

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Gwen Lewis
Frederick E. Russell, Jr.

July 16, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 96-unit multifamily residential apartment building located at 110 Sproat (a/k/a The Eddystone Hotel) in the Eddystone Lofts 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 96-unit historic hotel (a/k/a The Eddystone Hotel) into a multifamily residential apartment building located at 110 Sproat. This application corresponds to a qualified site that will facilitate the rehabilitation of a 96-unit multifamily residential apartment building. The proposed rehabilitation will include extensive interior and exterior renovations including roofing, HVAC, windows, plumbing, electrical, elevators, and flooring.

The subject property has been confirmed as being within the boundaries of the Eddystone Lofts NEZ which was established by a vote of Council on September 9, 2005, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated construction cost for this project is approximately \$365,619.00 per unit for a total construction cost of \$35,099,424.00. The applicant Eddystone Renaissance, LLC, is seeking a 12-year tax abatement. There developer has committed to a set aside of 20% of the units at 80% AMI. The NEZ certificate applications appear 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