

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
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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
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VACANT, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Mrs. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, JULY 1, 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 112 Edmund Place Brownfield 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 112 Edmund Place Redevelopment Plan. (**On June 9, 2021, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**)

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

- F. 11:25 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation District in the area of 9101 East Jefferson and 9123 Jefferson, Detroit, Michigan, on behalf of 1114 Holcomb, LLC, in Accordance with Public Act 146 of 2000 (Petition #1215). (Petition # 1365) (The Housing and Revitalization Department has reviewed the application of 1114 Holcomb, LLC and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)

UNFINISHED BUSINESS

1. Status of Council Member Roy McCalister, Jr. submitting memorandum relative to Street naming in honor of Otis Williams of The Temptations. (BROUGHT BACK AS DIRECTED ON 6-24-21)
2. Status of Planning and Development Department submitting reso. autho. Property Sale - 7322 W. Warren. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Christina Henson (the “Purchaser), to purchase certain City-owned real property at 7322 W. Warren (the “Property”) for the purchase price of Three Thousand Two Hundred and 00/100 Dollars (\$3,200.00).) (BROUGHT BACK AS DIRECTED ON 6-17-21)

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following Office of Contracting and Procurement Contracts:

3. Submitting reso. autho. **Contract No. 6003625** - 100% Private Grant Funding – To Provide Basement Repairs for Occupied Residential Properties for the Bridging Neighborhoods Program. – Contractor: DMC Consultants, Inc. – Location: 13500 Foley, Detroit, MI 48227 – Contract Period: Upon City Council Approval through December 31, 2022 – Total Contract Amount: \$86,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**

CITY PLANNING COMMISSION

4. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Zoning District Maps, Section 50-17-2, *District Map No. 1*, 50-17-4 *District Map No. 3* and Section 50-17-46, *District Map No. 44* to show the R3 (Low Density Residential District), B4 (General Business District), SD1 (Special Development District, Small-Scale, Mixed-Use), SD2 (Special Development District, Mixed-Use), and SD5 (Special Development District, Casinos) zoning classifications where R1 (Single-Family Residential District), R2 (Two-Family Residential District), R3 (Low Density Residential District), R4 (Thoroughfare Residential District), R5 (Medium Density Residential District), PD (Planned Development District), and M2 (Restricted

Industrial District) zoning classifications are currently shown. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**

GENERAL SERVICES DEPARTMENT

5. Submitting reso. autho. To acquire three (3) vacant parcels from the Detroit Land Bank Authority for a park expansion project for a partnership with Detroit Audubon. **(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 a park expansion project for a partnership with Detroit Audubon.: District 5 (3 vacant parcels) - Bryant Vermont) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
6. Submitting reso. autho. To acquire twenty-six (26) parcels from the Detroit Land Bank Authority for a park expansion project in partnership with Detroit Audubon. **(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 project in partnership with Detroit Audubon: District 5 (26 parcels) - Callahan Park) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
7. Submitting reso. autho. To acquire nine (9) vacant parcels from the Detroit Land Bank Authority for a park expansion project in partnership with Detroit Audubon. **(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 a park expansion project in partnership with Detroit Audubon: District 5 (9 parcels) - Lifitz Park) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**

HOUSING AND REVITALIZATION DEPARTMENT

8. Submitting reso. autho. To Accept the Coronavirus Aid, Relief and Economic Security (CARES) Act funds and Amend the Annual Action Plan FY 2020-21 for the Community Development Block Grant (CDBG) Round 3. **(The U.S. Department of Housing and Urban Development (HUD) has issued the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) supplemental funding allocations to the City of DetroitDetroit for the Community Development Block Grant (CDBG-CV3) round 3 in the amount of \$4,132,269. The Housing and Revitalization Department (HRD) hereby requests authorization to accept the CARES Act funds and amend the 2020-21 Annual Acton Plan for the CDBG-CV3 funds. The funds will assist in the**

proposed activity for Neighborhood Service Organization's (NSO) construction of a 56-bed emergency homeless shelter located at 3426 Mack Avenue.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)

