

# City of Detroit

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## CORRECTED REPORT

October 26, 2020

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a multifamily residential building consisting of 7 apartments located at 5764 Woodward Avenue in the Woodward/Brush/Hendrie/Ferry 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 7 apartments located at 5764 Woodward Avenue. This application corresponds to a qualified site which will accommodate the continuation of a multifamily residential building. The project will include the complete rehabilitation of 7 apartment units at a cost of \$53,978 per unit.

The subject property has been confirmed as being within the boundaries of the Woodward/Brush/Hendrie/Ferry NEZ which was established by a vote of Council on July 24, 2001, 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 \$378,000.00. The applicant is seeking a 15-year tax abatement.

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 March 11, 2020 and the applications were filed with the City of Detroit Clerk's office on April 16, 2020. 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 March 11, 2020 and the application was filed with the City of Detroit Clerk’s office on April 16, 2020. 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>
Woodward/Brush/Hendrie/Ferry	5764 Woodward Ave	07-0001