

# 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***

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

**THURSDAY, JULY 15, 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 Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Corktown Mixed-Use 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 Corktown Mixed-Use Brownfield Redevelopment Plan. (On June 23, 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)**

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- F. 11:25 A.M. – DISCUSSION – RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Bagley and 16th Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- G. 11:30 A.M. – PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Bagley and 16th Brownfield Redevelopment Plan. **(On June 23, 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)**
- H. 11:45 A.M. – PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation Certificate on behalf of 7303 West McNichols, LLC, in the area of 7303 West McNichols Road, Detroit, Michigan, in accordance with Public Act 210 of 2005 **(Petition #1361). (The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of 7303 West McNichols, LLC, and find that it satisfies the criteria set forth by P.A. 210 of 2005 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)**
- I. 12:00 P.M. – PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation Certificate on behalf of Oxford Perennial Corktown PropCo, LLC, in the area of 1541 Church, et.al, Detroit, Michigan, in accordance with Public Act 210 of 2005 **(Petition #473). (The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of Oxford Perennial Corktown PropCo, LLC, and find that it satisfies the criteria set forth by P.A. 210 of 2005 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 President Pro Tem Mary Sheffield** submitting a memorandum requesting a report on the notification requirement required by state and local laws **(BROUGHT BACK AS DIRECTED ON 7-8-21)**
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

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Thousand Two Hundred and 00/100 Dollars (\$3,200.00.) **(BROUGHT BACK AS DIRECTED ON 7-1-21)**

3. Status of **Planning and Development Department** 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.) **(BROUGHT BACK AS DIRECTED ON 7-1-21)**

## **NEW BUSINESS**

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

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

4. Submitting reso. autho. **Contract No. 6001511** - 100% City Funding – AMEND 1 – To Provide an Extension of Time and an Increase of Funds for Property Management and Real Estate Services. – Contractor: Detroit Building Authority – Location: 1301 Third Street Suite 328 Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2022 – Contract Increase Amount: \$1,350,000.00 – Total Contract Amount: \$5,850,000. **PLANNING & DEVELOPMENT (Original Contract Period: June 26, 2018 through June 30, 2021) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**
5. Submitting reso. autho. **Contract No. 6003724** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: The Heat And Warmth Fund (THAW)– Location: 1212 Griswold, Detroit, MI 48226 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$1,187,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**
6. Submitting reso. autho. **Contract No. 6003723** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: Wayne Metropolitan Community Action Agency– Location: 7310 Woodward, STE 800, Detroit, MI 48202 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$8,215,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**
7. Submitting reso. autho. **Contract No. 6003722** - 100% ARPA Funding: Emergency Rental Assistance Program 2 to deliver directly to renters Contractor: United Community Housing Coalition– Location: 2727 Second Ave. STE 313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through July 15, 2025 – Total Contract Amount: \$4,920,100.00. **HOUSING AND REVITALIZATION (REFERRED TO THE**

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7-15-21)**

**HOUSING AND REVITALIZATION DEPARTMENT**

8. Submitting reso. autho. 2021-22 Homelessness Solutions Program - Subrecipient Agreement Awards - ESG and CDBG Funds Subrecipient Agreements. **(On May 5, 2021, the City of Detroit (“City”), acting through its Housing and Revitalization Department (“HRD”), issued that certain ESG / CDBG 2021-2022 – Notice of Funding Availability (“ESG NOFA”). Through the ESG NOFA, HRD sought proposals from eligible organizations to subgrant Emergency Solutions Grant (“ESG”) and Community Development Block Grant (“CDBG”) funds to help address the urgent needs of residents who are homeless or at imminent risk of homelessness.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**
  
9. Submitting reso. autho. Housing & Revitalization Department submitting a resolution on behalf of Basco of Michigan, Inc. requesting an extension to the construction period in their abatement agreement at 44 Michigan Avenue, Detroit, MI in accordance with Public Act 210 of 2005. **(Petition # 1478). (The Housing and Revitalization Department has reviewed the request of Basco of Michigan, Inc. and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**

**LEGISLATIVE POLICY DIVISION**

10. Submitting report relative to Community Benefits Ordinance process analysis for the Michigan and Church Street Project. **(In compliance with the City of Detroit’s Community Benefits Ordinance (CBO), Ordinance No. 35-16, this report summarizes the City’s CBO process regarding the Michigan and Church Street Project located in the City’s Corktown neighborhood. This report serves the following purposes: 1. Provides an update relative to the standing of the CBO process and to inform the City Council as to what has transpired as a result of several meetings that have been held thus far; and 2. Provides the additional perspective of the legislative staff which may be considered alongside the mandated Planning and Development Department (P&DD) Director’s report submitted to Your Honorable Body for review to complete the initial engagement phase of the CBO requirements.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

11. Submitting reso. autho. Property Sale – 13229 and 13233 Fenkell **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Parhine Investments LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 13229 and 13233 Fenkell (the “Properties”) for the purchase price of Three Thousand and 00/100 Dollars**

- (\$3,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**
12. Submitting reso. autho. Property Sale – 14082 W Grand River (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Anthony Sleiman (the “Purchaser”), to purchase certain City-owned real property at 14082 W Grand River (the “Property”) for the purchase price of Eleven Thousand Nine Hundred and 00/100 Dollars (\$11,900.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)
  13. Submitting reso. autho. Property Sale – 14929 Ward (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Marc Walsh and Michelle Miele (the “Purchasers”), to purchase certain City-owned real property at 14929 Ward (the “Property”) for the purchase price of One Thousand Fifty and 00/100 Dollars (\$1,050.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)
  14. Submitting reso. autho. Property Sale – 25 and 35 E Golden Gate (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Crossfire, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 25 and 35 E Golden Gate (the “Properties”) for the purchase price of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)
  15. Submitting reso. autho. Property Sale – 3456 Buchanan (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from We Are Culture Creators Production, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 3456 Buchanan (the “Property”) for the purchase price of Five Thousand and 00/100 Dollars (\$5,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)
  16. Submitting reso. autho. Amended Sales Resolution - Surplus Property Sale by Development Agreement Midtown West Project. (On November 20, 2018, your Honorable Body adopted a resolution authorizing the sale by development agreement of 831 and 931 Selden and 830 and 960 Brainard, Detroit, MI (collectively the “Properties”) to PDH Development Group LLC (“PDH”), a Michigan limited liability company, for the purchase price of One Million Eight Hundred Thousand and 00/100 Dollars (\$1,800,000.00) (the “Purchase Price”) to construct four development sites on the Properties in two Phases with an investment of just over \$70 million (the “Project”). Phase 1, to be constructed on 831 and 931 Selden, was to include: 1) a for-rent, mixed-income residential development with on-site parking and retail space and 2) a for-sale residential development with on-site parking and retail space. Phase 2, to be constructed on 830 and 960 Brainard, was to include two separate for-sale residential developments, each with separate on-site parking.) (REFERRED TO THE

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7-15-21)**

17. Submitting reso. autho. Community Benefits Provision for Tier 1 Development Projects Michigan and Church – Oxford Perennial Corktown Propco, LLC. (**Oxford Perennial Corktown Propco, LLC (“Oxford”) is undertaking the development of an approximately 2.18 acre site in the City of Detroit generally between 11th Street and Trumbull Street just South of Michigan Avenue that includes: (1) a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, (2) 7 townhomes and (3) a 216 space parking garage (collectively the “Project”). Under the City of Detroit Ordinance 35-16 (“Ordinance”), codified in Chapter 12, Article VIII of the Detroit City Code (“Code”), development projects that qualify as a “Tier 1 Development Project” are subject to certain community engagement procedures (the “CBO Process”). Because the Project is expected to incur an investment of at least \$75 million and to involve the abatement of more than \$1 million in City taxes, the Project qualifies as a Tier 1 Development Project under the Ordinance and thus is subject to the CBO Process. The Project was reviewed by a Neighborhood Advisory Council (“NAC”) as part of the CBO Process to ascertain the community’s concerns related to any impacts the Project may have on the surrounding community and the ways by which Oxford plans to address those impacts. A Community Benefits Report was prepared for the Project as a result of the CBO Process and such report has been submitted in accordance with Section 12-8-3 of the Code. Oxford has agreed to address the concerns raised during the CBO Process by entering into that certain “Community Benefits Provision for Tier 1 Development Projects – Michigan and Church” that is included as Exhibit A to the attached resolution (the “Provision”). We hereby request that your Honorable Body adopt the attached resolution that approves the Provision in furtherance of the Project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-15-21)**