

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
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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

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

Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 18, 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 50-17-57, District Map 55, to revise the existing B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications to the R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District), and PR (Parks and Recreation District) zoning classifications for the properties generally adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue; land generally bounded by Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central Avenue, bounded by Majestic Street, McDonald Street, Central Avenue and the alley first north of Warren Avenue; and land north of Warren Avenue between American Street and McDonald Street; land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering Department; Planning and**

Development Department, Board of Zoning Appeals; City Planning Commission/Legislative Policy Division)

- E. 11:20 A.M. – PUBLIC HEARING – RE:** Approval of a Commercial Rehabilitation Certificate on behalf of Corktown Mobility Hub, LLC, in the area of 1501 Wabash Street 1451 Wabash Street, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #473**) (The Housing and Revitalization Department has reviewed the application of Corktown Mobility Hub, 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**)
- F. 11:35 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 Jefferson-Holcomb Brownfield Redevelopment Plan. (**Taxing Units; Detroit Brownfield Redevelopment Authority**)
- G. 11:40 A.M. – PUBLIC HEARING - RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Jefferson-Holcomb Brownfield Redevelopment Plan. (**The enclosed Brownfield Plan for the Jefferson-Holcomb 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 October 13, 2021 meeting and a public hearing was held by the DBRA on October 25, 2021 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated October 13, 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)**)
- H. 11:55 A.M. – DISCUSSION - RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Approval of the Amended and Restated Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Osi Art Apartments @ West End Redevelopment. (**Taxing Units; Detroit Brownfield Redevelopment Authority**)
- I. 12:00 A.M. – PUBLIC HEARING - RE:** Approval of the Amended and Restated Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Osi Art Apartments @ West End Redevelopment. (**The enclosed Brownfield Plan for the Amended and Restated Osi Art Apartments @ West End 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 October 13, 2021 meeting and a public hearing was held by the DBRA on October 20, 2021 to solicit public comments. The Committee’s communication to the City Council and the**)

DBRA, dated October 13, 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)

- J. 12:15 A.M. – PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 12 of the 2019 Detroit City Code, Community Development, by amending Article VIII, Community Benefits, by amending Section 12-8-2, Definitions, to add a representative from the Legislative Policy Division and the Neighborhood Advisory Council to the definition of the Enforcement Committee; and Section 12-8-3, Tier 1 Projects, to add additional provisions to the Community Engagement Process for Public Meeting, to add additional provisions to the requirements related to the Neighborhood Advisory Council, to add additional provisions to the Community Benefits Report, to provide additional provisions to the Enforcement Committee, and to make other technical amendments. **(Law Department, Legislative Policy Division, Housing and Revitalization Department, Mayor's Office, Detroit Economic Growth Corporation)**
- K. 12:30 P.M. – PUBLIC HEARING – RE:** Proposed Wayne County Community College District/ Detroit Underground Railroad Site Historic District. **(By a resolution dated April 6, 2021, the Detroit City Council charged the Historic Designation Advisory Board (HDAB), a study committee, with the official study of the proposed Wayne County Community College District/Detroit Underground Railroad Site Historic District in accordance with Chapter 21 of the 2019 Detroit City Code and the Michigan Local Historic Districts Act.) (WCCD Ad Hoc Committee) (Historic Designation Advisory Board, City Planning Commission, Nanette Williams-Armstrong, Carolyn Carter, Priscilla Rogers – Ad Hoc Members)**
- L. 12:45 P.M. – PUBLIC HEARING - RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Jefferson Holcomb Development, LLC in the area of 9101 E. Jefferson Avenue and 9123 E. Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #1365) (The Housing and Revitalization Department has reviewed the application of Jefferson Holcomb Development, 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 **Planning And Development Department** 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).) (BROUGHT BACK AS DIRECTED ON 11-4-21)**

2. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Amending the CBO to include International Bridge Crossings. **(BROUGHT BACK AS DIRECTED ON 11-4-21)**
3. Status of **Planing and Development Department** submitting reso. autho. Property Transfer between the City of Detroit and the Detroit Land Bank Authority. **(Pursuant to the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774 (Land Bank Act), the Detroit Land Bank Authority ("DLBA") was created as a separate legal entity, in order to assemble or dispose of public property in a coordinated manner, to foster the development of that property, to promote economic growth in the City of Detroit (the "City") and to combat blight. As the City, by and through its Planning and Development Department (the "P&DD"), and DLBA continually acquire property through various means, a periodic transfer of properties between the City of Detroit and the DLBA is necessary for both entities to conduct land strategies efficiently and effectively. At this time, the City and DLBA have identified 24 properties in the City's inventory that are best managed under the DLBA's disposition programs, additionally, the City has identified 16 properties that we wish to acquire from the DLBA.) (BROUGHT BACK AS DIRECTED ON 11-4-21)**
4. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Herman Kiefer Second Amendment Questions. **(BROUGHT BACK A S DIRECTED ON 11-4-21)**
5. Status of **Housing and Revitalization Department** submitting reso. approving the Establishment of a Neighborhood Enterprise Zone the 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.) (BROUGHT BACK AS DIRECTED ON 10-28-21)**
6. Status of **Housing and Revitalization Department** submitting reso. approving 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.) (BROUGHT BACK AS DIRECTED ON 10-28-21)**
7. Status of **Housing and Revitalization Department** submitting reso. approving 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.) (BROUGHT BACK AS DIRECTED ON 10-28-21)**

8. Status of **Housing and Revitalization Department** submitting reso. approving the Establishment of a Neighborhood Enterprise Zone as requested by 225 E Edsel Ford, LLC in the area of 225 E Edsel Ford Fwy, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1401) (The Housing and Revitalization Department has reviewed the request of 225 E. Edsel Ford, 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.) (BROUGHT BACK AS DIRECTED ON 9-23-21)**

9. Status of **Housing and Revitalization Department** submitting reso. approving the Establishment of a Neighborhood Enterprise Zone as requested by FPJ Investments, LLC in the area bounded by Pallister Street, West Bethune Avenue, Poe Avenue, and Churchill Street, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1399) (The Housing and Revitalization Department has reviewed the request of FPJ Investments, 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.) (BROUGHT BACK AS DIRECTED ON 9-16-21)**

NEW BUSINESS

PLANNING AND DEVELOPMENT DEPARTMENT

10. Submitting reso. autho. Property Sale – Plymouth Township Site, Located at Five Mile and Napier Road, Plymouth Twp., MI. **(The City of Detroit, Planning & Development Department (“P&DD”) has received an offer from JD 5 Mile LLC (“Purchaser”), a Missouri limited liability company, to purchase certain City-owned real property located near Five Mile and Napier Road, Plymouth Township, MI 48170 (the “Property”) for the purchase price of Five Million Five Hundred Thousand and 00/100 Dollars (\$5,500,000.00) (“Purchase Price”). Purchaser intends to use the Property for industrial operations in compliance with the zoning ordinances of Plymouth Township, MI. The Property is a 190.5 acre parcel that is currently within an IND zoning district (Industrial). Officials at Plymouth Twp. have indicated a rezoning of the Property is not being considered. P&DD and Purchaser have entered into a Purchase Agreement that requires closing of the sale within thirty (30) days after the Purchaser’s one hundred eighty (180) days due diligence period. We hereby request that your Honorable Body adopt the attached resolution to authorize the Director of**

P&DD, or his authorized designee, to execute a quit claim deed and such other documents as may be necessary or convenient to transfer the Property from the City to Purchaser for the Purchase Price.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)

