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City of Detroit

CITY COUNCIL

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TO: COUNCIL MEMBERS 

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 27, 2021

RE: Establishment of a **Neighborhood Enterprise Zone**, as requested by the **City of Detroit** in the **North Corktown** area

Neighborhood Enterprise Zone Act (Public Act 147 of 1992)

The Neighborhood Enterprise Zone Act, PA 147 of 1992, as amended, provides for the development and rehabilitation of residential housing located within eligible distressed communities. New and rehabilitated facilities applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of new and rehabilitated facility certificates. Exemptions for new and rehabilitated facilities are not effective until approved by the STC.

North Corktown Development, LLC & Zeiger Properties, LLC

In this case the *City of Detroit* is the petitioner for the NEZ, since the two developers of the property do not own enough parcels individually to independently apply for a zone.¹ North Corktown Development, LLC, one of two project developers, has plans to improve the property located on five parcels in the Midtown area of Detroit. The proposed area consists of 12 vacant parcels with a total of 1.000 acre of land that is proposed for a NEZ. The developers plan to develop the property to include various infill new construction single family structures in the proposed development area. The North Corktown Development, LLC phase of the project will feature seven two-bedroom 1,000 sq. foot townhomes, each with a basement, one car garage, and fenced in parking. Currently, North Corktown Development, LLC has four Detroit Land Bank

¹ MCL 207.773(1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. NEIGHBORHOOD ENTERPRISE ZONE ACT

Authority (DLBA) parcels under contract located at 2802, 2806, 2808 and 2812 Harrison St, in the North Corktown neighborhood. North Corktown Development, LLC plans to invest a total of **\$1.7 million** into the project.

The second developer, Zeiger Properties, LLC, is the project developer of a 12-unit new build infill development located on Harrison & Perry in North Corktown. The units range in size from 830-1500 sq. ft., each with a garage, a courtyard, or a rooftop deck. The project’s land parcels are under contract with the DLBA.

Additionally, Zeiger Properties, LLC has six Detroit Land Bank Authority (DLBA) parcels under contract located at 2722-2746 & 2733-2741 Harrison St., in the North Corktown neighborhood. The contiguous properties are 12,400 SF and 6,262 SF, respectively. This element of the proposed project would offer a total of 8 units with full basements and a one-car garage per unit, within a fenced secured parking area. Zeiger Properties, LLC plans to invest a total of **\$2.95 million** into the project.

DEGC Property Tax Abatement Evaluation

Property Address: 2802, 2806, 2808 and 2812 Harrison St.
Developer: North Corktown Development, LLC
Development Team Principal(s): Brian Hurttienne
Prepared By: Kaci Jackson

Description of Incentive: NEZ District	
DEGC Abatement Term Recommendation	15 years
Location	
Address	2802, 2806, 2808 and 2812 Harrison St.
City Council District	6
Neighborhood	N. Corktown
Located in HRD/SNF Targeted Area	N. Corktown
Building Use	
Total Residential Square Footage	7,000 SF
Number of Residential Units	7
Number of Affordable Residential Units	NA
Project Description	
<p>North Corktown Development, LLC. proposes to construct a new construction townhouse development. The development will feature 7 1,000 sf townhomes with full basements and a one car garage per unit within a fenced in secure parking area. Each of the 7 townhomes will have 2 bedrooms.</p> <p>North Corktown Development, LLC. (Brian Hurttienne) has under contract four Detroit Land Bank Authority (DLBA) parcels located in the North Corktown neighborhood at 2802, 2806, 2808 and 2812 Harrison St.</p> <p>The DEGC and the City recognize that for these infill development projects, a property tax exemption will be necessary to support investment. In most cases, projects requiring incentives cannot proceed until the district is in place, making the establishment of tax-incentive districts a key prior activity for the activation of the space.</p>	

