

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

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON
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COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Ms. Christian Hicks
Assistant City Council Committee Clerk**

THURSDAY, MARCH 4, 2021

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, *Zoning District Maps*, Section 50-17-3, District Map No. 2, to revise the existing B4 (General Business District) zoning classification to the B5 (Major Business District) zoning classification for the seven (7) parcels commonly identified as 300 Madison Avenue, 1400 Randolph, 1452 Randolph, 1468 Randolph, 1480 Randolph, 1496 Randolph and 1502 Randolph Street, generally bounded by Madison Avenue to the north, Brush Street to the east, Gratiot Avenue to the south and Randolph Street to the west.
- E. 11:20 A.M. – DISCUSSION – RE:** 7303 W. McNichols Brownfield Redevelopment Plan. (Discussion with taxing jurisdictions regarding the fiscal impact of the 7303 W. Mc

Planning and Economic Development Standing Committee
Thursday, March 4, 2021

Nichols Brownfield Redevelopment Plan.)(Taxing Units; Detroit Brownfield Redevelopment Authority)

- F. 11:25 A.M. – PUBLIC HEARING – RE:** Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the 7303 W. McNichols Redevelopment. **(7303 West McNichols, LLC is the project developer (the “Developer”) for the Plan. The project entails the demolition of the current vacant structures and the construction of a new mixed-use development with approximately 6,100 square feet of retail space on the ground floor with approximately 38 residential units on the upper floors. The residential units will consist of studio, one and two-bedroom units. All 38 of the residential units will be affordable with rental rates between 60-80% of the Area Median Income (AMI). The development is designed to have both a walk-up style building along Prairie Street and a traditional apartment building with elevator entry along McNichols Road. There will be a shared outdoor roof deck space available to the residents. With respect to parking there will be a surface lot on-site with 29 parking spaces to the rear of the development which will include approximately 14 covered spots and 15 uncovered spots. Additional parking is expected to be available on a City-owned offsite parking lot. The total investment is estimated to be \$9.7 million. The Developer is requesting \$1,155,552.00 in TIF reimbursement however, only \$1,115,686 is projected to be captured over the life of the Plan.)**
- G. 11:40 A.M. – DISCUSSION – RE:** 550 W. Fort St. and Surface Lot Design Guidelines
- H. 11:55 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Randolph Capital Partners in the area of 1407 and 1427 Randolph Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #896). (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

- Submitting reso. autho. **Contract No. 6001877 - 100% City Funding – AMEND 1 – To Provide an Extension of Time Only for Hazardous Material Surveys, Tests and Inspections for Rehabbed Homes Related to the Gordie Howe International Bridge Project. – Contractor: Testing Engineers & Consultants, Inc. – Location: 1343 Rochester Road, Troy, MI 48083 – Contract Period: February 20, 2021 through August 19, 2021 – Total Contract Amount: \$0.00. HOUSING AND REVITALIZATION (Total Contract Amount: \$100,000.00. Original Contract Period: February 20, 2019 through February 19, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**

Planning and Economic Development Standing Committee
Thursday, March 4, 2021

2. Submitting reso. autho. **Contract No. 6003331 - REVENUE** – To Provide a Lease Agreement for Vacant Land at 3085 W Jefferson, Detroit, MI to Stage and Store Construction Equipment Utilized for Repairs and Improvements to the Ambassador Bridge. – Contractor: Detroit International Bridge Company – Location: 47979 Jamestown Drive, Detroit, MI 48216 – Contract Period: Upon City Council Approval through August 28, 2021 – Total Contract Amount: \$0.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**
3. Submitting reso. autho. **Contract No. 6003371 - 100% City Funding** – To Provide Management of Professional Services to Design Contract Documents Necessary to Perform Electrical Distribution Conversion for the Detroit Public Library. – Contractor: Detroit Building Authority – Location: 1301 Third Street Suite 328, Detroit, MI 48226 – Contract Period: Upon City Council Approval through March 1, 2024 – Total Contract Amount: \$64,546.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**
4. Submitting reso. autho. **Contract No. 6003406 - 100% Federal Funding** – To Provide Emergency Housing and Financial Services to Low/Moderate Income Residents Facing Foreclosure/Eviction in Response to Covid-19. – Contractor: Matrix Human Services – Location: 1400 Woodbridge, Detroit, MI 48207 – Contract Period: Upon City Council Approval through April 30, 2022 – Total Contract Amount: \$328,040.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**
5. Submitting reso. autho. **Contract No. 6003409 - 100% Federal Funding** – To Provide Emergency Housing and Financial Services to Low/Moderate Income Residents Facing Foreclosure/Eviction in Response to Covid-19. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue #800, Detroit, MI 48202 – Contract Period: Upon City Council Approval through April 30, 2022 – Total Contract Amount: \$401,501.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**

LAW DEPARTMENT

6. Submitting report relative to Post-Construction Employment Mandates for Developers. **(The Law Department submitted a privileged and confidential opinion, dated February 21, 2021, regarding the above-referenced matter.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**

HOUSING AND REVITALIZATION DEPARTMENT

7. Submitting reso. autho. Annual HOME, CDBG, NSP Awards – New Award – Reverend Dr. Jim Holley Residences. **(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 3-4-21)

PLANNING AND DEVELOPMENT DEPARTMENT

8. Submitting reso. autho. Property Sale - 10732 Fullerton (**The City of Detroit, Planning and Development Department ("P&DD") has received an offer from UPBA16.com Corporation (the "Purchaser"), to purchase certain City-owned real property at 10732 Fullerton (the "Property") for the purchase price of Seven Thousand Nine Hundred and 00/100 Dollars (\$7,900.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**)
9. Submitting reso. autho. Property Sale – 17881 Conant (**The City of Detroit, Planning and Development Department ("P&DD") has received an offer from COBO ARMS LLC (the "Purchaser"), to purchase certain City-owned real property at 8975 and 8985 W. Grand River (the "Properties") for the purchase price of Thirteen Thousand and 00/100 Dollars (\$13,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**)
10. Submitting reso. autho. Property Sale – 422 E Grand Blvd. (**The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Jonnah Inc. (the "Purchaser"), to purchase certain City-owned real property at 422 E. Grand Blvd (the "Properties") for the purchase price of Eight Thousand Two Hundred and 00/100 Dollars (\$8,200.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**)
11. Submitting reso. autho. Property Sale – 446 and 460 Martin Luther King Jr. Blvd. (**The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Cass Corridor Neighborhood Development Corporation (the "Purchaser"), to purchase certain City-owned real property at 446 and 460 Martin Luther King Jr. Blvd. (the "Properties") for the purchase price of Six Hundred Sixty Four Thousand Nine Hundred Thirty and 00/100 Dollars (\$664,930.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**)
12. Submitting reso. autho. Property Sale – 5000, 5024, 5030 and 5046 Mt. Elliott, 6331 and 6337 E. Warren, and 6312 Theodore (**The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Bolk Corp. (the "Purchaser"), to purchase certain City-owned real property at 5000, 5024, 5030 and 5046 Mt. Elliott, 6331 and 6337 E. Warren, and 6312 Theodore (the "Properties") for the purchase price of Thirty Eight Thousand and 00/100 Dollars (\$38,000.00.) (REFERRED TO**

Planning and Economic Development Standing Committee
Thursday, March 4, 2021

**THE PLANNING AND ECONOMIC DEVELOPMENT STANDING
COMMITTEE ON 3-4-21)**

MISCELLANEOUS

13. **Council President Brenda Jones** submitting memorandum relative to Ordinance Requiring Post-Construction Hiring Plans. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**

14. **Council President Brenda Jones** submitting memorandum relative to Waiver of Confidentiality on Post-Construction Employment Mandates for Developers. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-4-21)**