

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Lauren Hood, MCD**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

March 1, 2024

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family house at 2908 Harrison in the North Corktown 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 house at 2908 Harrison.

2908 Harrison is located on the east side of Harrison, two lots north of Temple in the North Corktown neighborhood. 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 Lukas Bondy of Bondy Construction. Mr. Bondy proposes to renovate the structure and rent it out. The existing house is only 500 square feet. An 800 square foot addition would be added, creating 1,300 square feet and 3 bedrooms. The estimated project cost is \$75,000. Mr. Bondy indicates the unit will be rented out at market rate (around \$2,000 per month), which is assumed to be between 100-125% AMI.

Regarding accessibility, Mr. Bondy indicates since this is an older existing home, the existing portion of the home has three steps up onto the front porch. The rear addition will have one step. If we have a tenant requiring a ramp to be installed for access, we are happy to accommodate them.

It appears the NEZ certificate application has been submitted prior to the issuance of 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 the NEZ certificate application dated February 14, 2024 to the City Clerk's office.

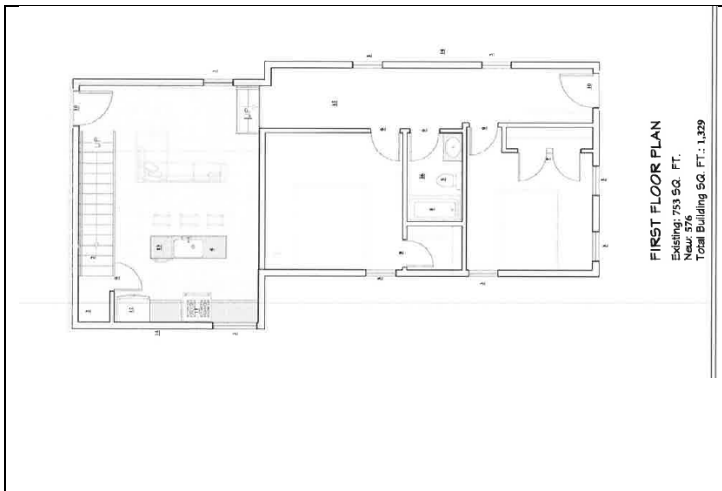
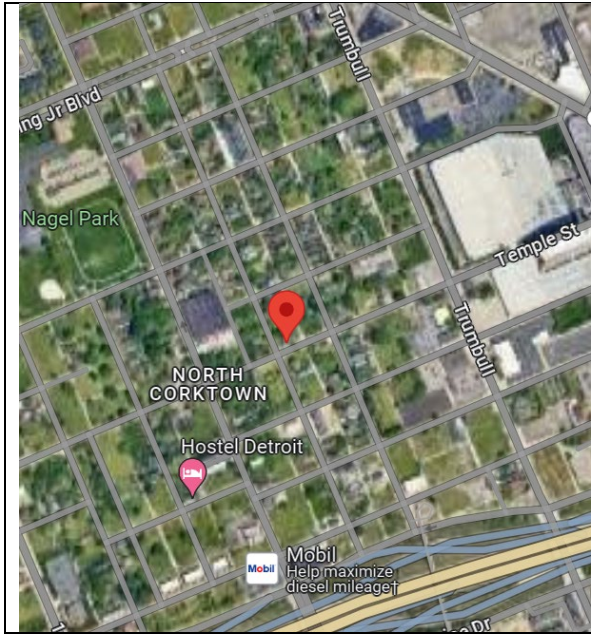
The subject property has been confirmed as being within the boundaries of the North Corktown NEZ which was established by a vote of the City Council in April 2003. CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration.

Respectfully submitted,



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

**Zone**  
North Corktown

**Address**  
2908 Harrison

**Application No.**  
07-1025