Underwriting Metrics Summary	Performance w/ Abatement	Performance w/o Abatement
Avg Sale Price of Condo	\$285,000	\$285,000
Monthly P & I	\$1,078.13	\$1,078.13
Monthly RE Tax	\$211.95	\$844.14
Total Monthly Burden Less Insurance	\$1,290.08	\$1,922.28
Sources and Uses of Capital Summary		
Total Investment	\$1.7M	
Sources	\$1.4M Sr. Loan (82.3%) \$300K Equity (17.6%)	
Uses	\$1.4M Hard Costs (82.3%) \$290K Soft Costs (16.7%)	
Project Economic Benefits Summary		
Estimated Jobs (FTE/Construction)	2 FTE, 45 Construction Jobs	
Estimated City benefits before tax abatement	\$723,412	
Total estimated City value of NEZ abatement	\$355,664	
Less cost of services & utility deductions	\$26,057	
Net Benefit to City with NEZ abatement	\$341,691	

North Corktown Development, LLC
City of Detroit Gross Benefits Summary over the First 15 Years (Prior to Abatement)

	Amount
Real Property Taxes, before abatement	\$580,008
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$3,885
Municipal Income Taxes - Indirect Workers	\$989
Municipal Income Taxes - Corporate Income	\$7,782
Municipal Income Taxes - Construction Period	\$12,825
Municipal Income Taxes - New Res. Inhabitants	\$65,570
Utility Revenue	\$4,533
Utility Users' Excise Taxes	\$3,307
State Revenue Sharing - Sales Tax	\$12,690
Building Permits and Fees	\$14,000
Miscellaneous Taxes & User Fees	\$17,823
Subtotal Benefits	<u>\$723,412</u>
Cost of Providing Municipal Services	(\$21,523)
Cost of Providing Utility Services	(\$4,533)
Subtotal Costs	<u>(\$26,057)</u>
Net Benefits	\$697,355

North Corktown Development, LLC
Incentive Summary over the First 15 Years

	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Utility Users Tax & Corporation Income Tax Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$723,412	(\$26,057)	(\$355,664)	\$0	\$0	\$341,691
Wayne County	\$142,446	(\$3,908)	(\$86,860)	\$0	\$0	\$51,678
Detroit Public Schools	\$551,347	(\$15,077)	(\$440,757)	\$0	\$0	\$95,513
State Education	\$103,626	\$0	(\$60,123)	\$0	\$0	\$43,503
Wayne RESA	\$94,374	\$0	(\$54,749)	\$0	\$0	\$39,625
Wayne County Comm. College	\$55,972	\$0	(\$32,467)	\$0	\$0	\$23,505
Wayne County Zoo	\$1,727	\$0	(\$1,003)	\$0	\$0	\$724
Detroit Institute of Arts	\$3,454	\$0	(\$2,007)	\$0	\$0	\$1,447
Total	\$1,676,358	(\$45,042)	(\$1,033,631)	\$0	\$0	\$597,686

North Corktown Development, LLC
Expanded Incentive Summary over the First 15 Years (Including the Library)

Jurisdiction	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Utility Users Tax & Corporation Income Tax Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$643,435	(\$26,057)	(\$306,622)	\$0	\$0	\$310,756
Library	\$79,977	\$0	(\$49,042)	\$0	\$0	\$30,935
Wayne County	\$142,446	(\$3,908)	(\$86,860)	\$0	\$0	\$51,678
Detroit Public Schools	\$551,347	(\$15,077)	(\$440,757)	\$0	\$0	\$95,513
State Education	\$103,626	\$0	(\$60,123)	\$0	\$0	\$43,503
Wayne RESA	\$94,374	\$0	(\$54,749)	\$0	\$0	\$39,625
Wayne County Comm. College	\$55,972	\$0	(\$32,467)	\$0	\$0	\$23,505
Wayne County Zoo	\$1,727	\$0	(\$1,003)	\$0	\$0	\$725
Detroit Institute of Arts	\$3,454	\$0	(\$2,007)	\$0	\$0	\$1,447
Total	\$1,676,358	(\$45,042)	(\$1,033,631)	\$0	\$0	\$597,686

DEGC Property Tax Abatement Evaluation

Property Address: 2722-2746 & 2741 Harrison St.
Developer: Zeiger Properties, LLC.
Development Team Principal(s): Diane Zeiger
Prepared By: Kaci Jackson

