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February 16, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a house at 14691 Klenk in the Jefferson Chalmers 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 and expansion of a house at 14691 Klenk.

14691 Klenk is located on the north side of Klenk just west of Alter near the Detroit River and Fox Creek. Below is a map of the location and an image of the house. The subject request is for a 15-year abatement.

The petitioner for the certificate is from the homeowner - Lisa Okasinski. The site presently has a 2-story 1,400 square foot building at the rear of the site which includes a boat well on the entire first floor and living space on the second floor.

The petitioner plans to rehab and expand the boathouse by 500 square feet for more living space. The petitioner is proposing to spend \$458,700.

It appears the NEZ certificate application has been submitted prior to the issuance of the applicable building permit – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted NEZ certificate application dated January 5, 2024, to the City Clerk's office.

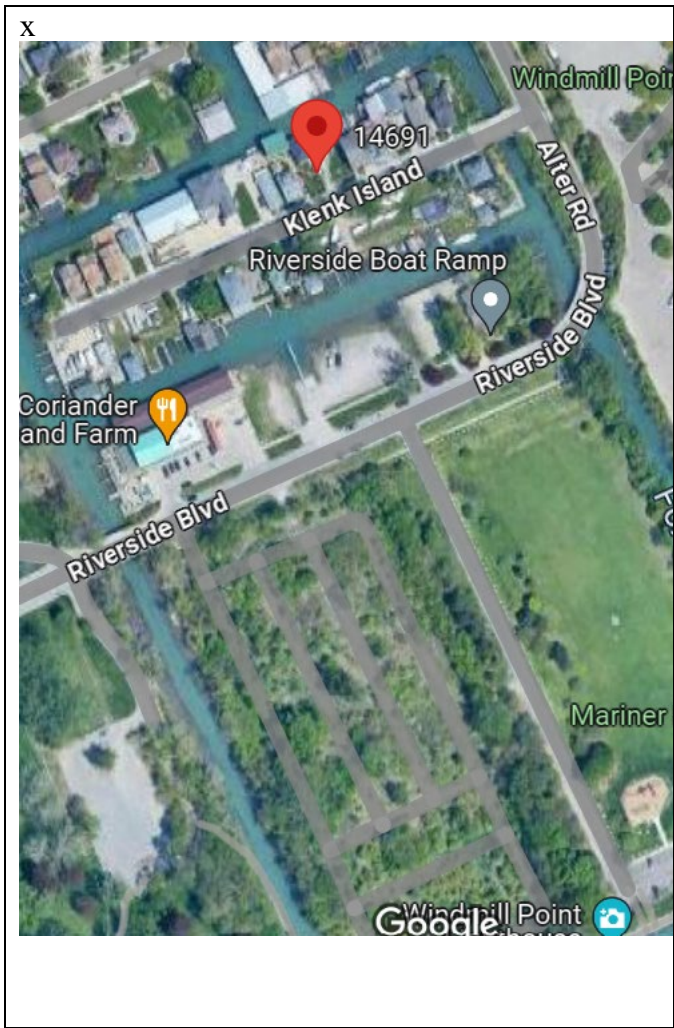
The subject property has been confirmed as being within the boundaries of the Jefferson Chalmers NEZ which was established by a vote of the City Council in October 1992. CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Janice Winfrey, 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 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 a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Jefferson Chalmers	14691 Klenk	07-1020