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February 3, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of one (1) 21-unit multi-family residential apartment building located at 240 Mack Avenue in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one (1) application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one (1) 21-unit multi-family residential apartment building located at 240 Mack Avenue. This application corresponds to a qualified site that will facilitate the rehabilitation of one (1) 21-unit multi-family residential apartment building. The project consists of masonry, roofing, window installation, gutters, electrical, HVAC, plumbing, sprinkler installation, carpentry, and kitchen upgrades.

The subject properties have been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of Council on July 16, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated construction cost for this project is \$68,280 per unit for an approximate total project cost of \$1,433,882.00. The applicant is seeking a 15-year tax abatement. There are no other tax abatements being sought by the applicant, i.e., OPRA, TIF, etc., therefore the city's Affordability Ordinance is not triggered by this development. The applicant has indicated that at this time there are no plans for an affordable set-aside.

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