

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
- 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 ROY MCCALISTER, JR, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Mrs. Millicent G. Winfrey
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 21, 2021

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**

UNFINISHED BUSINESS

1. Status of **Planning and Development Department** 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) (BROUGHT BACK AS DIRECTED ON 10-7-21)

2. Status of **Planning and Development Department** submitting reso. autho. To Approve Second Amendment to Master Agreement to Purchase and Develop Land (Herman Kiefer Project) (**The City of Detroit ("City"), through its Planning and Development Department ("P&DD"), is presenting for City Council approval one of two related amendments to the agreements governing the projects at the former Herman Kiefer Hospital Complex (the Herman Kiefer Project) and adjacent Virginia Park neighborhood (the "Neighborhood Project"). Specifically, P&DD is requesting that City Council approve a Second Amendment to the Master Agreement to Purchase and Develop Land (the "MDA Amendment" to the "MDA") governing the Herman Kiefer Project. The MDA Amendment is submitted to substitute a remedy available to the City to enforce the MDA.) (BROUGHT BACK AS DIRECTED ON 10-14-21)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

3. Submitting reso. autho. **Contract No. 6003922** - 100% City Funding – To Provide Covid Isolation Shelter Facilities for Individuals Experiencing Homelessness and are Symptomatic/Positive for Covid-19. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson Street, Detroit, MI 48201 – Contract Period: Upon City Council Approval through April 30, 2022 – Total Contract Amount: \$758,847.67. **HOUSING & REVITALIZATION (Will Apply for Reimbursement from Federal COVID-19 Funding Source) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
4. Submitting reso. autho. **Contract No. 6003979** - 100% City Funding – To Provide Construction Services for a New Detroit Healthy Homeless Center with Fifty-Six (56) Emergency Beds Located at 3426 Mack Avenue. – Contractor: Neighborhood Service Organization – Location: 11000 W McNichols Suite 111, Detroit, MI 4821 – Contract Period: Upon City Council Approval through May 31, 2023 – Total Contract Amount: \$4,132,269.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
5. Submitting reso. autho. **Contract No. 6003984** - 100% City Funding – To Provide Economic Development to Private Companies and Organizations with Marketing, Preparing Business Plans and Real Estate Transactions. – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200 Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$275,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**

6. Submitting reso. autho. **Contract No. 6003985** - 100% City Funding – To Provide Assistance in Creating or Retaining Jobs Available Primarily to Low- and Moderate-Income Persons. – Contractor: Detroit Economic Growth Corporation – Location: 500 Griswold Suite 2200 Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$1,839,489.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**

CITY PLANNING COMMISSION

7. Submitting Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-46, *District Map No. 44*, to revise the existing M4 (Intense Industrial District) zoning classification to the B\$ (General Business District) zoning Request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification for parcels commonly known as 2915 West Hancock Street and 4520-50 Jeffries Service Drive **(RECOMMEND APPROVAL) (FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
8. Submitting A text amendment to amend Chapter 50 of the Detroit City Code, *Zoning*, Article VIII, *Residential Zoning Districts*, Article IX, *Business Zoning Districts*, Article XI, *Special Purpose Zoning District and Overlay Areas*, Article XII, *Use Regulations*, Article XIV, *Development Standards*, and Article XVI, *Definitions and Rules of Construction*, to revise shelters for survivors of domestic violence as a by-right use in R2 zoning districts; to add use regulations for shelters for survivors of domestic violence; and to make certain non-substantive corrections. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**

HISTORIC DESIGNATION ADVISORY BOARD

9. Submitting reso. autho. The Establishment of a Secondary Street Name in Honor of Dr. Chad Audi at the Intersection of Stimson Street and Cass Avenue near 150 Stimson Street – Detroit Rescue Mission Ministries. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
10. Submitting reso. autho. The Establishment of a Secondary Street Name in Honor of O’Neil D. Swanson at the Intersection of E. Grand Boulevard and Mack Avenue near 806 E. Grand Boulevard – Swanson Funeral Home. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**

PLANNING AND DEVELOPMENT DEPARTMENT

11. Submitting reso. autho. Property Sale – 12700 Dexter. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Pat Whaley (the “Purchaser”), to purchase certain City-owned real property at 12700 Dexter (the “Property”) 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 10-21-21)**
12. Submitting reso. autho. Property Sale – 4709, 4715 and 4723 French Road. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Canfield Consortium (the “Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 4709, 4715 and 4723 French Road (the “Property”) for the purchase price of Two Thousand Two Hundred and 00/100 Dollars (\$2,200.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
13. Submitting reso. autho. Amended Property Sale by Development Agreement 2420 Bagley, 1725 and 1729 16th. **(On November 26, 2019, your Honorable Body adopted a resolution approving the sale by development agreement of certain real property at 2420 Bagley, 1725 16th and 1729 16th , Detroit, MI (the “Properties”) to Bagley + 16th LLC (“Developer”) for the purchase price of Two Hundred Sixty Four Thousand and 00/100 Dollars (\$264,000.00) (the “Purchase Price”). The Developer proposed to construct a mixed-use development with approximately 60 residential rental units and 4,000 sq. ft. of retail/commercial space on the Properties.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**
14. Submitting reso. autho. Correction of Purchaser’s Name on Sale – 16600 Chicago. **(On September 28, 2021, this honorable body authorized the sale of certain City-owned property located at 16600 Chicago (the “Property”) to “Jonathon Fason”, for the purchase price of Six Thousand Four Hundred and 00/100 Dollars (\$6,400.00). In error, the purchaser’s name was misstated. The City of Detroit, by and through its Planning and Development Department, request that sale be amended to reflect the correct spelling of the purchaser’s name, Jonathan Fason.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-21-21)**

MISCELLANEOUS

15. **Council Member Raquel Castañeda-López** submitting memorandum relative to Amending the CBO to include International Bridge Crossings.