

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

July 14, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a multifamily residential building consisting of 38 rental apartment units located at 487 Prentis Avenue in the Midtown 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 multifamily residential building consisting of 38 rental apartment units located at 487 Prentis Avenue. This application corresponds to a qualified site which will accommodate the rehabilitation and continuation of a multifamily residential building. The project will include the complete rehabilitation of 38 rental apartment units at a cost of \$20,521 per unit.

The subject property has been confirmed as being within the boundaries of the Midtown NEZ which was established by a vote of Council on March 9, 1999, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost for the total rehabilitation of the complex is approximately \$780,000. The applicant is seeking a 15 year tax abatement. The NEZ certificate application 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,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk