

Referrals
7/16/19

**BUDGET,
FINANCE, AND
AUDIT STANDING
COMMITTEE**

City of Detroit
OFFICE OF THE CITY CLERK



Janice M. Winfrey
City Clerk

Caven A. West
Deputy City Clerk

July 8, 2019

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
HARBORTOWN**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE LEGISLATIVE POLICY DIVISION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,

Janice M. Winfrey
City Clerk

JMW:aj
Enc.

CITY CLERK 2019 JUL 8 PM 2:47

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 as valorem property taxes, and the imposition of specific property tax in lieu of as 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 City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

Zone
HARBORTOWN

Address
250 E. HARBORTOWN

App. No.
06-85-46

Alton James
Chairperson

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
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Brenda Goss-Andrews
Lisa Whitmore Davis
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

July 3, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for one (1) rehabilitated condominium unit located at 250 E. Harbortown Dr. #1504 in the Harbortown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one (1) application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one (1) condominium unit located at 250 E. Harbortown Dr. #1504. This application corresponds to a qualified site that will facilitate the rehabilitation of one (1) condominium unit as a part of a larger development known as Harbortown. The project consists of the rehabilitation one condominium unit by way of the full demolition and replacement of the flooring and kitchen as well as the painting of the living room, kitchen, hallway and bedrooms. The rehabilitation also includes the replacement of damaged windows.

The subject property have been confirmed as being within the boundaries of the Harbortown NEZ which was established by a vote of Council on October 21, 1992, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated rehabilitation cost is \$21,408.00. The NEZ certificate application appear to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner
Janese Chapman
Deputy Director

John Alexander
LaKisha Barclift, Esq.
M. Rory Bolger, Ph.D., AICP
Elizabeth Cabot, Esq.
Tasha Cowen
Richard Drumb
George Etheridge
Deborah Goldstein

City of Detroit

CITY COUNCIL

LEGISLATIVE POLICY DIVISION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

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Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood
Ashley A. Wilson

- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”¹ instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 1992, which is prior to the development of a system of additional financial review for NEZs in **2016**, therefore there is no additional fiscal review for this item.

¹ Created under Michigan 2008: Public Act 204 & Public Act 228

City of Detroit
OFFICE OF THE CITY CLERK



Janice M. Winfrey
City Clerk

Caven A. West
Deputy City Clerk

July 8, 2019

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
WEST VILLAGE**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE LEGISLATIVE POLICY DIVISION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,

Janice M. Winfrey
City Clerk

JMW:aj
Enc.

CITY CLERK 2019 JUL 8 10:58 AM

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 as valorem property taxes, and the imposition of specific property tax in lieu of as 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 City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

Zone
WEST VILLAGE

Address
2432 SEYBURN

App. No.
06-85-44

City of Detroit

Alton James
Chairperson

Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
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Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

July 3, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of one (1) single-family structure located at 2432 Seyburn Avenue in the West Village Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) had received one (1) application requesting an Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one (1) single-family structure located at 2432 Seyburn Avenue. This application corresponds to a qualified site that will facilitate the rehabilitation of this single-family structure at a cost of \$107,179.00. CPC staff had reviewed the application and recommends approval.


The subject property has been confirmed as being within the boundaries of the West Village NEZ which was established by a vote of Council on November 15, 2000, and should be eligible for an NEZ certificate under State Act 147 of 1992 as currently written. The NEZ certificate application appears to have been submitted within six months of the development, being issued a building permit on February 20, 2019.

In order to proceed the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 month following the date the building permit was issued.

The required resolution is attached for your consideration.

Please contact our office should you have any questions.

Respectfully submitted,


Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

OFFICE OF THE
DETROIT CITY CLERK
2019 JUL -3 P 2:12

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 property 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; and

WHEREAS, The it has been determined that a building permit was issued on February 20, 2019 and the application was filed with the City of Detroit Clerk's office on April 1, 2019. MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, noting that the application was submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Action 147 of 1992.

BE IT FINALLY REOLVED, That the Detroit City Council approves the following address for receipt of Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
West Village	2432 Seyburn	06-8544

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner
Janese Chapman
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M. Rory Bolger, Ph.D., AICP
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Tasha Cowen
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- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”¹ instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 2000, which is prior to the development of a system of additional financial review for NEZs in **2016**, therefore there is no additional fiscal review for this item.

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