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May 4, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a building at 255 E. Ferry in the Woodbridge/Brush/Hendrie/Ferry 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 an existing building at 255 East Ferry.

The property is generally located on the north side of East Ferry Street between John R and Brush Street in the Arts Center neighborhood. Below is a map and image of the location. The request is for a 15-year abatement. The applicant for the certificates is 255 E. Ferry, LLC, which is represented by Darius D. Barrett.

The applicant indicates the subject building was previously used as a rooming has and has been vacant for fifteen plus years. The proposal is for a full gut rehabilitation to convert the property to four residential rental units. The estimated project cost per unit is \$325,000. Unit info is as follows:

- Unit 1 has 650 SF; 1 Bed 1.5 Bath; \$1300 per month
- Unit 2 has 1310 SF; 2 Bed 2.5 Bath; \$2500 per month
- Unit 3 has 725 SF; 1 Bed 1.5 Bath; \$1400 per month
- Unit 4 has 1030 SF; 2 Bed 2 Bath; \$2000 per month

The site plan shows four parking spaces at the rear of the site; the developer indicates no fee will be charged for parking. The developer indicates none will be designated handicap accessible.

The subject property has been confirmed as being within the boundaries of the Woodbridge/Brush/Hendrie/Ferry Neighborhood Enterprise Zone which was established by a vote of City Council on July 24, 2001.

The NEZ Act (Act 147 of 1992) states the application for the certificate must be filed before a building permit is issued. However, the NEZ Act allows a certificate to be filed not later than 6 months following the date the building permit is issued provided the local government allows by resolution. The petitioner submitted the NEZ certificate on January 4, 2023 and indicates they have not yet applied for building permits.

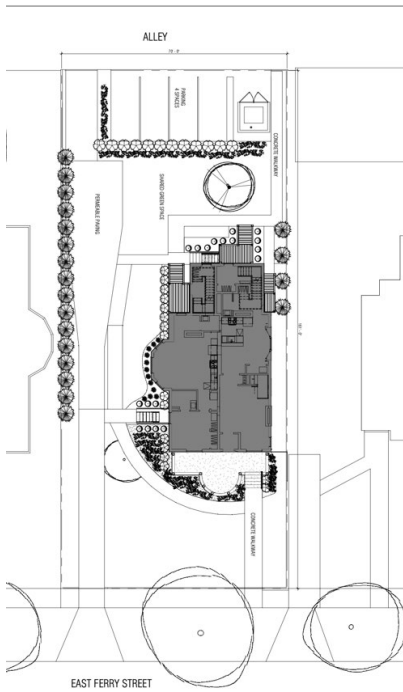
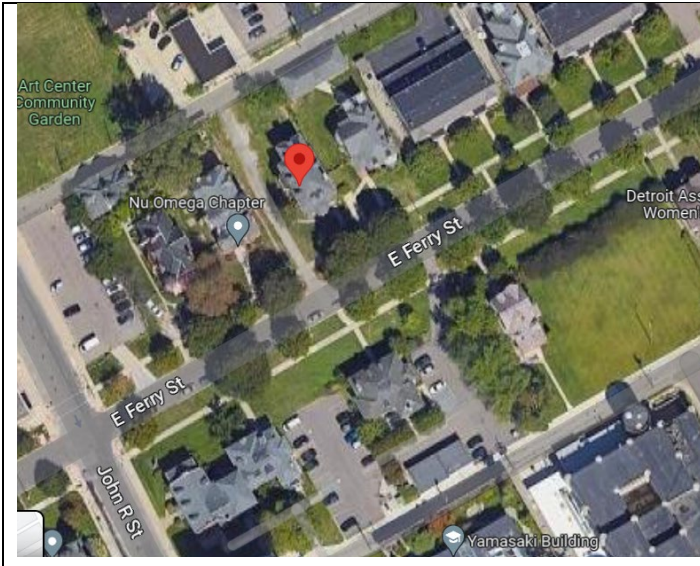
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

Marcell R. Todd Jr.

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 Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodbridge/Brush/Hendrie/Ferry	255 E. Ferry	07-0889