OFFICE OF CONTRACTING AND PROCUREMENT

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

11. Submitting reso. autho. **Contract No. 6002529** - 100% Grant Funding – AMEND 2 – To Provide an Extension of Time Only for Case Management Services and Assistance for Households at Risk of Homelessness. – Contractor: United Community Housing Coalition – Location: 2727 Second Avenue, Suite 313, Mailbox #34, Detroit, MI 48201 – Contract Period: January 1, 2022 through March 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$5,126,794.11. Previous Contract Period: January 1, 2020 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
12. Submitting reso. autho. **Contract No. 6002789** - 100% Grant Funding – AMEND 2 – To Provide an Extension of Time Only for Case Management and Financial Assistance to Households at Risk of Homelessness. – Contractor: United Community Housing Coalition – Location: 2727 Second Avenue, Suite 313, Mailbox #34, Detroit, MI 48201 – Contract Period: January 1, 2022 through March 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$825,000.00. Previous Contract Period: January 1, 2020 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
13. Submitting reso. autho. **Contract No. 6003248** - 100% Grant Funding – AMEND 2 – To Provide an Extension of Time Only for Shelter Services to Individuals Experiencing Homelessness. – Contractor: Detroit Rescue Mission Ministries-Oasis – Location: 13220 Woodward Avenue, Highland Park, MI 48203 – Contract Period: January 1, 2022 through March 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$1,061,013.38. Previous Contract Period: January 1, 2021 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
14. Submitting reso. autho. **Contract No. 6003290** - 100% Grant Funding – AMEND 2 – To Provide an Extension of Time Only for Legal Aid and Defender Services (Homelessness Prevention). – Contractor: Legal Aid and Defenders Association – Location: 613 Abbott Street 6th Floor, Detroit, MI 48226 – Contract Period: January 1, 2022 through March 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$490,347.15. Previous Contract Period: January 1, 2021 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

15. Submitting reso. autho. **Contract No. 6003878** - 100% Grant (18-19 CDBG) Funding – To Provide Facility Improvements to the 13560 E. McNichols Center to become ADA Compliant at the Front Entrance and Bathrooms and Replace Obsolete Patient Chair Lifts. – Contractor: Matrix Human Services – Location: 13560 East McNichols, Detroit, MI 48205 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$200,475.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
16. Submitting reso. autho. **Contract No. 6003992** - 100% Capital Funding – To Provide Design Guidelines for Commercial Corridors. – Contractor: Interface Studio – Location: 340 North 12th Street Suite 419, Philadelphia, PA 19107 – Contract Period: Upon City Council Approval through June 30, 2023 – Total Contract Amount: \$332,285.00. **PLANNING & DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
17. Submitting reso. autho. **Contract No. 6003224** - 100% Federal Funding – AMEND 1 – To Provide an Increase of Funds and an Extension of Time for Transportation Services for Shelter Residents. – Contractor: IntelliRide, Inc. – Location: 720 E Butterfield Road Suite 300, Lombard, IL 60148 – Contract Period: January 1, 2022 through April 30, 2022 – Contract Increase Amount: \$25,000.00 – Total Contract Amount: \$65,000.00. **HOUSING & REVITALIZATION (Original Contract Period: January 1, 2021 through December 31, 2021) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
18. Submitting reso. autho. **Contract No. 6003285** - 100% Grant Funding – AMEND 1 – To Provide an Extension of Time Only for Outreach Services and Assistance to Individuals and Households at Risk of Homelessness. – Contractor: Central City Integrated Health – Location: 10 Peterboro Street, Detroit, MI 48201 – Contract Period: January 1, 2022 through March 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$350,000.00. Original Contract Period: January 1, 2021 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
19. Submitting reso. autho. **Contract No. 6003347** - 100% Grant Funding – AMEND 1 – To Provide an Extension of Time Only for Adult Day Care Services for Senior Citizens. – Contractor: L&L Adult Day Care – Location: 1485 E Outer Drive, Detroit, MI 48234 – Contract Period: January 1, 2022 through October 31, 2022 – Amended Contract Amount: \$0.00. **HOUSING & REVITALIZATION (Total Contract Amount: \$72,121.00. Original Contract Period: January 1, 2021 through December 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
20. Submitting reso. autho. **Contract No. 6003722** - 100% ERAP2 Funding – AMEND 1 – To Provide an Increase of Funds Only for the Emergency Rental Assistance Program to Deliver Directly to Renters. – Contractor: United Community Housing Coalition –

