

# City of Detroit

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews  
Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb  
Henry Williams

March 19, 2020

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of four single-family homes located at 48, 60, 73 Mt. Vernon, and 100 Marston in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received four applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of four single-family homes located at 48, 60, 73 Mt. Vernon, and 100 Marston. CPC staff has reviewed the application and recommends approval.

The subject properties has been confirmed as being within the boundaries of the Marwood Development NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The project in its totality consists of the new construction of 19 single-family homes. The anticipated cost for the development is \$242,000.00 per unit. 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. The building permits show that the permits were issued on October 9, 2018 and the applications were filed with the City of Detroit Clerk's office on November 26, 2018. MCL 207.774 states the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

In order to proceed the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 month following the date the building permit was issued.

The required resolution is attached for your consideration.

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

# Resolution

By Council Member \_\_\_\_\_

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific property tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992; and

WHEREAS, It has been determined that building permits were issued on October 9, 2018 and the application was filed with the City of Detroit Clerk’s office on November 26, 2018. MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, noting that the application was submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Act 147 of 1992.

BE IT FINALLY REOLVED, That the Detroit City Council approves the following address for receipt of Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Marwood Development	48 Mt. Vernon	06-8511
Marwood Development	60 Mt. Vernon	06-8512
Marwood Development	73 Mt. Vernon	06-8516
Marwood Development	100 Marston	06-8517