

# 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  
VACANT, MEMBER  
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks  
Assistant City Council Committee Clerk

THURSDAY, MAY 20, 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 3700 Trumbull Brownfield Redevelopment Plan. (**Taxing Units; Detroit Brownfield 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 3700 Trumbull Brownfield Redevelopment Plan. (**3701 Lincoln, LLC is the project developer (the “Developer”) for the Plan. The project entails the construction of sixty-five (65) new for-sale, two-bedroom townhomes, 48 of which are expected to be approximately 1,300 square feet, 16 of which are expected to be approximately 1,600 square feet, and 1 of which will be a redevelopment of the existing historic powerhouse structure into a one-bedroom**

**unit with approximately 1,000 square feet of living space. On-site surface parking will be provided for all new for-sale townhomes. The project also includes a stormwater management system capable of detaining a ten-year storm.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**

### **UNFINISHED BUSINESS**

1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to CBO analysis. **(BROUGHT BACK AS DIRECTED ON 4-15-21)**
2. Status of **City Planning and Development Department** Submitting reso. autho. To amend the Future General Land Use map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood for the portion of Gabriel Richard Park containing the Brodhead Naval Armory, Generally bounded by E. Jefferson Avenue, the Detroit River, Townsend Street (extended) and Baldwin Street (extended). **(RECOMMEND APPROVAL OF PROPOSED MASTER PLAN AMENDMENT)** **(The Planning and Development Department (P&DD) has submitted a request to amend the Future General Land Use Map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood Cluster 3 for the portion of Gabriel Richard Park containing the R. Thornton Brodhead Naval Armory (Brodhead Armory) from “PRC” Recreation to “INST” Institutional. The proposed Master Plan change is required for this City-owned property to be sold or leased. The P&DD request is attached for reference. The Administration and the Detroit Economic Growth Corporation (DEGC) has been negotiating with Detroit Parade Company to purchase and redevelop the site, which is expected to be presented subsequently to Your Honorable Body.) (BROUGHT BACK AS DIRECTED ON 5-13-21)**
3. Status of **City Planning and Development Department** submitting reso. autho. Property Sale – 7507 Mackenzie. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Anthony Smith (the “Purchaser”), to purchase certain City-owned real property at 7507 Mackenzie (the “Property”) for the purchase price of Twelve Thousand Five Hundred and 00/100 Dollars (\$12,500.00).) (BROUGHT BACK AS DIRECTED ON 5-13-21)**
4. Status of **City Planning and Development Department** submitting reso. autho. Property Sale – 18396 Ryan, 18400 Ryan and 18404 Ryan. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sankofa Enrichment Center, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 18396, 18400, and 18404 Ryan (the “Property”) for the purchase price of Eight Thousand Eight Hundred Thirty and 00/100 Dollars (\$8,830.00).) (BROUGHT BACK AS DIRECTED ON 5-13-21)**

### **NEW BUSINESS**

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

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

Planning and Economic Development Standing Committee  
Thursday, May 20, 2021

5. Submitting reso. autho. **Contract No. 6003572 - REVENUE** – To Provide a Lease Agreement for Special Events and Parking at 3480 Russell. – Contractor: Russell and Benton, LLC – Location: 3434 Russell Street, Detroit, MI 48207 – Contract Period: Upon City Council Approval through May 17, 2022 – Total Contract Amount: \$6,000.00.  
**PLANNING AND DEVELOPMENT**

**CITY PLANNING COMMISSION**

6. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Zoning District Maps, Section 50-17-5, *District Map No. 4*, to modify the development regulations of the existing PD-H (Planned Development District-Historic) zoning classification for the properties commonly identified as 90 Mack Avenue, 3540 Woodward Avenue, 80 Mack Avenue, 3510 Woodward, and 33 Eliot to allow for a three-building mixed-use development to host residential units, retail space and on-site parking (**RECOMMEND APPROVAL**) (**FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?**)

**PLANNING AND DEVELOPMENT DEPARTMENT**

7. Submitting reso. autho. Property Sale by Development Agreement – Portion of 7650 E. Jefferson (Former Brodhead Armory). (**The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from The Parade Company, a Michigan nonprofit corporation, to purchase a portion of certain City-owned real property at 7650 E. Jefferson (the “Property”) for the purchase price of Three Hundred Thousand and 00/100 Dollars (\$300,000.00).**)

**MISCELLANEOUS**

8. **Council President Brenda Jones** submitting a memorandum relative to City Council Side Lot Program Endorsement.
9. **Council President Pro Tem Mary Sheffield** submitting memorandum requesting a report on the notification requirement required by state and local laws.