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# City of Detroit

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October 10, 2023

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of 12 condominium units located at the southeast corner of John R and E. Forest in the Garfield Condominium Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received twelve applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of a new 3-story building with 12 condominium units at 4645 (Unit 1), 4649 (Unit 2), 4651 (Unit 3), 4655 (Unit 4), 4659 (Unit 5), 4661 (Unit 6), 4665 (Unit 7), 4667 (Unit 8), and 4671 (Unit 9) John R and 116 (Unit 10), 112 (Unit 11), and 108 (Unit 12) E. Forest.

The applicant requesting the certificates is Forest House Midtown LLC which is owned by Brad Rottschafer of Mosaic Custom Homes. Mosaic Homes and Properties is a construction and development company founded in 1993.

The table below summarizes details for the subject 12 condo units.

Unit	Sq Footage	# Bedrooms	Unit cost to build	Estimated sale price
1	2030	3	\$230 per sq foot or \$302,000	\$350 per sq foot or \$710,500
2	1971	3	\$230 per sq foot	\$350 per sq foot or \$689,850
3	1971	3	\$230 per sq foot	\$350 per sq foot
4	1971	3	\$230 per sq foot	\$350 per sq foot
5	1971	3	\$230 per sq foot	\$350 per sq foot
6	1971	3	\$230 per sq foot	\$350 per sq foot
7	1121	2	\$230 per sq foot	\$350 per sq foot or \$392,350
8	921	1	\$230 per sq foot	\$350 per sq foot or \$322,350
9	962	2	\$230 per sq foot	\$350 per sq foot or \$336,700
10	1183	2	\$230 per sq foot	\$350 per sq foot or \$414,050
11	929	2	\$230 per sq foot	\$350 per sq foot or \$325,150
12	1066	2	\$230 per sq foot	\$350 per sq foot or \$373,100

The site plan below indicates there will be seven 2-car garages and four 1-car garages. The garages are part of the condo sale price.

The developer representative indicates there are no handicap accessible units.

It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted NEZ certificate applications dated September 19, 2023, to the City Clerk’s office. The developer applied for a building permit, but it has not yet been issued.

The subject property has been confirmed as being within the boundaries of the Garfield Condominium NEZ which was established by a vote of City Council in November 2005. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Janice Winfrey, City Clerk  
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 certificate if the applications were 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>
Garfield Condominium	4645 (Unit 1) John R	07-0968
Garfield Condominium	4649 (Unit 2) John R	07-0969
Garfield Condominium	4651 (Unit 3) John R	07-0970
Garfield Condominium	4655 (Unit 4) John R	07-0971
Garfield Condominium	659 (Unit 5) John R	07-0972
Garfield Condominium	4661 (Unit 6) John R	07-0973
Garfield Condominium	4665 (Unit 7) John R	07-0974
Garfield Condominium	4667 (Unit 8) John R	07-0975
Garfield Condominium	4671 (Unit 9) John R	07-0976
Garfield Condominium	116 (Unit 10) E. Forest	07-0977
Garfield Condominium	112 (Unit 11) E. Forest	07-0978
Garfield Condominium	108 (Unit 12) E. Forest.	07-0979