Description of Incentive:	
DEGC Abatement Term Recommendation	15 years
Location	
Address	2722-2746 & 2741 Harrison St.
City Council District	6
Neighborhood	N. Corktown
Located in HRD/SNF Targeted Area	N. Corktown
Building Use	
Total Residential Square Footage	14,560 GSF
Total Retail Square Footage	NA
Parking Spaces	12
Number of Residential Units	12
Number of Affordable Residential Units	NA

Project Description

Harrison Townhome project is a 12 unit new build infill development located on Harrison & Perry in North Corktown. The units range in size from 830-1500 sq. ft., each with a garage, courtyard, or rooftop deck. The project land parcels are under contract with the DLBA. The DLBA has approved the project as it met the City's desired strategy of providing density in a mostly vacant neighborhood and is consistent with the Greater Corktown Framework initiatives. The project has received Conditional Land Use/Board of Zoning Appeals approvals for eight of the 12 units. The remaining four units have received Conditional Land Use approval with the Board of Zoning Appeals hearing pending.

Zeiger Properties, LLC. (Diane Zeiger) has under contract six Detroit Land Bank Authority (DLBA) parcels located in the North Corktown neighborhood at 2722-2746 & 2733-2741 Harrison St. The contiguous properties are 12,400 SF and 6,262 SF, respectively. The proposed project would offer a total of 8 units with full basements and a car garage per unit within a fenced secured parking area.

The DEGC and the City recognize that for these infill development projects, a property tax exemption will be necessary to support investment. In most cases, projects requiring incentives cannot proceed until the district is in place, making the establishment of tax-incentive districts a key prior activity for the activation of the space.

Underwriting Metrics Summary	Performance w/ Abatement	Performance w/o Abatement
Avg Sale Price of Condo	\$339,840	\$339,840
Monthly P & I	\$1,259.08	\$1,259.08
Monthly RE Tax	\$247.50	\$985.82
Total Monthly Burden Less Insurance	\$1,506.60	\$2,244.90
Sources and Uses of Capital Summary		
Total Investment	\$2.95M	
Sources	\$2.035M Sr. Loan (60%) \$915K Equity (31%)	
Uses	\$2.5M Hard Costs (84.8%) \$450K Soft Costs (15.2%)	
Project Economic Benefits Summary		
Estimated Jobs (FTE/Construction)	0 FTE, 50 Construction Jobs	
Estimated City benefits before tax abatement	\$1,363,126	
Total estimated City value of NEZ abatement	\$755,356	
Net Benefit to City with NEZ abatement	\$607,769	

Zeiger Properties, LLC
City of Detroit Gross Benefits Summary over the First 15 Years (Prior to Abatement)

	Amount
Real Property Taxes, before abatement	\$1,231,725
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$0
Municipal Income Taxes - Indirect Workers	\$0
Municipal Income Taxes - Corporate Income	\$0
Municipal Income Taxes - Construction Period	\$21,490
Municipal Income Taxes - New Res. Inhabitants	\$93,910
Utility Revenue	\$0
Utility Users' Excise Taxes	\$0
State Revenue Sharing - Sales Tax	\$0
Building Permits and Fees	\$16,000
Miscellaneous Taxes & User Fees	\$0
<u>Subtotal Benefits</u>	<u>\$1,363,126</u>
Cost of Providing Municipal Services	\$0
Cost of Providing Utility Services	\$0
<u>Subtotal Costs</u>	<u>\$0</u>
Net Benefits	\$1,363,126

Zeiger Properties, LLC
Incentive Summary over the First 15 Years

	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Utility Users Tax & Corporation Income Tax Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$1,363,126	\$0	(\$755,356)	\$0	\$0	\$607,769
Wayne County	\$294,607	\$0	(\$184,472)	\$0	\$0	\$110,135
Detroit Public Schools	\$1,136,998	\$0	(\$936,075)	\$0	\$0	\$200,923
State Education	\$220,064	\$0	(\$127,689)	\$0	\$0	\$92,375
Wayne RESA	\$200,416	\$0	(\$116,276)	\$0	\$0	\$84,141
Wayne County Comm. College	\$118,864	\$0	(\$68,953)	\$0	\$0	\$49,911
Wayne County Zoo	\$3,668	\$0	(\$2,131)	\$0	\$0	\$1,537
Detroit Institute of Arts	\$7,335	\$0	(\$4,262)	\$0	\$0	\$3,073
Total	\$3,345,079	\$0	(\$2,195,214)	\$0	\$0	\$1,149,864

