

Formal Session Agenda

1-21-20

Referrals

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



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY: 711
(313) 224-9400
WWW.DETROITMI.GOV



January 9, 2020

CITY CLERK 2020 JAN 13 4:10:53

Honorable City Council

RE: Conner Creek 2019 Limited Dividend Housing Association L.L.C. – Payment in Lieu of Taxes (PILOT)

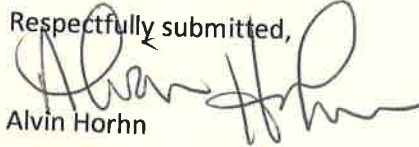
American Community Developers, Inc. has formed Conner Creek 2019 Limited Dividend Housing Association L.L.C. in order to stabilize and combine two separate existing affordable housing communities, Conner Creek Elderly and NDNI Elderly, to be known as Conner Creek Apartments. The adjacent properties contain twenty-five (25) 1 bedroom/1 bath and seventy-one (71) 2 bedroom/1 bath apartments totaling ninety-six (96) senior units located in two (2) buildings in an area bounded by Savage Avenue on the north, Conner Street on the east, East Outer Drive on the south and Van Dyke Street on the west.

The new entity owner has assumed a \$1,285,000 loan from the City of Detroit Neighborhood Stabilization Program and a mortgage "Section 1602" loan in the amount of \$6,828,110 from the Michigan State Housing Development Authority ("MSHDA"). The Low Income Housing Tax Credit Regulatory Agreements with MSHDA are recorded against the properties and continue in perpetuity for the former Conner Creek and through 2057 for the former NDNI Elderly.

Twenty-six percent (26%) or twenty-five (25) of the units will be occupied by households with incomes no greater than thirty percent (30%) of the area median income (AMI) adjusted for family size. Twenty-six percent (26%) or twenty-five (25) of the units will be occupied by households with incomes no greater than thirty-five percent (35%) of the AMI. Thirty-three percent (33%) or thirty-two (32) of the units will be occupied by households with incomes no greater than forty percent (40%) of the AMI. Fifteen percent (15%) or fourteen (14) of the units will be occupied by households with incomes no greater than sixty percent (60%) of the AMI. All ninety-six (96) units will be subject to the PILOT based on Section 15a of the State Housing Development Authority Act of 1966, as amended.

In order to make this development economically feasible, it is necessary for it to receive the benefits of tax exemption under Section 15a of the State Housing Development Authority Act of 1966 (P.A. 346 as amended, MCL 125.1415A). Adoption of the resolution by your Honorable Body will therefore satisfy the requirements of Public Act 346 and City Ordinance 9-90, as amended, by establishing a service charge of four percent (4%) of the annual net shelter rent obtained from this housing project.

Respectfully submitted,


Alvin Horhn
Deputy CFO/Assessor

Attachment
JB/jb



BY COUNCIL MEMBER _____

WHEREAS, pursuant to the provisions of the Michigan State Housing Development Act, Act 346 of the Public Acts of 1966, as amended, being MCL 125.1401 se seq. (the "Act"), a request for exemption from property taxes has been received on behalf of American Community Developers, Inc. (the "Sponsor"); and

WHEREAS, a housing project as defined in the Act is eligible for exemption from property taxes under Section 15a of the Act (MCL 125.1415a) if the Michigan State Housing Development Authority ("MSHDA") provides funding for the housing project, or if the housing project is funded with a federally-aided mortgage as determined by MSHDA; and

WHEREAS, Section 15a of the Act (MCL 125.1415a) provides that the local legislative body may establish by ordinance the service charge to be paid in lieu of taxes, commonly known as a PILOT; and

WHEREAS, the City of Detroit has adopted Ordinance 9-90, as amended, being Sections 18-9-10 through 18-9-16 of the Detroit City Code to provide for the exemption from property taxes of eligible housing projects and to provide for the amount of the PILOT for said housing projects to be established by resolutions of the Detroit City Council after review and report by the Board of Assessors; and

WHEREAS, the Sponsor is proposing to combine and continue the operation of existing housing projects to be known as Conner Creek Apartments consisting of ninety-six (96) units in two (2) buildings located on two (2) parcels of property owned or to be acquired by the Sponsor as described by street address and tax parcel in Exhibit A to this resolution, with all ninety-six (96) units for low and moderate income housing (the "Project"); and

WHEREAS, the purpose of the Project is to serve low to moderate income persons as defined by Section 15a(7) of the Act, being MCL 125.1415a(7); and

WHEREAS, MSHDA has provided notice to the Sponsor that it intends to approve federal-aided financing for the Project, provided that the Detroit City Council adopts a resolution establishing the PILOT for the Project; and

