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October 21, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family house at 1242 Fischer in the East Village Amended 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 for the rehabilitation of a single-family house at 1242 Fischer.

The property is generally located on the east side of Fischer Street a few blocks north of E. Jefferson Avenue – east of Indian Village. Below is a map and image of the location. The request is for a 15-year abatement. The applicant for the certificate is Robert Michael Gregory.

The anticipated cost of the rehab work is \$40,000. The rehab work to be done includes replacement of the flooring, electrical work, replace kitchen, plumbing work, etc.

It appears the NEZ certificate application has been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the application must be filed before a building permit is issued. The petitioner submitted NEZ certificate application dated August 17, 2022, to the City Clerk's office.

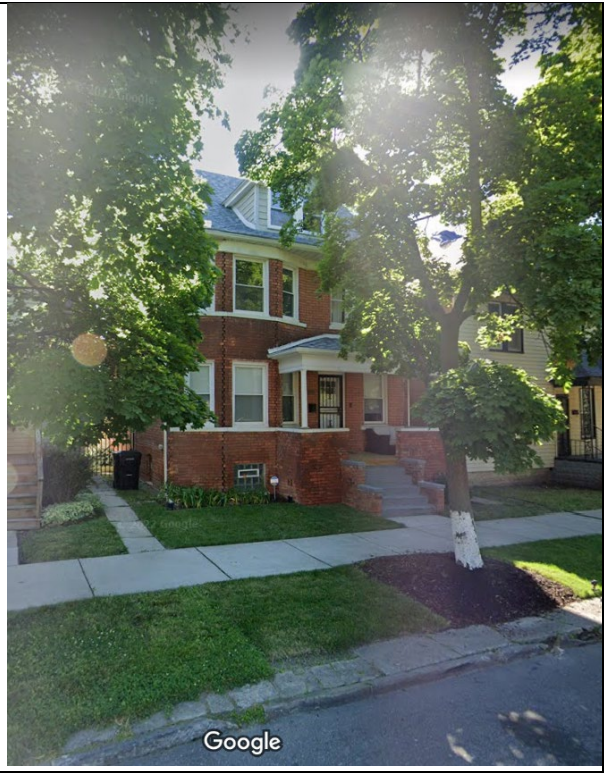
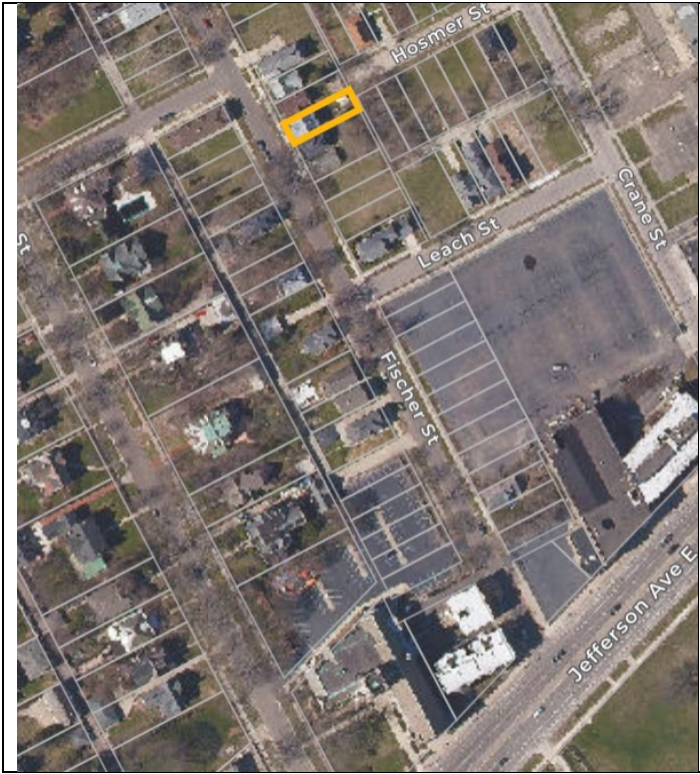
The subject property has been confirmed as being within the boundaries of the East Village Amended NEZ which was established by a vote of City Council on January 2005. CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Angela Jones, City Clerk



Resolution

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 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.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

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

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
East Village Amended	1242 Fischer	07-0870