

# City of Detroit

## CITY COUNCIL



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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)**

**Ms. Cindy Golden**  
**Assistant City Council Committee Clerk**

**THURSDAY, FEBRAURY 18, 2021**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. –DISCUSSION– RE: Discussion with taxing jurisdictions regarding the fiscal impact of the Grobbel Cold Storage Facility Brownfield Redevelopment Plan (Taxing Units; Detroit Redevelopment Authority)**
- E. 11:10 A.M. –PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Grobbel Cold Storage Facility Redevelopment. (E.W. Grobbel Sons, Inc. is the project developer (the “Developer”) for the Plan. The project entails the construction of a new cold storage facility on the Property (defined below). Construction is planned in two phases: an approximately 87,000sq. ft. Phase I on the southern portion of the Property, and an approximately 53,000 sq. ft. Phase II expansion on the northern portion of the property for a total of**

Planning and Economic Development Standing Committee  
Thursday, February 18, 2021

approximately 140,000 sq. ft. The storage facility will include a cooler, freezer, shipping and receiving, and office areas. The project will also include storm water detention ponds designed to meet current city requirements. A bioswale and greenway are planned for the eastern side of the Property. Permeable paving is planned in the alley the runs north-south, adjacent to the planned bioswales / greenway. The total investment is estimated to be \$ 33 million total for both phases. The developer is requesting \$7,563,054.00 in TIF reimbursement. There will be approximately 200 temporary construction jobs and a total of 300 FTE jobs created (150 FTE for Phase I and 150 FTE for Phase II.) (Detroit Brownfield Redevelopment Authority, Legislative Policy Division, Petitioner)

- F. 11:25 A.M. –DISCUSSION– RE: Community Benefits Ordinance Biannual Report – Executive Summary. (Civil Rights, Inclusion and Opportunity Department)

### **UNFINISHED BUSINESS**

1. Status of **Planning and Development Department** submitting reso. autho. Property Sale - 12349 E. McNichols. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Yousif & Lameea LLC (the “Purchaser”), to purchase certain City-owned real property at 12349 E McNichols (the “Property”) for the purchase price of Eight Thousand Six Hundred Twenty and Twenty and 00/100 Dollars (\$8,620.00). (BROUGHT BACK AS DIRECTED ON 2-11-21)
2. Status of **Council President Brenda Jones** submitting memorandum relative to Post Construction Commitments – Priority Hiring Plans. (BROUGHT BACK AS DIRECTED ON 2-4-21)
3. Status of **Civil Rights, Inclusion and Opportunity Department** submitting report relative to Community Benefits Ordinance Biannual Report – Executive Summary. (The Community Benefits Ordinance (CBO) requires a biannual compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The following report, the release of which was delayed by Covid-9, details compliance with each Community Benefits Provision commitment. There are nine projects currently in the enforcement phase: Herman Kiefer Development, Hudson’s Development, Michigan Central Station Development, Book Building and Tower Development, Monroe Block Development, Detroit Pistons Performance Facility and Headquarters Development, Wigle: Midtown West Development, Fiat Chrysler Automotive Development, Lafayette West Development and Mid Development). (BROUGHT BACK AS DIRECTED ON 2-4-21)

## **NEW BUSINESS**

### **PLANNING AND DEVELOPMENT DEPARTMENT**

4. Submitting reso. autho. Property Sale – 8445 Mack. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Michael Farr and Joshua Gleason (the “Purchaser”), to purchase certain City-owned real property at 8445 Mack (the “Property”) for the purchase price of One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-18-21)**
  
5. Submitting reso. autho. Property Sale - 4638 Michigan Avenue. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Olabi Brothers LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 4638 Michigan Avenue (the “Property”) for the purchase price of Fifty Eight Thousand Eight Hundred Forty and 00/100 Dollars (\$58,840.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-18-21)**
  
6. Submitting Report and Resolution for the Establishment of Fees Associated with Sign Waiver Review Process per the newly adopted Sign Ordinance Chapter 4, effective December 9, 2020. **(This report provides an analysis and recommendation from the Planning and Development Department (PDD) to establish a new fee schedule for the activity of processing sign waiver and adjustment requests.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-18-21)**