

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

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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

Ms. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 28, 2021

11:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. **11:05 A.M. – PUBLIC HEARING** - Approval of the Establishment of a Neighborhood Enterprise Zone as requested by City Club Apartments, LLC in the area of Woodward Avenue and Mack Avenue, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1437) (The Housing and Revitalization Department has reviewed the request of City Club Apartments, LLC to establish a Neighborhood Enterprise Zone and find that it satisfies the criteria set forth by Public Act 147 of 1992 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- E. **11:20 A.M. – PUBLIC HEARING** - Approval of the Establishment of a Neighborhood Enterprise Zones as requested by City of Detroit in the area of North Corktown in the area of Harrison Street, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition 1452) (The Housing and Revitalization Department has reviewed the request of City of Detroit to establish a Neighborhood Enterprise Zone and find that it satisfies the criteria set forth by Public Act 147 of 1992 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department,**

Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)

- F. 11:35 A.M. – PUBLIC HEARING** - Approval of the Establishment of Neighborhood Enterprise Zone as requested by Honigman, LLP at 4741 Second Avenue and all 14 condominium units of the adjacent Sherbrooke Manor Condominium at 615 Hancock , Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1529) (The Housing and Revitalization Department has reviewed the request of Honigman, LLP to establish a Neighborhood Enterprise Zone and find that it satisfies the criteria set forth by Public Act 147 of 1992 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- G. 11:50 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 Brush8 Townhomes Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- H. 11:55 A.M. – PUBLIC HEARING** - Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Brush8 Townhomes Brownfield Redevelopment Plan. **(The enclosed Brownfield Plan for the Brush8 Townhomes Redevelopment Project (the “Plan”) (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the “DBRA”) and to the Community Advisory Committee (the “CAC”). The Plan was considered and reviewed by the CAC at its September 22, 2021 meeting and a public hearing was held by the DBRA on September 30, 2021 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated September 22, 2021 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council’s consideration) (Taxing Units; Detroit Brownfield Redevelopment Authority)**

UNFINISHED BUSINESS

1. Status of **City Planning Commission** 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?) (BROUGHT BACK AS DIRECTED ON 10-21-21)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

2. Submitting reso. autho. **Contract No. 6003904** - 100% City Funding – To Provide a Residential Rehab for Property 3221 Liddesdale for the Gordie Howe International Bridge Project. – Contractor: Nora Contracting, LLC – Location: 3633 Michigan Avenue Suite 260, Detroit, MI 48216 – Contract Period: Upon City Council Approval through October 11, 2022 – Total Contract Amount: \$102,300.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

3. Submitting reso. autho. **Contract No. 6003928** - 100% Grant (18-19 CDBG) Funding – To Provide Facility Improvements to the 13560 E. McNichols Center to Correct Hazardous Building Conditions, to become ADA Compliant and Improve Energy Efficiency. – Contractor: Matrix Human Services – Location: 13560 East McNichols, Detroit, MI 48205 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$186,469.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

4. Submitting reso. autho. **Contract No. 6003978** - 100% Grant Funding – To Provide a Seasonal Warming Center to Shelter Those Experiencing Homelessness. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson Street, Detroit, MI 48201 – Contract Period: Upon City Council Approval through December 31, 2022 – Total Contract Amount: \$71,038.23. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

5. Submitting reso. autho. **Contract No. 6003995** - 100% Grant Funding – To Provide Facility Improvements including New Energy Efficient Windows, an Upgraded HVAC Ventilation System, and the Installation of an Emergency Generator. – Contractor: Elmhurst Homes, Inc. – Location: 12010 Linwood, Detroit, MI 48206 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$237,975.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

OFFICE OF THE CHIEF FINANCIAL OFFICER/OFFICE OF DEVELOPMENT AND GRANTS

6. Submitting reso. autho. To Accept and Appropriate the FY 2020 Historic Context Study of Latinx Communities in Detroit Grant. **(The United States Department of the Interior, National Parks Service has awarded the City of Detroit Historic Designation Advisory Board with the FY 2020 Historic Context Study of Latinx Communities in Detroit Grant for a total of \$50,000.00. The Federal share is \$50,000.00 of the approved amount, and there is an in-kind match of \$6,200.00. The total project cost is \$56,200.00. The grant period is September 1, 2021, through September 1, 2023.)**

**(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE ON 10-28-21)**

7. Submitting reso. autho. To submit a grant application to the National Park Service for the FY 2022 Underrepresented Communities Grant. **(The Historic Designation Advisory Board is hereby requesting authorization from Detroit City Council to submit a grant application to the National Park Service, for the FY 2022 Underrepresented Communities Grant. The amount being sought is \$50,000.00. The Federal share is \$50,000.00 and there is an in-kind match of \$15,000.00. The total project cost is \$65,000.00.) (REFERRED TO THE NEIGHBORHOOD AND COMMUNITY SERVICES STANDING COMMITTEE ON 10-28-21) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

PLANNING AND DEVELOPMENT DEPARTMENT

8. Submitting reso. autho. Property Sale – 10901 and 10909 Shoemaker. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Rodney Harris (the “Purchaser”), to purchase certain City-owned real property at 10901 and 10909 Shoemaker (the “Property”) for the purchase price of Three Thousand and 00/100 Dollars (\$3,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**
9. Submitting reso. autho. Property Sale – 11018 Whittier. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Martin Evans Missionary Baptist Church (the “Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 11018 Whittier (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00)) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**
10. Submitting reso. autho. Property Sale – 13124 Grand River. **The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from God Praises Baptist Church (the “Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 13124 Grand River (the “Property”) for the purchase price of Two Thousand One Hundred and 00/100 Dollars (\$2,100.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**
11. Submitting reso. autho. Property Sale – 16119 E Warren. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Scott Craig (the “Purchaser”), to purchase certain City-owned real property at 16119 E Warren (the “Property”) for the purchase price of Thirty Thousand and 00/100 Dollars (\$30,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**

12. Submitting reso. autho. Property Sale – 2963 Military. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mike Fisher (the “Purchaser”), to purchase certain City-owned real property at 2963 Military (the “Property”) for the purchase price of Nine Thousand Four Hundred and 00/100 Dollars (\$10,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**
13. Submitting reso. autho. Property Sale – 4200 Sharon. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Hassan Said (the “Purchaser”), to purchase certain City-owned real property at 4200 Sharon (the “Property”) for the purchase price of One Hundred Nine Thousand Two Hundred and 00/100 Dollars (\$109,200.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**
14. Submitting reso. autho. Property Sale – 8465 Harper. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Kesha Sawyer (the “Purchaser”), to purchase certain City-owned real property at 8465 Harper (the “Property”) for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-28-21)**