

*Referrals*

9-17-19.

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

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

September 10, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002228      100% City Funding – To Provide Forensic Accounting Audit Services in Determining the Usage, Status, and Balance of Funds Received from the City of Detroit from 2013 through June 30, 2019. – Contractor: Stout Risius Ross – Location: 150 West Second Street Suite 400, Royal Oak, MI 48067 – Contract Period: Upon City Council Approval through May 31, 2022 – Total Contract Amount: \$150,000.00. **AUDITOR GENERAL**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **AYERS**          

**RESOLVED**, that Contract No. 6002228 referred to in the foregoing communication dated September 10, 2019, be hereby and is approved.

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**City of Detroit**  
**OFFICE OF THE CITY CLERK**

**Janice M. Winfrey**  
*City Clerk*

**Andre P. Gilbert II**  
*Deputy City Clerk*

September 10, 2019

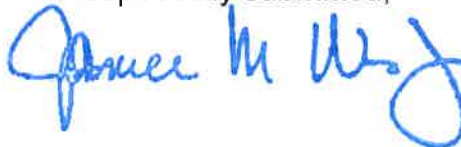
Honorable City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for  
West Corktown**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of three (3) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, 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.

## 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 seventeen-year period:

| <b><u>Zone</u></b> | <b><u>Address</u></b>   | <b><u>Application No.</u></b> |
|--------------------|-------------------------|-------------------------------|
| West Corktown      | 2081 Vermont St.        | 06-8548                       |
| West Corktown      | 2087 Vermont St.        | 06-8549                       |
| West Corktown      | 2019 Dalzelle           | 06-8550                       |
|                    | (Same As: 2099 Vermont) |                               |

Alton James  
Chairperson  
Lauren Hood, MCD  
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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Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

September 9, 2019

## HONORABLE CITY COUNCIL

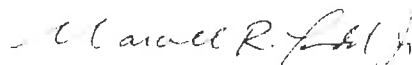
**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation two single-family homes located at 2081, 2089 and one multi-family residential apartment building located at 2099 Vermont Avenue (2019 Dalzelle) Avenue in the West Corktown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received three applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of two single-family homes located at 2081, 2089 and one multi-family residential apartment building located at 2099 Vermont Avenue (2019 Dalzelle). These applications correspond to qualified facilities which will be newly renovated. The project consists of a total rehabilitation of the three facilities ranging from all new flooring, windows, HVAC, interior remodeling of the bathrooms, and select demolition. CPC staff has reviewed the applications and recommends approval.

The subject properties have been confirmed as being within the boundaries of the West Corktown NEZ which was established by a vote of Council on November 18, 1999, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 2081 Vermont Avenue is \$229,181.35. The anticipated cost for rehabilitation for 2087 Vermont Avenue is 286,068.48. The anticipated cost for rehabilitation for 2099 Vermont Avenue (2019 Dalzelle) is 587,425.69. The applicant is seeking a 17 year tax abatement due to the history nature of the properties. The NEZ certificate applications appears 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

2019 SEP 10 P 2:20  
OFFICE OF THE  
DETROIT CITY CLERK

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  
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Elizabeth Cabot, Esq.  
Tasha Cowen  
Richard Drumb  
George Etheridge  
Deborah Goldstein

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**CITY COUNCIL**  
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Jennifer Reinhardt  
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,”<sup>1</sup> instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 1999, 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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<sup>1</sup> Created under Michigan 2008: Public Act 204 & Public Act 228

**City of Detroit**  
OFFICE OF THE CITY CLERK

3

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

September 11, 2019

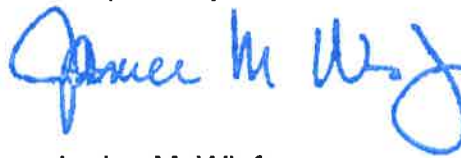
Honorable City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for  
Woodbridge Estates**

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. **THIS APPLICATION HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, 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

# 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 twelve-year period:

| <u>Zone</u>        | <u>Address</u> | <u>Application No.</u> |
|--------------------|----------------|------------------------|
| Woodbridge Estates | 4130 Trumbull  | 06-8585                |



Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

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September 11, 2019

## HONORABLE CITY COUNCIL

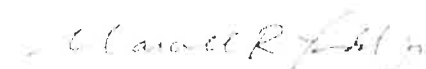
**RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new 6-unit multi-family residential structure located at 4130 Trumbull Avenue in the Woodbridge Estates Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received one application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the construction of a new 6-unit multi-family residential structure located at 4130 Trumbull Avenue. This application corresponds to a qualified site which will be new facility. The Levels Trumbull development at 4130 Trumbull Avenue has been designed as a 6-unit, 3-story structure with 2 residential units on each floor. The façade and motif of the building will primarily be brick and wood and should complement the existing built environment of the Woodbridge Historic District. The residential units will be flat apartment style and will be approximately 1,000 square feet. There will be an 8-car garage in the rear of the property, offering one space per unit for the residents. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of Council on September 18, 2001, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction 4130 Trumbull Avenue is \$200,000.00. The applicant is seeking a 12 year tax abatement. The NEZ certificate application appears 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

OFFICE OF THE  
DETROIT CITY CLERK  
2019 SEP 11 P 2:23

cc: Janice Winfrey, City Clerk

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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,”<sup>1</sup> instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 2001, 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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<sup>1</sup> Created under Michigan 2008: Public Act 204 & Public Act 228