

City of Detroit

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April 9, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family house at 3677 Lincoln in the Woodbridge Estates 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 3677 Lincoln.

3677 Lincoln is located on the west side of Lincoln between Selden and Brainard Streets in the Woodbridge neighborhood. The house has 3 bedrooms and about 1,949 square feet. Below is a map of the location and an image of the house. The subject request is for a 17-year abatement, because it is located within a historic district.

The petitioners for the certificate are Bradly Gayton and Michelle Colfescu DBA LUNA517, LLC. The petitioners plan a major rehab and then sell the house to a homeowner. The estimated project cost is \$275,000 which will include extensive renovations – new HVAC, electrical, plumbing and windows.

Regarding parking, there will be two on-site parking spaces accessed by the rear alley. Regarding accessibility, the applicant indicates there will be several accessibility features, including accessible kitchen appliances, accessible bathrooms including curb-less showers, smooth non-slip flooring, etc.

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 NEZ certificate application dated February 25, 2025, to the City Clerk's office and has not yet applied for building permits.

The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of City Council on September 18, 2001. CPC staff has reviewed the application and recommends approval. A resolution for Your consideration is attached. Please contact our office should you have any questions.

Respectfully submitted,



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

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 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 a Neighborhood Enterprise Zone Certificate for a seventeen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodbridge Estates	3677 Lincoln	25-012