Zeiger Properties, LLC
Expanded Incentive Summary over the First 15 Years (Including the Library)

Jursidiction	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Utility Users Tax & Corporation Income Tax Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$1,193,284	\$0	(\$651,200)	\$0	\$0	\$542,083
Library	\$169,842	\$0	(\$104,156)	\$0	\$0	\$65,686
Wayne County	\$294,607	\$0	(\$184,472)	\$0	\$0	\$110,135
Detroit Public Schools	\$1,136,998	\$0	(\$936,075)	\$0	\$0	\$200,923
State Education	\$220,064	\$0	(\$127,689)	\$0	\$0	\$92,375
Wayne RESA	\$200,416	\$0	(\$116,276)	\$0	\$0	\$84,141
Wayne County Comm. College	\$118,864	\$0	(\$68,953)	\$0	\$0	\$49,911
Wayne County Zoo	\$3,668	\$0	(\$2,131)	\$0	\$0	\$1,537
Detroit Institute of Arts	\$7,335	\$0	(\$4,262)	\$0	\$0	\$3,073
Total	\$3,345,079	\$0	(\$2,195,214)	\$0	\$0	\$1,149,864

Charts courtesy of DEGC

Conclusion

The investment in the North Corktown Development, LLC project is estimated at \$1.7 million. The proposed tax abatement is projected to be worth a tax savings of **\$1,033,631** to the new residents. The estimated investment and new residents are projected to produce a positive cost benefit to the City of Detroit of **\$341,691** and over **\$597,686** to all the impacted taxing units, in addition to 2 FTE, 45 temporary construction jobs & 7 new housing units.

The investment in the Zeiger Properties, LLC project is estimated at \$2.95 million. The proposed tax abatement is projected to be worth a tax savings of **\$2,195,214** to the new residents. The estimated investment and new residents are projected to produce a positive cost benefit to the City of Detroit of **\$607,769** and over **\$1,149,864** to all the impacted taxing units, in addition to 0 FTE, 50 temporary construction jobs & 20 new housing units.



Map of Area²

² Map courtesy of DEGC

LPD Chart of North Corktown NEZ Project Totals

DEVELOPER	INVESTMENT	ABATEMENT VALUE	CITY BENEFIT	TAXING UNITS BENEFIT	NEW HOUSING UNITS
North Corktown Development, LLC	\$1,700,000	(\$1,033,631)	\$341,691	\$597,686	7
Zeiger Properties, LLC	\$2,950,000	(\$2,195,214)	\$607,769	\$1,149,864	20
GRAND TOTALS	\$4,650,000	(\$3,228,845)	\$949,460	\$1,747,550	27

North Corktown Development, LLC

DEGC Chart of Taxes Before, During & After the Incentive³

Existing Taxes	New Taxes AFTER Incentive(s)	New Taxes Without Incentive
City of Detroit	\$0	\$7,253
Library	\$0	\$1,160
Wayne County	\$0	\$2,009
Detroit Public Schools	\$0	\$3,257
State Education	\$0	\$1,503
Wayne RESA	\$0	\$1,368
Wayne County Comm. College	\$0	\$812
Wayne County Zoo	\$0	\$25
Detroit Institute of Arts	\$0	\$50
Total	\$0	\$17,436

Zeiger Properties, LLC

DEGC Chart of Taxes Before, During & After the Incentive⁴

Existing Taxes	New Taxes AFTER Incentive(s)	New Taxes Without Incentive
City of Detroit	\$0	\$15,403
Library	\$0	\$2,464
Wayne County	\$0	\$4,266
Detroit Public Schools	\$0	\$6,916
State Education	\$0	\$3,192
Wayne RESA	\$0	\$2,905
Wayne County Comm. College	\$0	\$1,724
Wayne County Zoo	\$0	\$53
Detroit Institute of Arts	\$0	\$106
Total	\$0	\$37,031

