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June 12, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of 20 condominium units generally located on the south side of Pallister Avenue near Churchill and Woodrow Wilson Streets (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 20 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of 20 condominium units at 7532 Churchill Unit 17, 7534 Churchill Unit 18, 7536 Churchill Unit 19, 7540 Churchill Unit 20, 7542 Churchill Unit 21, 7544 Churchill Unit 22, 7546 Churchill Unit 23, 7548 Churchill Unit 24, 1721 Pallister Unit 25, 1717 Pallister Unit 26, 1713 Pallister Unit 27, 1709 Pallister Unit 28, 1705 Pallister Unit 29, 1703 Pallister Unit 30, 1649 Pallister Unit 31, 1645 Pallister Unit 32, 1641 Pallister Unit 33, 1637 Pallister Unit 34, 1635 Pallister Unit 35, and 1631 Pallister Unit 36.

The petitioner for the certificates is FPJ Investments LLC; the developer is James Budziak, a Detroit area developer and realtor. The developer already completed units 1-16; the current request is for units 17-36. The table below summarizes details for the subject 20 condo units. All of the units have two bedrooms, except two which have 3 bedrooms.

Unit #	Address	Street	Square Footage	# Bedrooms	Cost to build	Estimated Sales Price
17	7532	Churchill	1260	2	\$ 337,500.00	\$ 395,000.00
18	7534	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
19	7536	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
20	7540	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
21	7542	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
22	7544	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
23	7546	Churchill	1250	2	\$ 337,500.00	\$ 395,000.00
24	7548	Churchill	1260	2	\$ 337,500.00	\$ 395,000.00
25	1721	Pallister	1316	2	\$ 355,320.00	\$ 427,700.00

26	1717	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
27	1713	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
28	1709	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
29	1705	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
30	1703	Pallister	1616	3	\$ 436,320.00	\$ 525,200.00
31	1649	Pallister	1616	3	\$ 436,320.00	\$ 525,200.00
32	1645	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
33	1641	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
34	1637	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
35	1635	Pallister	1310	2	\$ 353,700.00	\$ 425,750.00
36	1631	Pallister	1316	2	\$ 355,320.00	\$ 427,700.00

Regarding parking, the developer indicates a 2-car garage is included with each unit. Regarding accessibility, the developer indicates it can convert any of the existing units to handicap accessible to accommodate any buyer request.

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) or not more than 6 months after the date of the issuance of a building permit for the facility. The petitioner submitted NEZ certificate applications dated May 14, 2024, to the City Clerk's office. The petitioner applied for a building permit in May 2024, but a permit has not been issued yet.

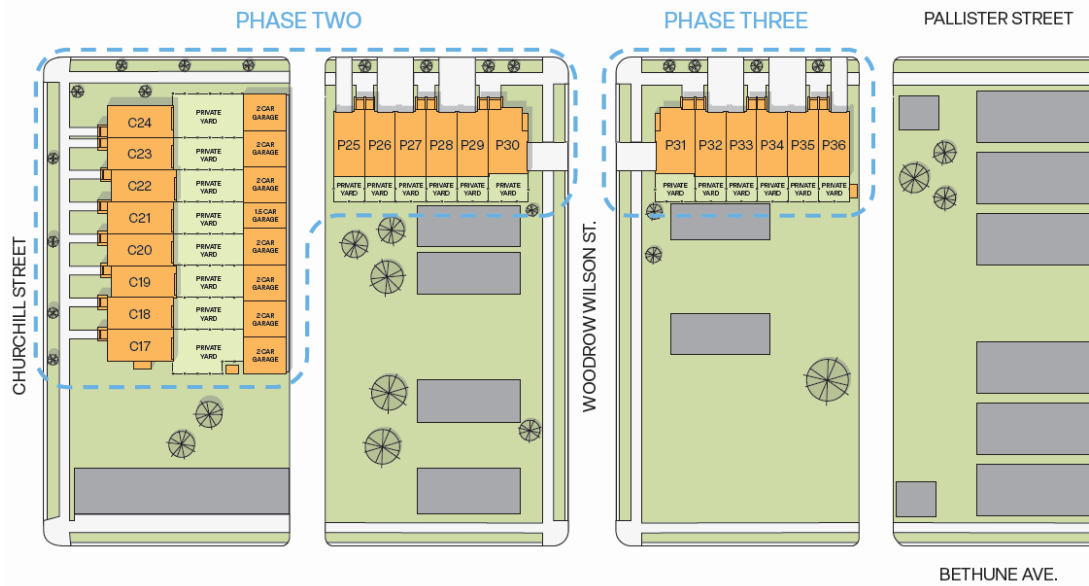
The subject property has been confirmed as being within the boundaries of the Pallister Henry Ford NEZ which was established by a vote of City Council in September 2021. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our 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>
Pallister Henry Ford	7532 Churchill, Unit 17	07-1054
Pallister Henry Ford	7534 Churchill, Unit 18	07-1055
Pallister Henry Ford	7536 Churchill, Unit 19	07-1056
Pallister Henry Ford	7540 Churchill, Unit 20	07-1057
Pallister Henry Ford	7542 Churchill, Unit 21	07-1058
Pallister Henry Ford	7544 Churchill, Unit 22	07-1059
Pallister Henry Ford	7546 Churchill, Unit 23	07-1060
Pallister Henry Ford	7548 Churchill, Unit 24	07-1061
Pallister Henry Ford	1721 Pallister, Unit 25	07-1062
Pallister Henry Ford	1717 Pallister, Unit 26	07-1063
Pallister Henry Ford	1713 Pallister, Unit 27	07-1064
Pallister Henry Ford	1709 Pallister, Unit 28	07-1065
Pallister Henry Ford	1705 Pallister, Unit 29	07-1066
Pallister Henry Ford	1703 Pallister, Unit 30	07-1067
Pallister Henry Ford	1649 Pallister, Unit 31	07-1068
Pallister Henry Ford	1645 Pallister, Unit 32	07-1069
Pallister Henry Ford	1641 Pallister, Unit 33	07-1070
Pallister Henry Ford	1637 Pallister, Unit 34	07-1071
Pallister Henry Ford	1635 Pallister, Unit 35	07-1072
Pallister Henry Ford	1631 Pallister, Unit 36	07-1073

