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August 17, 2021

**HONORABLE CITY COUNCIL**

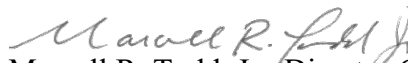
**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an existing residential condominium located at 4154 Second Avenue in the Midtown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

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 an existing residential condominium located at 4154 Second Avenue, Unit 7. The property is generally located at the southeast corner of Second and Willis Avenues. This application corresponds to a qualified site which will accommodate the rehabilitation of a current building consistent with zoning and the Master Plan of Policies. The building is anticipated to undergo substantial work, including interior renovations, adding two bathrooms, and adding a rooftop deck. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Midtown NEZ which was established by a vote of Council on March 10, 1999, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 4154 Second Avenue is \$175,000.00. The applicant is seeking a 15-year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,

  
Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner CPC

cc: Janice Winfrey, City Clerk