LPD Summary of DEGC Chart of Taxes Before, During & After the Incentive

DEVELOPER	Existing Taxes	New Taxes AFTER Incentive	New Taxes Without Incentive
North Corktown Development, LLC	\$0	\$17,436	\$69,446
Zeiger Properties, LLC	\$0	\$37,031	\$147,489
GRAND TOTALS	\$0	\$54,467	\$216,935

³ (North Corktown Development, LLC) Existing Annual Taxes: \$0 - New Annual Taxes DURING the Incentive: \$17,436 & Taxes after the Incentive EXPIRES: \$69,446

⁴ (North Corktown Development, LLC) Existing Annual Taxes: \$0 - New Annual Taxes DURING the Incentive: \$37,031 & Taxes after the Incentive EXPIRES: \$147,489

NEZ Acreage Status:⁵

NEZ allocations are limited by state statute: *“The total acreage of the neighborhood enterprise zones containing **only new facilities or rehabilitated facilities**, or any combination of new facilities or rehabilitated facilities designated under this act shall not exceed 15% of the total acreage contained within the boundaries of the local governmental unit.”*⁶

Total acreage available (15% of Detroit acreage): 13,239.00

North Corktown NEZ: 1.0 acres
Total Acreage for the Entire City of Detroit: 88,260⁷

Total Acreage Remaining 7,587.80
Total Acreage Designated 5,651.20

Please contact us if we can be of any further assistance.

Attachment: August 16, 2021- Letter from Finance Assessors

cc: Auditor General’s Office
Donald Rencher, Chief of Services and Infrastructure
Katy Trudeau, Planning and Development Department
Julie Schneider, HRD
Veronica Farley, HRD
Stephanie Grimes Washington, Mayor’s Office
Avery Peeples, Mayor’s Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC

⁵ This is a ballpark estimate by LPD, based on current available data.

⁶ MCL 207.773 (2)

⁷ 88,260 Acres = 137.90625 Square Miles



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

August 16, 2021

Katy Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – North Corktown**
Property Address: see attached list
Parcel ID: see attached list
Owner: see attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **North Corktown Neighborhood Enterprise Zone**, submitted by The City of Detroit Housing and Revitalization Department for the neighborhood located in the **North Corktown** area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of 12 vacant parcels with a total of 1.000 acre of land. The project plan proposes various infill new construction single family structures. The current True Cash Value of the proposed area is \$10,085. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following:

(i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.

(ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood



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Neighborhood Enterprise Zone
North Corktown
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enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed district located in the **North Corktown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



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Neighborhood Enterprise Zone
North Corktown
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Parcel: 08006674.
Address: 2722 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 244 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08006677.
Address: 2746 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 241 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08006920.
Address: 2733 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: W HARRISON W 28.50 FT OF LOTS 240&239 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 62 X 28.50

Parcel: 08006676.
Address: 2736 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 242 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08006675.
Address: 2728 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 243 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08006919.
Address: 2741 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: W HARRISON E 71.50 FT OF LOTS 240&239 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 62 X 71.50

Parcel: 08006678.001.
Address: 2802 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON W 70 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 70

Parcel: 08006678.002L
Address: 2806 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON E 30 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 30



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Neighborhood Enterprise Zone
North Corktown
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Parcel: 08006679.
Address: 2808 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 282 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08006680.
Address: 2812 HARRISON
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E HARRISON 283 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

Parcel: 08007462.
Address: 2728 ROSA PARKS BLVD
Owner: CITY OF DETROIT
Legal Description: E TWELFTH S 50 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 50 X 195

Parcel: 08007463.
Address: 2738 ROSA PARKS BLVD
Owner: DETROIT LAND BANK AUTHORITY
Legal Description: E TWELFTH N 29.8 FT OF S 79.8 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 29.8 X 195



Neighborhood Enterprise Zone
North Corktown
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