- Location 2727 Second Avenue Suite 313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through July 15, 2025 – Contract Increase Amount: \$1,364,189.91 – Total Contract Amount: \$6,284,289.91. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
21. Submitting reso. autho. **Contract No. 6003723** - 100% ERAP2 Funding – AMEND 1 – To Provide an Increase of Funds Only for the Emergency Rental Assistance Program to Deliver Directly to Renters. – Contractor: Wayne Metropolitan Community Action Agency – Location 7310 Woodward Avenue Suite 800, Detroit, MI 48202 – Contract Period: Upon City Council Approval through July 15, 2025 – Contract Increase Amount: \$10,895,040.19 – Total Contract Amount: \$19,110,040.19. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
 22. Submitting reso. autho. **Contract No. 6004008** - 100% Block Grant Funding – To Provide Affordable Housing and Utility Line Installation for the Brush Watson Development Project. – Contractor: Multifamily Coalition for Affordable Housing – Location: 201 West Big Beaver Road Suite 600, Troy, MI 48084 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$450,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
 23. Submitting reso. autho. **Contract No. 6004027** - 100% Grant Funding – To Provide Services to Stabilize and Complete Physical Improvements to the Dr. Ossian Sweet House Located at 2905 Garland Street. – Contractor: Blue Gate MI, LLC – Location 791 Seminole Street, Detroit, MI 48214 – Contract Period: Upon City Council Approval through November 30, 2023 – Total Contract Amount: \$478,686.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
 24. Submitting reso. autho. **Contract No. 6004030** - 100% ARPA Funding – To Provide Media Strategist Services. – Contractor: MILO Detroit, Inc. – Location: 6200 2nd Avenue, Detroit, MI 48202 – Contract Period: Upon City Council Approval through November 22, 2023 – Total Contract Amount: \$950,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
 25. Submitting reso. autho. **Contract No. 6004031** - 100% ARPA Funding – To Provide Media Strategist Services. – Contractor: The Allen Lewis Agency, LLC – Location: 30600 Northwestern Highway Suite 205, Farmington Hills, MI 48334 – Contract Period: Upon City Council Approval through November 22, 2023 – Total Contract Amount: \$950,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

26. Submitting reso. autho. **Contract No. 6004032** - 100% ARPA Funding – To Provide Technical Infrastructure Hosting and Services. – Contractor: Exygy, Inc. – Location: 548 Market Street #59930, San Francisco, CA, 94104 – Contract Period: Upon City Council Approval through November 22, 2024 – Total Contract Amount: \$1,100,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
27. Submitting reso. autho. **Contract No. 6004042** - 100% Block Grant Funding – To Provide Building Rehabilitation Services including Repairs and Renovations at 1360 Oakman Boulevard. – Contractor: Focus Hope – Location: 1200 Oakman Boulevard, Detroit, MI 48238 – Contract Period: Upon City Council Approval through February 28, 2023 – Total Contract Amount: \$132,256.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
28. Submitting reso. autho. **Contract No. 6004046** - 100% Grant Funding – To Provide Services to Develop, Implement and Manage Web Based Home Repair and Housing Stability Information and Intake Tool. – Contractor: CHN Housing Partners – Location: 2601 Gratiot Avenue, Detroit, MI 48207 – Contract Period: Upon City Council Approval through October 31, 2022 – Total Contract Amount: \$170,459.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
29. Submitting reso. autho. **Contract No. 6004047** - 100% Block Grant Funding – To Provide Social and Economic Development, Repairs and Renovations at 7150 W Vernor Street, Detroit, MI 48209. – Contractor: Latin Americans for Social and Economic Development – Location: 4138 W Vernor Highway, Detroit, MI 48209 – Contract Period: Upon City Council Approval through February 28, 2023 – Total Contract Amount: \$240,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
30. Submitting *amended* reso. autho. **Contract No. 6004049** - 100% Block Grant Funding – To Provide Interior/Exterior Lighting, Parking Lot Upgrades, Security Cameras and Other Repairs and Renovations to 20303 Kelly Road, Detroit, MI 48225. – Contractor: CNS Healthcare – Location: 24230 Karim Boulevard Suite 100, Novi, MI 48209 – Contract Period: Upon City Council Approval through February 28, 2023 – Total Contract Amount: \$143,650.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
31. Submitting *amended* reso. autho. **Contract No. 6004054** - 100% ARPA Funding – **Property Tax Foreclosure Prevention Canvassing to Provide Household Assistance and Eviction Prevention Services.** – Contractor: Detroit Association of Black Organizations, Inc. – Location: 12048 Grand River Avenue, Detroit, MI, 48204 – Contract Period: Upon City Council Approval through November 22, 2023 – Total Contract Amount: \$150,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE**

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)

32. Submitting *amended* reso. autho. **Contract No. 6004055** - 100% ARPA Funding – **Property Tax Foreclosure Prevention Canvassing to Provide Household Assistance and Eviction Prevention Services.** – Contractor: Detroit People’s Community – Location: 15354 Piedmont Street, Detroit, MI 4823 – Contract Period: Upon City Council Approval through November 22, 2023 – Total Contract Amount: \$150,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
33. Submitting reso. autho. **Contract No. 6004056** - 100% ARPA Funding – **Property Tax Foreclosure Prevention Canvassing to Provide Household Assistance and Eviction Prevention Services.** – Contractor: Bridging Communities, Inc. – Location: 6900 McGraw Street, Detroit, MI 48210 – Contract Period: Upon City Council Approval through November 22, 2023 – Total Contract Amount: \$46,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

CITY PLANNING COMMISSION

34. Submitting reso. autho. Request of Metro Detroit Signs on behalf of Bedrock Detroit for PCA (Public Center Adjacent) Special District Review of a proposed sign at 611 Woodward Avenue. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received a request from Metro Detroit Signs on behalf of Bedrock Detroit for PCA (Public Center Adjacent) Special District Review of a proposed sign to be located at 611 Woodward Avenue. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
35. Submitting reso. autho. Delegation of City Council Special District Review and approval of building permit applications during winter recess 2020. **(RECOMMEND APPROVAL) (According to the City of Detroit Zoning Ordinance the Detroit City Council approves by resolution any work undertaken by permit on land zoned PC or PCA after receiving recommendation from the Planning and Development Department and the City Planning Commission. It has become the practice of Your Honorable to delegate this responsibility to the staff of the City Planning Commission during periods of recess when permit applications of this sort may be submitted and need to be addressed in a timely fashion. The Council’s delegation of this responsibility allows work, compliant with the City Code, to advance during recess and/or when the Body is not conducting business in the context of Your regular meetings.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

