

**CITY OF DETROIT**

COLEMAN A. YOUNG, Mayor

COMMUNITY DEVELOPMENT COMMISSION  
350 E. CONGRESS  
DETROIT, MICHIGAN 48226

March 2, 1974

**CITY OF DETROIT  
MAYOR'S OFFICE**TO: Daniel Dozier  
Executive Assistant to the Mayor

DATE DUE: \_\_\_\_\_

FROM: John P. Kanters, Director

MAR 4 1974

ASSIGNED TO: \_\_\_\_\_

SUBJECT: Mayor Young's 10-Point Program

FILING INST: \_\_\_\_\_

We are herewith submitting to you a status report on the four parts of the Mayor's 10-Point Program that we have been asked to implement.

Urban Economic Development Authority

Jack Pryor of this Department has attended several State legislative hearings on Senate Bill 667, which would permit the establishment of urban economic development authorities. He has testified in favor of this legislation at several of these hearings and has responded to questions posed by the legislative committees.

As you know, S. B. 667 has been approved by the Michigan State Senate by a 33 to 0 vote. It is currently under review by the State House of Representatives after having been voted out of committee the middle of this past week.

During the committee hearings in the House of Representatives, the bill was amended to provide for members of the Authority to be appointed by the Mayor. It was also amended to allow the Authority to engage in the construction of all types of housing, not just low-income. A concern that we still have is that facilities that would be constructed and leased by the Authority would be tax exempt for the term of the revenue bonds that finance them. Upon redemption of all the bonds, the facility itself would revert to City ownership.

A complete analysis of this bill, as voted out of committee in the House of Representatives, is now being prepared by Jack Pryor and will be available for review by the early part of next week.

JOHN P. KANTERS, Director  
JAMES HUDSON, Jr., Executive Deputy Director  
DANIEL N. LEWIS, Deputy Director, Development Promotion  
JACK PRYOR, Deputy Director, Industrial and Commercial Development  
HUMER HALL, Deputy Director, Policies and Programs

Downtown Detroit

We have discussed the possible formation of a Downtown Coordinating Council with Diane Edgecomb of the Central Business District Association, and Bob McCabe of Detroit Renaissance, and both have indicated support for the formation of such a council.

Our recommendation for membership on a Downtown Coordinating Council is as follows:

Central Business District Association  
Detroit Renaissance  
Chamber of Commerce  
Detroit Convention Bureau  
Consumer Alliance of Michigan  
Downtown Citizens District Council  
New Detroit  
Building Operators' Management Association  
Detroit Tonight  
James Gallagher, a resident of Lafayette Park  
and an employee of Smith, Hinchman & Grylls

We are submitting with this memo a proposed draft of a letter that would be sent to the president or chairman of each of the above-listed organizations requesting their participation. Unfortunately, we have not yet developed more recommendations for membership by individuals who live, work, and shop in the downtown area. I would hope that you might have some suggestions in this area.

The Downtown Coordinating Council should be formed as quickly as possible in order for it to begin planning and implementing programs within the 100-day period.

I have selected the following people from CDC to serve on the Downtown Development Assistance Team and provide the necessary staff assistance to the Downtown Coordinating Council:

Albert Callewaert, Industrial & Commercial  
Development  
Tom Walters, Policies & Programs  
Russell Chambers, Property Management &  
Disposition

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Harold Bellamy, Planning Division  
Thomas Cunningham, Urban Renewal  
Project Management

We recommend that the Downtown Festivities Committee be formed by and serve under the direction of the Downtown Coordinating Council.

The CDC analysis of the proposal for a Downtown Development Authority will be complete by Monday, March 4, 1974. A couple of problems with this bill, as we currently view it, are that projects proposed by the authority should be subjected to review by the Planning Department rather than the City Plan Commission, and the Mayor should have the power of both appointment and removal of members of the Authority, possibly with the concurrence of the Common Council.

For purposes of the 100-day Program, the Mayor can take credit for having put the construction of the second phase of the Civic Center Plaza on a fast track, and having authorized approval of the purchase of the Dodge Memorial Fountain. He can also claim credit for having arranged space within the Civic Center Plaza for the ethnic festivals.

The concept of the Woodward Mall should be reviewed and approved by the proposed Downtown Coordinating Council, and the CDC Downtown Development Assistance Team should do the necessary investigative work concerning its feasibility of implementation. This necessarily must include selling the Woodward Avenue merchants on the idea.

Environmental improvements, such as signs, lighting, landscaping, benches, etc., will be the subject of a meeting with involved City departments on Thursday, March 7, 1974, in the Mayor's Conference Room. This meeting is being arranged by Tom Walters of our Policies and Programs. Improvement in City services in the downtown area will also be discussed at this same meeting.

Development of a small park on the former Follies Theater site is underway. Currently, we are developing an agreement with the owners of the two buildings that abut the site for the purposes of

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obtaining permission to drape banners from their buildings. We are also developing the specifications for the necessary banner material. Development of the surface may have to await our actual ownership of the Follies Theater site because the owner is now attempting to get his site excluded from acquisition in the Cadillac Square Rehabilitation Project and is seeking approval for construction of a two-story fast-food service restaurant.

