

City of Detroit

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September 25, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 91-unit multi-family residential mixed-use development located at 4417 Second Avenue in the Sheridan Propco 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 a 91-unit multi-family residential mixed-use development located at 4417 Second Avenue. This application corresponds to a qualified facility which will be newly renovated. The project consists of limestone repair, façade/lentil work, new windows, flooring, kitchen and bathroom renovation, lobby renovations inclusive of millwork, elevator work, security/intercom system, lighting and doors. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the Sheridan Propco NEZ which was established by a vote of Council on September 10, 2019, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 4417 Second Avenue is \$1,753,600.00, at a cost of \$19,270.00 per unit. The applicant is seeking a 15 year tax abatement. The NEZ certificate application appears to have been submitted after the issuance of applicable building permits. However, given the historic nature of the property the issuance of the requested certificate is permissible per Sec. 4(2)(g) of P.A. 147 of 1992 which states:

*(2) An application may be filed after a building permit is issued only if 1 or more of the following apply:
(g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.*

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