

City of Detroit

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HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of nine (9) condominium units located at 104 Edmund Place Avenue in the Crosswinds (Woodward Place) Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received nine (9) applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of nine (9) condominium units located at 104 Edmund Place Avenue inclusive of carriage house which will be converted into three for sale units. These applications correspond to a qualified facility which will be newly renovated. The project consists of a complete and total renovation of the property, inclusive of carpeting, kitchen remodeling, appliances, bathroom remodeling, floorings, lighting, electrical, etc. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for each of the nine (9) condominium units ranges from \$16,988.00 to \$44,388.00 respectively. The applicants are seeking a 15 year tax abatement for each of the condominium units. The NEZ certificate applications appear to have been submitted after the issuance of applicable building permits. However, given the historic nature of the property, which is located in the Brush Park Historic District, the issuance of the requested certificates 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