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June 28, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for a newly constructed 38-unit multifamily residential apartment building located at 7303 W. McNichols Road in the 7303 West McNichols LLC 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 new construction of a 38-unit multifamily residential apartment building located at 7303, 7329, and 7355 W. McNichols Road. This application corresponds to a qualified site that will facilitate the construction of a 38-unit multifamily residential apartment building. The development group comprised of the development firms URGE Development Group LLC, led by Roderick Hardamon; N’Namdi Holdings, led by LLC George N’Namdi and Hosey Development LLC, led by Richard Hosey, plan to construct a 38,000 square foot mixed-use, multi-family residential development on the three parcel site. The project will consist of the demolition of the existing structures and the construction of a new mixed-use development, with approximately 6,100 square feet of first-floor retail space and approximately 38 residential units. This NEZ certificate is an incentive which only applies to the residential component of this project, which is located in the Fitzgerald area of Detroit.

The subject property has been confirmed as being within the boundaries of the 7303 West McNichols LLC NEZ which was established by a vote of Council on June 1, 2021, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated total construction cost for this project is approximately \$10,441,789.00. The applicant 7303 West McNichols LLC, is seeking a 15-year tax abatement. This development will offer studio, one- and two- bedroom apartment units all priced at 60-80% of AMI. 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