WHEREAS, pursuant to Section 15a of the Act, being MCL 125.1415a(1), the tax exemption is not effective until the Sponsors first obtain MSHDA certification that the housing project is eligible for exemption, and files an affidavit, as so certified by MSHDA, with the Board of Assessors; and

WHEREAS, pursuant to Section 18-9-13(G) of the Detroit City Code, the tax exemption shall be effective on adoption, with the tax exemption and PILOT payment to occur only upon bona fide use and physical occupancy by persons and families eligible to move into the project, in accordance with the Act, which must occur as of December 31 of the year preceding the tax year in which the exemption is to begin;



NOW, THEREFORE, BE IT

RESOLVED, that in accordance with City Code Section 18-9-13, the Project known as Conner Creek Apartments as described above is entitled to be exempt from taxation but subject to the provisions of a service charge of four percent (4%) for payment in lieu of taxes as set forth in Act No. 346 of the Public Acts of 1966, as amended, being MCL 125.1401, et seq.; and be it further

RESOLVED, that arrangements to have collections of a payment in lieu of taxes from the Sponsor be established upon occupancy for future years with respect to the same be prepared by the Office of the Chief Financial Officer; and be it further

RESOLVED, that specific legal description for the Project shall be as set forth in the certification from MSHDA; and be it further

RESOLVED, that in accordance with Section 15a(3) of the Act, MCL 125.1415a(3), the exemption from taxation shall remain in effect for as long as the MSHDA-aided or Federally-aided financing is in effect, but not longer than fifty (50) years, and shall terminate upon the determination by the Board of Assessors that the Project is no longer eligible for the exemptions; and be it further

RESOLVED, that the City Clerk furnish the Office of the Chief Financial Officer – Office of the Assessor two certified copies of this resolution; and be it further

RESOLVED, that this resolution is adopted with a waiver of reconsideration.



EXHIBIT A

Conner Creek 2019 Limited Dividend Housing Association L.L.C.

The following real property situated in Detroit, Wayne County, Michigan:

PARCEL 1 (Former Conner Creek Apartments)

FEE PARCEL: Part of the Northwest Quarter of Section 3, Town 1 South, Range 12 East, City of Detroit, Wayne County, Michigan, described as:

Commencing at the West Quarter corner of said Section 3; thence North 01 degrees 38 minutes 00 seconds West, 929.01 feet along the West line of said Section 3; thence North 87 degrees 56 minutes 15 seconds East 210.76 feet along the South line of Milbank Street (66 feet wide); thence South 01 degrees 38 minutes 00 seconds East 224.92 feet to the point of beginning; thence North 87 degrees 56 minutes 15 seconds East 258.52 feet; thence North 02 degrees 32 minutes 10 seconds West, 12.31 feet; thence North 87 degrees 56 minutes 15 seconds East, 172.94 feet; thence South 01 degrees 38 minutes 00 seconds East, 255.96 feet; thence South 88 degrees 16 minutes 59 seconds West, 431.25 feet; thence North 01 degrees 38 minutes 00 seconds West, 241.05 feet to the point of beginning.

EASEMENT PARCEL: Easement for Ingress and Egress as created, limited and defined by that certain Easement Agreement for Ingress and Egress dated September 27, 2004 recorded October 4, 2004 in Liber 41427, Page 943, Wayne County Records.

Tax Parcel No. Ward 17, item 016350.001
Property Address: 4661 East Outer Drive

PARCEL 2 (Former NDNI Apartments)

A part of the Northwest 1/4 of Section 3, Town 1 South, Range 12 East, City of Detroit, Wayne County, Michigan, described as: Beginning at a point distant South 89 degrees 40 minutes 00 seconds West 990.69 feet and North 00 degrees 14 minutes 50 seconds West 644.41 feet from the intersection of the North line of Outer Drive, 150 feet wide, with the Southwesterly line of Conner Ave., 66 feet wide; thence South 89 degrees 19 minutes 30 seconds West 173.69 feet; thence South 01 degrees 09 minutes 09 seconds East 12.31 feet; thence South 89 degrees 19 minutes 30 seconds West 258.52 feet; thence North 00 degrees 14 minutes 50 seconds West 227.32 feet; thence North 89 degrees 19 minutes 30 seconds East 432.02 feet along the South line of Milbank Road, 60 feet wide; thence South 00 degrees 14 minutes 50 seconds East 215.02 feet to the point of beginning.

EASEMENT PARCELS: A non-exclusive perpetual easement for ingress and egress as created, limited and defined in Easement Agreement for Ingress and Egress by and between St. John Health System-Detroit-Macomb Campus, a Michigan non-profit corporation and NDNI Elderly Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, dated September 27, 2010, recorded September 27, 2010 in Liber 48763, Pages 1010 through 1018, Wayne County Records.



