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# City of Detroit

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## CORRECTED REPORT

July 14, 2020

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for four (4) rehabilitated single-family homes located at 202 Marston Avenue, 206 Marston Avenue, 212 Marston Avenue and 8035 John R in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received four (4) applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of four (4) single-family homes located at 202 Marston Avenue, 206 Marston Avenue, 212 Marston Avenue and 8035 John R. These applications are being resubmitted for your review and consideration because of the timing of the applications which date back to 2018. These applications correspond to a qualified sites that will facilitate the rehabilitation of four (4) single-family residential properties as a part of a larger development known as the Marwood Development. The project consists of the rehabilitation and new construction of 19 single-family homes on 19 parcels or in-fill properties. Of the single-family homes, seven (7) units, or 37%, will be acquisition rehabilitation homes. Twelve (12) of the properties will be new construction for-sale homes, and all will be for-sale owner occupied.

The subject properties have 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 estimated rehabilitation cost per property is \$242,000.00 for a total estimated project cost of 4,597,622.00 for all 19 properties.

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,

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

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	202 Marston	06-8499
Marwood Development	206 Marston	06-8500
Marwood Development	212 Marston	06-8501
Marwood Development	8035 John R	06-8503