On Larned-Bates, we are obtaining cost estimates for the hanging of banner material on the two buildings adjacent to Whalings Clothes. Development of a park at the corner of Larned and Woodward will have to await a resolution of our current problems with the parking lot operator on the site. Jack Pryor and I, with the assistance of Russ Chambers and Alex Pollock, are working out the details of the two small parks proposed at Larned-Bates and Cadillac Square.

Tom Walters is developing a position paper on the loop-street system around downtown. If he is not able to devise a route acceptable to the Streets and Traffic Department that avoids taking and demolishing Delmar's Bakery, Traugott Schmidt and Son, Music Hall or Second Baptist Church, my recommendation will be that the Mayor drop any reference to this project in his 100-day Program.

Don Voelker of our Policies & Programs Division is assigned to work out the possibility of a joint announcement by the Mayor and the developer of the Traugott Schmidt and Son project. Don Voelker is also assigned the responsibility of investigating with the Controller's Office, Corporation Counsel's Office and the Assessors' Office, the current status of the Detroit-Windsor tunnel transfer to determine whether this is a possible item for which the Mayor can take credit in his 100-day Program.

There will be a meeting in the Mayor's Conference Room on either Wednesday, March 6, or Friday, March 8, called by Bill Cilluffo, to discuss the possible development of downtown parcels such as the Kern Block. Because our reuse appraisals for urban renewal

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land in the downtown area are out of date, we have initiated steps to engage two downtown appraisers to perform a market analysis and develop new reuse appraisal prices for our downtown urban renewal properties, including the parcel at Michigan and First, the Kern Block, Cadillac Square and Larned-Bates.

Harriet Saperstein has been assigned the responsibility for developing a proposal for the implementation of a Consumer Information Center in the downtown area.

There is a meeting scheduled at 8:45 a.m. on Wednesday, March 6, at CDC, with various City departments to discuss the implementation of a Park-and-Ride Program in the downtown area. As you know, we have developed two proposals for such a program -- one from the Penn Central site immediately west of Cobo Hall, and the other from the Nicholson site located east of Renaissance Center.

Yesterday afternoon, I discussed with Phil Gorak the possibility of the Municipal Parking Authority taking over City-owned land in and near the downtown area for the purposes of operating either free or low-cost parking lots. I will call Phil by Tuesday, March 5, to determine what sites he is willing to take over and operate.

Jack Pryor is responsible for following through on the "Detroit Tonight" proposal for the purposes of the Mayor making a joint announcement with the group on the implementation of this project.

While we had originally thought that the ethnic festival site should either be expanded or relocated, I do not currently see any possibility of that occurring this year. At the meeting that we have scheduled with City departments regarding possible physical improvements and improved services in the downtown area on Thursday, March 7, we will explore the possibility of some physical or program improvements for the ethnic festivals.

#### Community Business Assistance

I would strongly recommend against the official establishment of a coordinator of Community Business Assistance in the Mayor's Office, leaving that job to the Community Development Commission.

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Attached is a memo from Jack Pryor to me that outlines 19 programs that might be utilized to encourage, promote and assist in the expansion of small community businesses in the city. After your review of this memo, I would suggest that we sit down to discuss things that the Mayor may wish to implement under his 100-day Program.

Housing and Tax Reform for Home Owners

Prior to the establishment of any task force to work with HUD in expediting the proper disposition of their huge inventory of houses in Detroit, I believe the Mayor should contact HUD to determine that we have their concurrence and cooperation. We can prepare the draft of such a letter for the Mayor's signature if you concur. This item will require further discussion with Ron Hewitt who has been given the responsibility by the Mayor for development of the necessary program to deal with the homes (up to 2,000) to be given to the City by HUD.

I am attaching for your review a draft entitled, "Tax Incentives for Property Maintenance," developed by our Policies & Programs Division. We will attempt to refine this item during the week of March 4, 1974.

JPK/cgm  
Enclosures

DRAFT FORM LETTER

March 4, 1974

Dear \_\_\_\_\_:

The City of Detroit is vitally interested in making downtown Detroit an exciting and dynamic center. In an effort to realize this goal, we are seeking to establish a Downtown Coordinating Council to be comprised of representatives of the organizations which are actively concerned with downtown Detroit, and representatives of people who live, work, and shop downtown. The Council will promote the interests of those whom it represents, provide input on downtown programs and projects, and help to promote development and activities.

Since your organization is prominently connected with downtown Detroit, I invite you to attend a meeting with representatives of other major downtown organizations and institutions and representatives from the Community Development Commission (CDC). This meeting will be a brainstorming session during which ideas for the organizing of the Council, its composition, and its functions, powers, and duties will be discussed.

The meeting will be held in my office on the 11th floor of the City-County Building on March \_\_\_\_, 1974. We trust that this meeting will provide a sound basis for the formal announcement of the Downtown Coordinating Council before April 1, 1974.

I urge you to attend this meeting. If you wish to bring along a second representative from your organization, please feel free to do so.

Please contact Mr. Thomas Walters of the Community Development Commission at 224-2392 to confirm your attendance.

Yours for a better Detroit,

Coleman A. Young  
Mayor