

# City of Detroit

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July 3, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of 459 E. Milwaukee Avenue in the Vanguard/E. Grand Boulevard Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one condominium property located at 459 E. Milwaukee Avenue. This application corresponds to a qualified facility that is to be newly renovated into a high end residential condominium unit. The project consists of all new mechanical, electrical and plumbing systems. The rehabilitation also includes new cabinetry and millwork, drywall, insulation, flooring, counter tops, fixtures and finishes. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Vanguard/E. Grand Boulevard Development NEZ which was established by a vote of Council on April 30, 2003, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation is \$110,000.00. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



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cc: Janice Winfrey, City Clerk

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- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”<sup>1</sup> instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 2003, which is prior to the development of a system of additional financial review for NEZs in 2016, therefore there is no additional fiscal review for this item.

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<sup>1</sup> Created under Michigan 2008: Public Act 204 & Public Act 228