PLANNING AND DEVELOPMENT DEPARTMENT

9. **Submitting reso. autho. Property Sale – 11650 Van Dyke (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ron Gonzales (“Purchaser”), to purchase certain City-owned real property at 11650 Van Dyke (the “Property”). The P&DD entered into a purchase agreement, dated April 12, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
10. **Submitting reso. autho. Property Sale – 11800 Livernois (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from John Brown (“Purchaser”), to purchase certain City-owned real property at 11800 Livernois (the “Property”). The P&DD entered into a purchase agreement, dated April 15, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00)) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
11. **Submitting reso. autho. Property Sale – 12533 Harper (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Uncle BJ’s Trucking LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 12533 Harper (the “Property”). The P&DD entered into a purchase agreement, dated April 17, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Thirty Six Thousand Three Hundred and 00/100 Dollars (\$36,300.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
12. **Submitting reso. autho. Property Sale – 12710 & 12716 Dexter (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jay Mattison (“Purchaser”), to purchase certain City-owned real property at 12710 and 12716 Dexter (the “Properties”). The P&DD entered into a purchase agreement, dated May 17, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Properties will be conveyed to Purchaser for the purchase price of Nineteen Thousand Five Hundred Thirty and 00/100 Dollars (\$19,530.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
13. **Submitting reso. autho. Property Sale – 225 E Edsel Ford (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Secure Realty**

- LLC (“Purchaser”), a Michigan limited liability company, to purchase certain Cityowned real property at 225 E Edsel Ford (the “Property”). The P&DD entered into a purchase agreement, dated April 20, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser via development agreement for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00)) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
14. **Submitting reso. autho. Property Sale – 5060 Lakewood (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Barbara Romeo (“Purchaser”), to purchase certain City-owned real property at 5060 Lakewood (the “Property”). The P&DD entered into a purchase agreement, dated June 3, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
 15. **Submitting reso. autho. Property Sale – 6402 E Forest Ave. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Vast Holdings LLC (“Purchaser”), a Michigan limited liability company, to purchase certain Cityowned real property at 6402 E Forest Ave (the “Property”). The P&DD entered into a purchase agreement, dated June 3, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of One Thousand Two Hundred and 00/100 Dollars (\$1,200.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
 16. **Submitting reso. autho. Property Sale – 7640 and 7650 Oakland. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from CTNHoldings LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 7640 and 7650 Oakland (the “Property”) for the purchase price of Thirty One Thousand Two Hundred Seventy Five and 00/100 Dollars (\$31,275.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**
 17. **Submitting reso. autho. Amended Sales Resolution - Surplus Property Sale by Development Agreement - 4010, 4018, 4022, 4034, 4042 and 4052 W. Vernor (On July 31, 2018, your Honorable Body adopted a resolution authorizing the sale by development agreement of 4010, 4018, 4022, 4034, 4042 and 4052 W. Vernor, Detroit, MI (collectively the “Properties”) to IDRE2 LLC (the “Purchaser”), a Michigan limited liability company, for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00) to construct a mixed-use development with 52 residential units and 9,000 sq. ft. of retail/commercial space (the “Project”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**

18. Submitting reso. autho. Amendment and Extension of Development Agreement – Scripps Park Associates LLC – Development: Parcel 245; generally bounded by Trumbull, Canfield, Gibson & Calumet. **(The above captioned property is part of the overall Woodbridge Estates housing project, located west of the Lodge freeway and north of the casino. On October 23, 2018, your Honorable Body authorized amendment no. 3 to the Development Agreement with Scripps Park Associates, LLC. The amendment allowed for the completion of the construction of six (6) duplex style buildings containing twelve (12) market rate condominium units and to extend the completion of the development to March 31, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**

LEGISLATIVE POLICY DIVISION

19. Submitting report relative to Street Naming in Honor of Otis Williams of the Temptations. **(The Legislative Policy Division received a request from the Office of Councilmember Roy McCalister, Jr. to provide a resolution assigning a secondary street name to a portion of LaSalle Avenue in honor of Otis Williams, founding member of The Temptations in recognition of his significant cultural contributions to the world and in recognition of his approaching 80th birthday.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-1-21)**