

# City of Detroit

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October 2, 2020

## HONORABLE CITY COUNCIL


**RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of two residential units located at 81 Petersboro Avenue, Units 26 and 27 in the Petersboro Charlotte Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received two applications requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the rehabilitation of two residential units located at 81 Petersboro Avenue, Units 26 and 27. These applications correspond to a qualified site which will accommodate the rehabilitation of two rental units within an existing three-story building (aka James Scott Manson). The proposed project will consist of the total rehabilitation of 27 apartment units. The applications before Your Honorable Body for consideration are only for two of the twenty-seven units. This project is among the last taken on by Mr. Joel Landy before his passing this summer.

The subject property has been confirmed as being within the boundaries of the Petersboro Charlotte NEZ which was established by a vote of Council on November 7, 2001, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost for the residential components of the project is approximately \$200,000 per unit. The applicant is seeking a 17-year tax abatement, given the historic designation of the property. 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