

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

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

**THURSDAY, SEPTEMBER 9, 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- 2, District Map No. 1 to change the current zoning classification from a PD (Planned Development District) to an SD2 (Special Development District, Mixed-Use) for the property commonly identified as 1601 Bagley Street bounded by Bagley Street, Trumbull Street, Labrosse Street and Rosa Parks Boulevard to redevelop the site for new mixed-use, multi-unit apartments. (Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

### **UNFINISHED BUSINESS**

1. Status of **Planning and Development Department** submitting reso. autho. Property Sale by Detroit Land Bank Authority - North End Landings LLC - Development: 259, 267, 271, 277, 282, 299, 303, 306, 307, 312, 313, 319, 325 Smith - 525, 529, 535, 545, 555, 561 E. Bethune - 309, 313, 319 E. Bethune - 405, 409 Smith - 7718, 7719 Brush. (Pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.) **(BROUGHT BACK AS DIRECTED ON 07-22-21)**
2. Status of **Housing and Revitalization Department** submitting reso. Approving the Establishment of a Neighborhood Enterprise Zone as requested by The Beauton, LLC in the area of 503, 509, 515, 521 Horton Street & 7414 Beaubien, Detroit, MI in accordance with Public Act 147 of 1992. (Petition #1387) **(The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the Core City Neighborhood Enterprise Zone would be consistent with all of the aforementioned.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission) (BROUGHT BACK AS DIRECTED ON 06-24-21)**
3. Status of **Housing and Revitalization Department** submitting reso. Approving the Establishment of a Neighborhood Enterprise Zone as requested by Lafayette Acquisition Partners, LLC in the area of 1401 Rivard St., Detroit, MI in accordance with Public Act 147 of 1992. (Petition #486) **(The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the Lafayette Acquisition Partners, LLC Neighborhood Enterprise Zone would be consistent with all of the aforementioned.) (BROUGHT BACK AS DIRECTED ON 06-17-21)**
4. Status of **Housing and Revitalization Department** submitting reso. Approving the Establishment of a Neighborhood Enterprise Zone as requested by New Old School, LLC in the area of 4601 – 4657 15th Street (odd numbers only), 4602 16th Street, 2330 W. Forest, 4608 16th Street, 4616 16th Street, and 4646 16th Street, Detroit, MI in accordance with Public Act 147 of 1992. (Petition #1402) **(The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the Core City Neighborhood Enterprise Zone would be consistent with all of the aforementioned.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department,**

Planning and Economic Development Standing Committee  
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**Assessors Office, and City Planning Commission) (BROUGHT BACK AS DIRECTED ON 06-09-21)**

5. Status of Council Member Scott Benson submitting memorandum relative to Zoning District Modification. **(BROUGHT BACK AS DIRECTED ON 02-04-21)**

## **NEW BUSINESS**

### **GENERAL SERVICES DEPARTMENT**

6. Submitting reso. autho. Correction of Purchase Price of 821 Philadelphia, Detroit, Michigan 48202 - (Jennifer Kindseth Parcel) **(On May 18, 2021, your Honorable Body authorize the purchase of 821 Philadelphia, Detroit, Michigan 48202 (the "Property") from the owner Jennifer Kindseth to provide for a planned park ("Park Project). It has come to our attention that the Purchase Price was issued in error. Accordingly, the Purchase Price of for Nine Thousand and 00/100 Dollars (\$9,000.00) should be amended to show Ten Thousand and 00/100 Dollars (\$10,000.00). We, therefore request that your Honorable Body adopt the attached resolution authorizing an amendment to the purchase resolution to reflect the correct purchase price.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-9-21)**

### **PLANNING AND DEVELOPMENT DEPARTMENT**

7. Submitting reso. autho. Property Sale - 13803, 13809, and 13823 Conant (The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Syed Rahman and Mohammad Hoque (the "Purchaser"), to purchase certain City-owned real property at 13803, 13809, and 13823 Conant (the "Property") for the purchase price of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00).) **(REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)**
8. Submitting reso. autho. Property Sale - 16703, 16711, & 16715 E Warren (The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 16703 Warren BD LLC ("Purchaser"), a Michigan limited liability company, to purchase certain City-owned real property at 16703, 16711, and 16715 E Warren (the "Properties"). The P&DD entered into a purchase agreement, dated August 19, 2021, with Purchaser. Under the terms of the proposed purchase Seventy Five Thousand and 00/100 Dollars (\$75,000.00).) **(REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)**
9. Submitting reso. autho. Property Sale - 17514 Woodward (The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Enrico Rosselli ("Purchaser"), to purchase certain City-owned real property at 17514 Woodward (the "Property"). The P&DD entered into a purchase agreement, dated June 18, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Twenty Seven Thousand and

**00/100 Dollars (\$27,000.00.) (REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)**

10. Submitting reso. autho. Property Sale - 21533 W Grand River (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from The Nevele Company, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 21533 W Grand River (the “Property”). The P&DD entered into a purchase agreement, dated August 17, 2021, with Purchaser Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Fifty Thousand and 00/100 Dollars (\$50,000.00.) (REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)
11. Submitting reso. autho. Property Sale - 8137 Mack and 8143 Mack (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mack Garage LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 8137 Mack and 8143 Mack (the “Property”) for the purchase price of Twenty-Two Thousand Six Hundred and 00/100 Dollars (\$22,600.00.) (REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)
12. Submitting reso. autho. Transfer of Jurisdiction, Declaration of Surplus, and Conveyance of 3085 W. Jefferson Ave. (The Planning and Development Department (“P&DD”) is seeking this Honorable Body's approvals of the transfer of jurisdiction, declaration of surplus, and conveyance of the vacant real property located at 3085 W. Jefferson Ave. (the “Property”). In accordance with Section 2-7-3 of the 2019 Detroit City Code, the Office of the Chief Financial Officer has requested this Honorable Body approve the transfer of jurisdiction of the Property to P&DD, the approval of the transfer of jurisdiction of the City Property by the Office of the Chief Financial Officer from the General Services Department-Parks and Recreation to the Planning and Development Department, and the conveyance of the City Property to the Detroit International Bridge Company, a Michigan corporation) (REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)
13. Submitting reso. autho. Correction of Purchaser’s Name on Sale – 2811 Dubois (On March 3, 2020, your Honorable Body authorized the sale of property located at 2811 Dubois, consisting of vacant land measuring 4400 square feet and zoned B6 (General Services District), to People's Restaurant Equipment Co. LLC, a Michigan Limited Liability Company, for the amount of \$12,000. In error, the purchaser's name was stated incorrectly. We, therefore, request that your Honorable Body amend the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to show the correct name of the purchaser for the sale as People's Store Fixture Company, Inc., a Michigan Corporation.) (REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)

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**MISCELLANEOUS**

14. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Tax Increment Finance (TIF) Districts. **(REFERRED TO THE PUBLIC HEALTH AND SAFETY STANDING COMMITTEE ON 9-9-21)**