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September 2, 2021

HONORABLE CITY COUNCIL

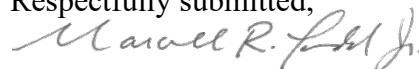
RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of 459 E. Milwaukee Avenue in the Vanguard/E. Grand Boulevard Development Neighborhood Enterprise Zone area (CORRECTED RESOLUTION / RECOMMEND APPROVAL)

On July 23, 2019, Your Honorable Body approved the subject request for a Neighborhood Enterprise Zone (NEZ) Certificate Application. However, it was later discovered that the applicant received a building permit prior to applying for the NEZ certificate. As a result, the State of Michigan requires the resolution for the certificate be modified and approved as allowed by State law. Below is a summary of the NEZ certificate request.

The office of the City Planning Commission (CPC) has received an application requesting a NEZ certificate forwarded from the office of the City Clerk for the rehabilitation of one condominium property located at 459 E. Milwaukee Avenue. This application corresponds to a qualified facility that is to be newly renovated into a high-end residential condominium unit. The project consists of all new mechanical, electrical and plumbing systems. The rehabilitation also includes new cabinetry and millwork, drywall, insulation, flooring, counter tops, fixtures, and finishes. CPC staff has reviewed the application and recommends approval. The anticipated cost of rehabilitation is \$110,000.00. The subject property has been confirmed as being within the boundaries of the Vanguard/E. Grand Boulevard Development NEZ which was established by a vote of Council on April 30, 2003 and should be eligible for a NEZ certificate under State Act 147 of 1992 as currently written.

The NEZ certificate application was submitted after the issuance of applicable building permits. The building permits on record show that permits were issued on March 15, 2019, and the NEZ certificate application was filed with the City of Detroit Clerk's office on June 3, 2019. MCL 207.774 states the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the NEZ certificate application is filed not later than 6 months following the date the building permit is issued. In order to proceed, the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 months following the date the building permit was issued. The revised resolution is attached for your consideration.

Respectfully submitted,



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

cc: Angela Jones, City Clerk's office

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific property tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992; and

WHEREAS, It has been determined that a building permit was issued on March 15, 2019, and the application was filed with the City of Detroit Clerk's office on June 3, 2019. MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, noting that the application was submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Action 147 of 1992.

BE IT FINALLY REOLVED, That the Detroit City Council approves the following address for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Vanguard/E. Grand Blvd	459 E. Milwaukee	N2019-067