36. Submitting Proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-5, District Map No. 4, Section 50-17-13 District Map No. 12, and Section 50-17-14, District Map No. 13, to revise the zoning classifications for certain properties, generally bounded by Forest Avenue to the north, Joseph Campau Street to the east, Gratiot Avenue to the south, and the I-75 Chrysler Freeway to the west, from a combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4 General Business District, B6 General Services District, M3 General Industrial District, and M4 Intensive Industrial District zoning classifications to a combination of the MKT Market and Distribution District, SD1 Special Development District, Small-Scale, Mixed-Use, and SD2 Special Development District, Mixed-Use zoning classifications. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
37. Submitting Proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by: repealing Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 11, SD3–Special Development District, Technology and Research, Section 50-11-261, Description, Section 50-11-262, Site plan review, Section 50-11-263, By-right uses, Section 50-11-264, Conditional uses, Section 50-11-265, Intensity and dimensional standards, and Section 50-11-266, Other regulations; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision G, Special Purpose Zoning Districts, Section 50-13-131, SD3 District; renumbering and amending Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 9, SD1–Special Development District, Small-Scale, Mixed-Use, Section 50-11- 201, Description, Section 50-11-202, Site plan review, Section 50-11-203, By-right uses, Section 50-11-204, By-right residential uses, Section 50-11-205, By-right public, civic, and institutional uses, Section 50-11-206, By-right retail, service, and commercial uses, Section 50-11-207, Byright manufacturing and industrial uses, Section 50-11-208, By-right other uses, Section 50-11- 209, Conditional uses, Section 50-11-210, Conditional residential uses, Section 50-11-211, Conditional public, civic, and institutional uses, Section 50-11-212, Conditional retail, service, and commercial uses, Section 50-11-213, Conditional manufacturing and industrial uses, Section 50-11-214, Conditional other uses, Section 50-11-215, General intensity and dimensional standards, and Section 50-11-216, Accessory uses, and Division 10, SD2–Special Development District, Mixed-Use, Section 50-11-231, Description, Section 50-11-232, Site plan review, Section 50-11-233, By-right uses, Section 50-11-234, By-right residential uses, Section 50-11-235, Byright public, civic, and institutional uses, Section 50-11-236, By-right retail, service, and commercial uses, Section 50-11-237, By-right manufacturing and industrial uses, Section 50-11- 238, By-right other uses, Section 50-11-239, Conditional uses, Section 50-11-240, Conditional residential uses, Section 50-11-241, Conditional public, civic, and institutional uses, Section 50- 11-242, Conditional retail, service, and commercial uses, Section 50-11-243, Conditional manufacturing and industrial uses, Section 50-11-244, Conditional other uses, and Section 50-11- 245, Intensity and dimensional standards; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision G, Special Purpose Zoning Districts, Section 50-13-129, SD1 District, and Section 50-13-130, SD2 District, and Subdivision H, General Intensity and Dimensional

Standards for Special Purpose Zoning Districts, Section 50-13-157, SD4 District requirements; adding Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 9, MKT Market and Distribution District, Section 50-11-201, Description, Section 50-11-202, Site plan review, Section 50-11-203, By-right uses, Section 50-11-204, By-right residential uses, Section 50-11-205, By-right public, civic, and institutional uses, Section 50-11-206, By-right retail, service, and commercial uses, Section 50-11-207, By-right manufacturing and industrial uses, Section 50-11-208, By-right other uses, Section 50-11-209, Conditional uses, Section 50-11-210, Conditional residential uses, Section 50-11-211, Conditional public, civic, and institutional uses, Section 50-11-212, Conditional retail, service, and commercial uses, Section 50-11-213, Conditional manufacturing and industrial uses, Section 50-11-214, Conditional other uses, and Section 50-11-215, Intensity and dimensional standards; Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision C, Retail, Service, and Commercial Uses; Generally, Section 50-12-235, Barber or beauty shop, and Section 50-12-236, Nail salon, Subdivision E, 2 Version 11/10/21 Retail, Service, and Commercial Uses; Generally, Section 50-12-324, Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, and Subdivision F, Manufacturing and Industrial Uses, Section 50-12- 365, High-impact manufacturing or processing facilities; and Article XIII, Intensity and Dimensional Standards, Division 1, Tables of Intensity and Dimensional Standards, Subdivision G, Special Purpose Zoning Districts, Section 50-13-129, MKT District, and Subdivision H, General Intensity and Dimensional Standards for Special Purpose Zoning Districts, Section 50- 13-157, MKT district requirements; and amending Article II, Review and Decision-Making Bodies, Division 4, Planning and Development Department, Section 50-2-51, Powers and duties; Article III, Review and Approval Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In general, Section 50-3-113, Applicability, Subdivision B, Submission Requirements, Section 50-3-131, Expedited review, and Subdivision C, Authority to Review and Approve Site Plans, Section 50-3-151, Planning and Development Department, and Division 8, Regulated Uses, Subdivision A, In General, Section 50-3-323, List of regulated uses; Article IV, Review and Approval Procedures (Part 2), Division 6, Variances and Administrative Adjustments, Section 50-4-124, Review and decision-making authority; Article VII, Zoning Districts (In General), Section 50-7-5, Special districts; Article VIII, Residential Zoning Districts, Division 6, R5 Medium Density Residential District, Section 50-8-142, Conditional retail, service, and commercial uses; Article XII, Use Regulations, Division 1, Use Table, Subdivision B, Residential Uses, Section 50-12-21, Group living, Section 50-12-22, Household living, Section 50-12-23, Institutional living, and Section 50-12-24, Other residential uses, Subdivision C, Public, Civic, and Institutional Uses, Section 50-12-41, Auditorium or stadium, Section 50-12-42, Community service, Section 50-12-43, Day care, Section 50-12-44, Hospital, Section 50-12-45, Library, Section 50-12-46, Museum, Section 50-12-47, Park and open space, Section 50-12-48, Religious institution, Section 50-12-49, Schools, Section 50-12-50, Utility, basic, Section 50-12-51, Utility, major, and Section 50-12-52, Other public, civic, and institutional uses, Subdivision D, Retail, Service, and Commercial Uses, Section 50-12-61, Assembly, Section 50-12-62, Food and beverage service, Section 50-12-63, Office, Section 50-12- 64, Parking, commercial, Section 50-12-65, Public accommodation, Section 50-12-66, Recreation/entertainment, indoor, Section 50-12-67,

