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April 27, 2021

HONORABLE CITY COUNCIL

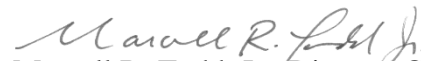
**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an 8-unit multifamily residential facility located at 89 W. Philadelphia Street in the Central Detroit Christian CDC Neighborhood Enterprise Zone area.
(RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application for a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of an 8-unit multifamily residential facility located at 89 W. Philadelphia Street. The rehabilitation of this vacant 8-unit multifamily residential building will include partial demolition, and repair or replacement of windows and doors, HVAC, plumbing, electrical, finishes and exterior work.

The subject property has been confirmed as being within the boundaries of the Central Detroit Christian CDC NEZ which was established by a vote of Council on January 19, 2010, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost of the project is approximately \$38,091.43 per unit for a total project cost of \$304,731.44. The applicant, 69 Philadelphia, LLC, 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