

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

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. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, APRIL 1, 2021

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – DISCUSSION – RE: Virginia Park Community concerns surrounding the Herman Kiefer Development Project.**

UNFINISHED BUSINESS

1. Status of **Office of Contracting and Procurement Department 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. **(BROUGHT BACK FROM FORMAL SESSION ON 3-25-21)**

Planning and Economic Development Standing Committee
Thursday, April 1, 2021

2. Status of **Council Member Scott R. Benson** submitting memorandum relative to DLBA and P&DD Quarterly Property Reconciliation. **(BROUGHT BACK AS DIRECTED ON 3-25-21)**
3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Area Median Report (AMI) Report. **(BROUGHT BACK AS DIRECTED ON 3-25-21)**
4. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Eviction Diversion Program. **(BROUGHT BACK AS DIRECTED ON 3-25-21)**
5. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Eviction Diversion Program. **(BROUGHT BACK AS DIRECTED ON 3-25-21)**
6. Status of **Council Member Scott Benson** submitting memorandum relative to Parsons Secondary Street Sign. **(BROUGHT BACK AS DIRECTED ON 3-16-21)**
7. Status of **Council President Brenda Jones** submitting memorandum relative to Ordinance Requiring Post-Construction Hiring Plans. **(BROUGHT BACK AS DIRECTED ON 3-2-21)**
8. Status of **Office of Contracting and Procurement 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. **(BROUGHT BACK AS DIRECTED ON 3-2-21)**
9. Status of **Historic District Advisory Board** submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-201 to establish the Detroit City/Coleman A. Young International Airport Historic District and to define the elements of design for the district. **(BROUGHT BACK AS DIRECTED ON 7-23-20)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

10. Submitting reso. autho. **Contract No. 6003440** - 100% City Funding – To Provide Services for the Gordie Howe International Bridge Project to Rehab the Residential Property at 8387 Lane, Detroit MI. – Contractor: Gayanga Co. – Location: 1120 W Baltimore Suite 200, Detroit, MI 48202 – Contract Period: Upon City Council Approval through April 5, 2022 – Total Contract Amount: \$112,750.00. **HOUSING AND REVITALIZATION**

**(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE ON 4-1-21)**

11. Submitting reso. autho. **Contract No. 6003441** - 100% Federal Funding – To Provide Legal Assistance Services in Closing, Modifying and Amending Federal Pass-Through Loans for the Multifamily Affordable Housing Development Program. – Contractor: Floyd E. Allen & Associates, P.C. – Location: 3011 W Grand Boulevard, Detroit, MI 48202 – Contract Period: February 1, 2021 through June 30, 2022 – Total Contract Amount: \$100,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

GENERAL SERVICES DEPARTMENT

12. Submitting reso. autho. To acquire nineteen (19) Parcels from the Detroit Land Bank Authority for Joe Louis Greenway Project. **(The City of Detroit (“City”), by and through the General Services Department/Parks and Recreation Division (“GSD”), is hereby requesting the authorization of your Honorable Body to acquire certain vacant parcels from the Detroit Land Bank Authority (“Acquisition Parcels”) for the expansion of the Joe Louis Greenway) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

HISTORIC DESIGNATION ADVISORY BOARD

13. Submitting reso. autho. To conduct studies to determine whether the Krainz Woods meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 21, Article II of the 2019 City Code. **(Petition #3925) (This request for historic designation is on our list of proposals for local designation. The proposed Krainz Woods Historic District has reasonable grounds for local designation. A resolution directing the Historic Designation Advisory Board to conduct a study is attached.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**
14. Submitting reso. autho. To appoint two (2) community representatives to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the proposed Krainz Woods Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**
15. Submitting reso. autho. To conduct studies to determine whether the Wayne County Community College District/Detroit Underground Railroad meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 21, Article II of the 2019 City Code. **(Petition #1400) (This request for historic designation is on our list of proposals for local designation. The proposed Wayne County Community College District/Detroit Underground Railroad Historic District has reasonable grounds for local designation. A resolution directing the Historic Designation Advisory Board to conduct a study is attached.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

Planning and Economic Development Standing Committee
Thursday, April 1, 2021

16. Submitting reso. autho. To appoint Priscilla Rodgers of the Wayne County Community College District and Nanette Armstrong of the Wayne County Community College District to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the proposed Wayne County Community College District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

LEGISLATIVE POLICY DIVISION

17. Submitting reso. autho. Urging that the Detroit Land Bank Authority and the Planning and Development Department participate in the reconciliation of property on a quarterly basis. **(Council Member Scott Benson has requested that the Legislative Policy Division (LPD) draft a resolution Urging DLBA and PDD reconciliation of property on a quarterly basis.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

PLANNING AND DEVELOPMENT DEPARTMENT

18. Submitting reso. autho. To Acquire Real Property from 2751 E. Jefferson QOZB, LLC 2791 E. Jefferson, Detroit, MI. **(On July 31, 2018, your Honorable Body adopted a resolution authorizing the City of Detroit (“City”) to sell by development agreement certain properties on Kercheval, Townsend and E. Jefferson (the “Sale Properties”) to Banyan Investments, LLC (the “Purchaser”) to construct a mixed-use development on the majority of the sites. Such resolution allowed for transfer of the Sale Properties and payment of Two Hundred Twenty Three Thousand Eight Hundred Thirty Eight and 00/100 Dollars (\$223,838.00), in exchange for the City’s receipt of an easement across a portion of property controlled by Purchaser and now known as 2791 E. Jefferson (the “Acquisition Property”) pursuant to that certain easement agreement dated March 15, 2019 (the “Easement Agreement”). As part of the Easement Agreement, the City was granted the option to purchase the Acquisition Property for One and 00/100 Dollar (\$1.00), subject to a restrictive covenant that runs with the land such that use of the Acquisition Property must only be used for the benefit of the general public in connection with the City’s non-motorized “Jos Campau Greenway”. At this time, the City wishes to acquire the Acquisition Property to incorporate into the Jos Campau Greenway.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**
19. Submitting reso. autho. Amended Property Sale - 7300 and 7308 McNichols. **(On February 9, 2021, this Honorable Body adopted a resolution approving the sale of certain city-owned property at 7300 and 7308 W. McNichols (the “Properties”) to Legacy City Group. Due to complications and increased construction costs, Legacy City Group has created the new single-purpose entity, Seventy Three Zero Eight LLC (the “Purchaser”), a Michigan Limited Liability Company, to complete the development. Legacy City Group along with the City of Detroit, Planning and Development Department (“P&DD”) request that the previously referenced resolution be amended to reflect Seventy Three Zero Eight as the new Purchaser, and a new sale price of Ten Thousand and 00/100 Dollars (\$10,000.00). P&DD has reviewed the circumstances requiring this requested amendment and find such**

Planning and Economic Development Standing Committee
Thursday, April 1, 2021

amendments necessary for the viability and completion of the project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)

20. Submitting reso. autho. Property Sale - 9331, 9339, 9345, and 9357 Mack. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sno Biz Detroit LLC (the “Purchaser”), to purchase certain City-owned real property at 9331, 9339, 9345, and 9357 Mack (the “Properties”) for the purchase price of Twenty Two Thousand Three Hundred and 00/100 Dollars (\$22,300.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**

MISCELLANEOUS

21. **Council Member Roy McCalister, Jr.** submitting memorandum relative to Request Research and advisory for Policy Development Reference Overlay Zoning Associated with amending Chapter 20 of the 2019 Detroit City Code, Heath, Article VI Medical Marihuana and Adult-Use Facilities and Establishments. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-1-21)**