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# City of Detroit

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January 31, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for one (1) newly constructed 128-unit apartment building located at 32 Monroe Avenue and 725 Bates Street in the Rosko Development Co., LLC Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received one (1) application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the construction of new 128-unit apartment building located at 32 Monroe Avenue and 725 Bates Street. This application corresponds to a qualified site that will facilitate the construction of 128 new units in a newly construction mixed use apartment complex. The project also includes ground-level retail. The NEZ Certificate will only apply to the residential component of the project.

The subject properties have been confirmed as being within the boundaries of the Rosko Development Co., LLC NEZ and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The NEZ certificate applications appear to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk