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January 3, 2023

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a multiple-family building at 4110, 4112, and 4114 Trumbull in the Woodbridge Estates Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of an existing multi-family building at 4110, 4112, and 4114 Trumbull Avenue.

The property is generally located on the east side of Trumbull Avenue north of Alexandrine Avenue in the Woodbridge neighborhood. Below is a map and image of the location. The request is for a 15-year abatement. The applicant for the certificates is ABI Investments, LLC, which is a developer for 8 years focusing on redevelopment of properties in Detroit, Chicago, Kanas City, Nashville, etc.

The subject building was built in 1900 and has 3 rental units. The proposal is to renovate the existing structure into three condominium units. The developer has owned the building for approximately 3 ½ years. The estimated project cost per unit is \$85,633. Unit info is as follows:

- Unit 1 has 789 square feet; Unit 1 is on one floor
- Unit 2 has 1,044 square feet; Unit 2 is above Unit 1 and on two floors
- Unit 3 has 2,732 square feet.; Unit 3 is adjacent to Units 1 and 2 and on three floors

The developer indicates none of the 3 units will be designated handicap accessible. There is an existing covered parking structure for 4 vehicles in the rear yard accessed from the rear alley. The developer indicates no fee will be charged for the parking. Presently, the three units are occupied on a month-to-month basis until the NEZ is approved, and the units can then be offered for sale. The estimated sales price will be about \$500,000 but will depend on market conditions.

The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of City Council on September 2001.

The NEZ State Act (Section 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 application is filed not later than 6 months following the date the building permit is issued. The City issued a building permit for the subject 3 units on March 18, 2022. The petitioner submitted the current NEZ certificate application dated August 30, 2022, to the City Clerk’s office. However, the petitioner indicates the certificates were actually first submitted back in September 2019, but for some reason were lost. Either way, the current certificates have been submitted within the aforementioned 6-month window.

CPC staff has reviewed the applications 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 applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates 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 Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodbridge Estates	4110 Trumbull	07-0871
Woodbridge Estates	4112 Trumbull	07-0872
Woodbridge Estates	4114 Trumbull	07-0873