

# City of Detroit

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October 2, 2020

## HONORABLE CITY COUNCIL

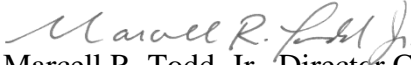
**RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of 52 rental apartment units in a multi-family mixed-use residential building located at 100 Clairmount Avenue in the Kiefer Residential/Herman Kiefer Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received 7 applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of 52 rental apartment units in a multi-family mixed-use residential building located at 100 Clairmount Avenue. These applications correspond to a qualified site which will accommodate the rehabilitation of the multi-family mixed-use residential building. The proposed projects will consist of the total rehabilitation of 52 rental apartment units in the former Herman Kiefer complex.

The subject property has been confirmed as being within the boundaries of the Kiefer Residential/Herman Kiefer NEZ which was established by a vote of Council on September 4, 2020, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost for the respective projects is approximately \$48,027 per unit. The applicants are seeking a 15-year tax abatement. The NEZ certificate applications 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