

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

“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)

Mrs. Millicent G. Winfrey
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 4, 2021

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – PUBLIC HEARING -Proposed Ordinance to Amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-8, District Map No. 7, to revise the existing R2 {Two-Family Residential District} zoning classification to the M2 (Restricted Industrial District) zoning classification for the parcels commonly known as 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street. (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)**
- E. 11:20 A.M. – PUBLIC HEARING - Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-7, District Map No. 6, to revise the existing PD (Planned Development District) zoning classification to the SD1 (Special Development District—Small-Scale, Mixed-Use) zoning classification for the properties generally located on the south side of East Ferry**

Street west of John R. Street, including 90 and 110 East Ferry Street. (**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**)

- F. 11:35 A.M. – PUBLIC HEARING- RE:** Approval of the Establishment of a Commercial Rehabilitation Certificate on behalf of Bagley + I6th, LLC, in the area of 2420 Bagley Street, 1729 16th Street and 1725 16th Street, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #473**) (**The Housing and Revitalization Department has reviewed the request of Bagley + 16th, LLC to establish a Commercial Rehabilitation Certificate, and find that it satisfies the criteria set forth by Public Act 210 of 2005 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**)

UNFINISHED BUSINESS

1. Status of **Planning And Development Department** 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).**) (**BROUGHT BACK AS DIRECTED ON 10-28-21**)
2. 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 10-28-21**)
3. 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 10-21-21**)
4. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Amending the CBO to include International Bridge Crossings. (**BROUGHT BACK AS DIRECTED ON 10-21-21**)

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

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

5. 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 11-4-21)**

6. Submitting reso. autho. **Contract No. 6003902** - 100% Private Grant Funding – Invest Detroit FCA Pass – To Provide Roof Repairs for Occupied Residential Properties for Bridging Neighborhoods. – Contractor: Presidential Construction, Inc. - Location: 16671 Eastburn St., Detroit, MI 48205 – Contract Period: Upon City Council Approval through December 31, 2022 – Contract Amount: \$115,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**

7. Submitting reso. autho. **Contract No. 6003976** - 100% Federal Grant Funding – To Provide Funds for Project to Rehabilitate with Exterior and Interior Improvements, including Reconstructing Parking Area, 1st Flr ADA Compliance, Kitchen, 2nd and 3rd Flr Renovations to Meet City Code Requirements to Operate as a Non-Congregate Emergency Shelter. Facility is located at 2015 Webb Street, Detroit, MI 48206 and will accommodate 75 Adults with or without Families. – Contractor: Cass Community Social Services, Inc. - Location: 11745 Rosa Parks Boulevard, Detroit, MI 48206 – Contract Period: July 1, 2021 through September 30, 2022 – Contract Amount: \$1,745,422.48. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**

8. Submitting reso. autho. **Contract No. 6003982** - 100% Private Grant Funding – Invest Detroit FCA Pass – To Provide Renovation Services to Include; Windows, Doors, Siding Installation, Exterior Painting, Electrical, Plumbing, HVAC, Plaster and Drywall to Residential Properties for Bridging Neighborhoods. – Contractor: Lake Star Construction Services Inc. - Location: 440 Burroughs, Suite 133, Detroit, MI 48202 – Contract Period: Upon City Council Approval through December 31, 2022 – Contract Amount: \$540,000.00. **HOUSING & REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**

PLANNING AND DEVELOPMENT DEPARTMENT

9. Submitting reso. autho. Property Sale – 501, 531 Hendrie; 1925, 1929 W. Edsel Ford; 677 E. Edsel Ford and 11800 Harper. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from the Michigan Department of Transportation (the “Purchaser”), to purchase certain City-owned real property at 501, 531 Hendrie; 1925, 1929 W. Edsel Ford; 677 E. Edsel Ford and 11800 Harper (the “Property”) for the purchase price of One Million One Hundred Seventy Six Thousand Nine Hundred Sixty Five and 00/100 Dollars (\$1,176,965.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**
10. Submitting reso. autho. Property Sale – 8324 Woodward. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Detroit Black Community Food Security Network (the “Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 8324 Woodward (the “Property”) for the purchase price of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**
11. Submitting reso. autho. Property Sale by Development Agreement – Nineteen (19) Parcels in Detroit, MI. **(The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from Pope Francis Center (“Purchaser”), a Michigan nonprofit corporation, to purchase nineteen (19) certain City-owned parcels at 2902, 2910, 2914, 2915, 2926, 2934, 2938 and 2950 W. Hancock, 4520, 4550, 4800, 4808, 4812, 4818, 4826 and 4830 Jeffries, 2931 and 2951 W. Warren and 4821 Lawton (collectively the “Properties”) for the purchase price of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**
12. 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.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**

13. Submitting reso. autho. Amendment and Extension of Development Agreement - Petit Bateau, LLC Development: generally bound by Kirby Avenue, St. Antoine St., Frederick Ave. and Beaubien St. **(On July 23, 2019, your Honorable Body authorized amendment No. 2 to the Development Agreement with Petit Bateau, LLC. The amendment allowed for the proposed development of approximately twenty (20) townhouse units and two (2) multi-family buildings containing approximately fifty one (51) units, with optional retail space and parking. The completion of the construction was extended to December 31, 2021. Due to financial constraints, the completion of the development has not been able to be done as originally scheduled. Accordingly, Petit Bateau LLC is now requesting to extend the completion period for the development until December 31, 2023.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**

MISCELLANEOUS

14. **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Herman Kiefer Second Amendment Questions. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-4-21)**