Recreation/entertainment, outdoor, Section 50-12-68, Retail sales and service, occupant-oriented, Section 50-12-69, Retail sales and service, sales-oriented, Section 50-12-70, Retail sales and service, service-oriented, Section 50-12-71, Vehicle repair and service, and Section 50-12-72, Other retail, service, and commercial uses, Subdivision E, Manufacturing and Industrial Uses, Section 50-12-81, Industrial service, Section 50-12-82, Manufacturing and production, Section 50-12-83, Warehouse and freight movement, and Section 50-12-84, Waste-related use, and Subdivision F, Other Uses, Section 50-12-101, Aviation and surface transportation facilities, Section 50-12-102, Public center open uses, Section 50-12-103, Railroad facilities, Section 50-12-105, Telecommunications facilities, Section 50-12-106, Water-related facilities, Section 50-12-107, Other uses not prohibited by law or other ordinances and not specifically mentioned elsewhere in this chapter, Section 50-12-108, Adult uses/sexually-oriented businesses, Section 50-12-109, Agricultural uses, and Section 50-12-110, Medical marijuana facilities and adult-use marijuana establishments, and Division 3, Specific Use Standards, Subdivision A, Residential Uses, Section 50-12-155, Convalescent, nursing, or rest home, and Section 50-12-159, Lofts; residential uses combined in structures with permitted commercial uses, Subdivision C, Retail, Service, and Commercial Uses; Generally, Section 50-12-212, Animal grooming shop, Subdivision E, Retail, Service, and Commercial Uses; Generally, 3 Version 11/10/21 Section 50-12-298, Office, business or professional, Section 50-12-301, Parking structures, Section 50-12-315, Storage or killing of poultry, Section 50-12-318, Trade schools, commercial, and Section 50-12-323, Printing or engraving shops, Subdivision F, Manufacturing and Industrial Uses, Section 50-12-331, Abattoirs (slaughterhouses), Section 50-12-342, Lithographing and sign shops, Section 50-12-352, Towing service storage yards, Section 50-12-355, Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks, Section 50-12-358, Wholesaling, warehousing, storage buildings, or public storage facilities, Section 50-12-361, Low/medium-impact manufacturing or processing facilities, and Section 50-12-362, High/medium-impact manufacturing or processing facilities, and Subdivision G, Other Uses—Antennas, Section 50-12-396, Permissibility and review; Category D antenna towers; Article XIV, Development Standards, Division 1, Off-Street Parking, Loading, and Access, Subdivision A, In General, Section 50-14-7, Off-street parking exemptions, reductions, and allowances; and Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision O, Letters “Q” Through “R”, Section 50-16-362, Words and terms (Red—Rm); in order to repeal the SD3 Special Development District, Technology and Research zoning classification, to renumber regulations for the SD1 Special Development District, Small-Scale, Mixed-Use and the SD2 Special Development District, Mixed-Use zoning classifications, to create the MKT Market and Distribution District zoning classification, including the specification of by right and conditional uses, as well as intensity and dimensional standards thereof, and to adopt various conforming amendments. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

HOUSING AND REVITALIZATION DEPARTMENT

38. Submitting reso. autho. Annual HOME, CDBG, NSP Awards, New Award/Revisions to Previous Awards. **(The City of Detroit (“City”), through the Housing and Revitalization Department (“HRD”), makes annual funding available for "ready-to-proceed projects" from HOME, CDBG and NSP federal funds allocated to the City through the U.S. Department of Housing and Urban Development (“HUD”). HRD has continued to work closely with HUD to meet required commitment and disbursement deadlines for new and ongoing projects approved by the City. In support of affordable housing opportunities, HRD is hereby requesting approval to award funding to the following new project: 1. Detroit Food Commons (\$2,000,000.00 in CDBG funds) - \$2,000,000.00 in CDBG funds will be spent on this project at 8324 Wood and 50-100 E. Euclid to assist in constructing a new food co-op that will include a grocery store, neighborhood café, incubator kitchen facility and community event/office space. Additionally, HRD is hereby requesting approval to increase and/or revise funding sources for the following previously approved project: 1. Peterboro Arms (Replace \$1,175,706.72 in CDBG-CV funds with CDBG funds and Increase CDBG amount to \$1,296,650.71 and Increase HOME amount to \$2,019,526.68) - \$1,175,706.72 in CDBG-CV funds will be replaced with CDBG funds and the total amount of the CDBG funds will be increased to \$1,296,650.71 and the amount of HOME funds will be increased to \$2,019,526.68 to help attain CDBG program spending requirements and cover certain additional construction costs.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
39. Submitting reso. autho. FY 2021-22 Budget Amendment to CDBG/NOF, ESG, HOME, HOPWA. **(The Housing & Revitalization Department (HRD) hereby requests to amend the 2021-22 Community Development Block Grant/Neighborhood Opportunity Fund (CDBG/NOF), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME) and Housing Opportunities for Persons With Aids (HOPWA) budgets to reflect the actual allocations received from the U.S. Department of Housing and Urban Development (HUD). Please see the attached spreadsheet (Schedule A) for account information relative to this amendment. The fiscal year 2021-22 budget for HUD’s final allocations were received after the Departmental budgets were finalized. Therefore, the budgets in these programs needs to be adjusted to reflect HUD’s final allocations. The Department is requesting that the revisions are approved to enable HRD to begin working with the actual allocations and community partners to facilitate the great work planned in the City of Detroit.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**
40. Submitting reso. autho. Reprogramming amendment to amend Multiple Annual Action Plans to be used in FY 2021-22. **(The Housing & Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plans for the fiscal years in the attached report. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a**

timely manner.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)

41. Submitting reso. autho. To accept and appropriate HOME ARP Funding. **(The U.S. Department of Housing & Urban Development (“HUD”) has allocated the City of Detroit (“City”), through its Housing and Revitalization Department (“HRD”), the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funds in the total amount of \$26,583,684 under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARPA”). This funding will be used to make targeted, strategic investments in housing and other assistance for people experiencing homelessness in accordance with the McKinney-Vento Homeless Assistance Act. HRD will use the funding to equitably reduce homelessness and increase housing stability for the 7,811 households that experience homelessness each year in Detroit. HOME-ARP funding will allow the City of Detroit to leverage existing funding for homelessness to address gaps and barriers in the current homeless system.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

PLANNING AND DEVELOPMENT DEPARTMENT

42. Submitting reso. autho. Authorization to Acquire Real Property from Jacquelyn Yvonne Dodson - 2915 Garland. **(The City of Detroit, by and through its Planning and Development Department (“P&DD”) wishes to purchase certain real property at 2915 Garland from Jacquelyn Yvonne Dodson, formerly known as Jacquelyn Yvonne Jones for the purchase price of Eight Thousand and 00/100 Dollars (\$8,000.00) to be used as part of the future Dr. Ossian Sweet redevelopment project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**

MISCELLANEOUS

43. **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Detroit AMI (Area Median Income) Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-18-21)**