

# City of Detroit

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September 9, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation two single-family homes located at 2081, 2087 and one multi-family residential apartment building located at 2099 Vermont Avenue (2019 Dalzelle) Avenue in the West Corktown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received three applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of two single-family homes located at 2081, 2087 and one multi-family residential apartment building located at 2099 Vermont Avenue (2019 Dalzelle). These applications correspond to qualified facilities which will be newly renovated. The project consists of a total rehabilitation of the three facilities ranging from all new flooring, windows, HVAC, interior remodeling of the bathrooms, and select demolition. CPC staff has reviewed the applications and recommends approval.

The subject properties have been confirmed as being within the boundaries of the West Corktown NEZ which was established by a vote of Council on November 18, 1999, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 2081 Vermont Avenue is \$229,181.35. The anticipated cost for rehabilitation for 2087 Vermont Avenue is 286,068.48. The anticipated cost for rehabilitation for 2099 Vermont Avenue (2019 Dalzelle) is 587,425.69. The applicant is seeking a 17 year tax abatement due to the history nature of the properties. The NEZ certificate applications 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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## CITY COUNCIL

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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 1999, 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