Submitting reso. autho. Transfer of Jurisdiction of Real Property – District 6: 7229, 7241,

7247, 7265, 7270, 7282, 7288 McDonald Street; 8000, 8006 West Chicago; 10670 Grand River and 8007 Joy Road. **(The City of Detroit, Planning and Development Department (“P&DD”) has requested that the Finance Department transfer jurisdiction of certain City-owned real property at 7229, 7241, 7247, 7265, 7270, 7282, 7288 McDonald Street; 8000, 8006 West Chicago; 10670 Grand River and 8007 Joy Road (the “Property”) to the Detroit Parks and Recreation Department (“DPR”) to administer. The total area to be transferred from PDD to DPR is 154,738 square feet. DPR proposes to develop the property as part of the first phase of the Joe Louis Greenway (from Grand River to Tireman) with construction to initiate in Spring 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-19-20)**