EXHIBIT A (CONT'D)

Conner Creek 2019 Limited Dividend Housing Association L.L.C.

A non-exclusive perpetual easement for ingress and egress as created, limited and defined in Easement Agreement for Ingress and Egress by and between Conner Creek Elderly Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership and NDNI Elderly Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, dated September 27, 2010, recorded September 27, 2010 in Liber 48763, Pages 1020 through 1028, Wayne County Records.

A non-exclusive perpetual easement for path and gazebo as created, limited and defined in Reciprocal Easement Agreement for Path and Gazebo by and between Conner Creek Elderly Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership and NDNI Elderly Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, dated September 27, 2010, recorded September 27, 2010 in Liber 48763, Pages 1029 through 1039, Wayne County Records

Tax Parcel No. Ward 17, item 016350.002

Property Address: 4663 East Outer Drive

2

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

January 15, 2020

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

**Re: Application for Neighborhood Enterprise Zone Certificate for
Marwood Development**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of eight (8) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS 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
Enc.

CITY CLERK 2020 JAN 15 PM 12:59

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:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Marwood Development	65 Mt. Vernon	06-8632
Marwood Development	102 Marston	06-8633
Marwood Development	104 Marston	06-8634
Marwood Development	112 Mt. Vernon	06-8635
Marwood Development	8007 John R.	06-8636
Marwood Development	8017 John R.	06-8637
Marwood Development	8233 John R.	06-8638
Marwood Development	8241 John R.	06-8639

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

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

January 13, 2020

HONORABLE CITY COUNCIL

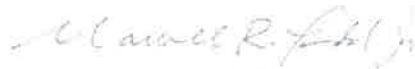
RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of eight single-family homes located at 65, 112 Mt. Vernon, 102, 104 Marston, 8007, 8017, 8233 and 8241 John R in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received eight applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of eight single-family homes located at 65, 112 Mt. Vernon, 102, 104 Marston, 8007, 8017, 8233 and 8241 John R. CPC staff has reviewed the application and recommends approval.

The subject properties has been confirmed as being within the boundaries of the Marwood Development NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The project in its totality consists of the new construction of 19 single-family homes. The anticipated cost for the development is \$242,000.00. The applicants are seeking a 15 year tax abatement for each of the condominium units. The NEZ certificate applications 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

2020 JAN 14 P 3 03
OFFICE OF THE
DETROIT CITY CLERK

City of Detroit
OFFICE OF THE CITY CLERK

3

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

January 15, 2020

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

**Re: Application for Neighborhood Enterprise Zone Certificate for
Crosswinds (Woodward Place)**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of twelve (12) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS 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
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 fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	44 Alfred Street	06-8586
Crosswinds (Woodward Place)	46 Alfred Street	06-8587
Crosswinds (Woodward Place)	48 Alfred Street	06-8588
Crosswinds (Woodward Place)	50 Alfred Street	06-8589
Crosswinds (Woodward Place)	52 Alfred Street	06-8590
Crosswinds (Woodward Place)	54 Alfred Street	06-8591
Crosswinds (Woodward Place)	56 Alfred Street	06-8592
Crosswinds (Woodward Place)	58 Alfred Street	06-8593
Crosswinds (Woodward Place)	60 Alfred Street	06-8594
Crosswinds (Woodward Place)	62 Alfred Street	06-8595
Crosswinds (Woodward Place)	64 Alfred Street	06-8596
Crosswinds (Woodward Place)	66 Alfred Street	06-8597

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

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

December 12, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of a 4-story building consisting of twelve (12) condominium units located at 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, and 66 Alfred Avenue in the Crosswinds (Woodward Place) Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received twelve (12) applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of a 4-story building consisting of twelve (12) one- and two-bedroom condominium units with attached garages located at 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, and 66 Alfred. The project will allow for owner occupancy of the building, bring new permanent residents to the City of Detroit and significantly improve the overall use of the site by replacing a vacant lot with infill development in downtown Detroit. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction for each of the twelve (12) condominium units averages approximately \$266,667.00, for a total project cost of \$3,200,000.00. The applicants are seeking a 15 year tax abatement for each of the condominium units. 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

cc: Janice Winfrey, City Clerk

2020 JAN 14 P 2:13
OFFICE OF THE
DETROIT CITY CLERK

City of Detroit
OFFICE OF THE CITY CLERK

4

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

January 15, 2020

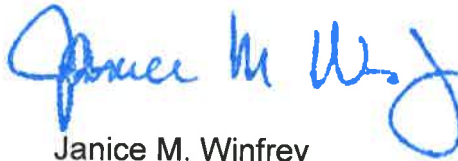
Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

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

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of eleven (11) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS 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
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 fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
North Corktown	3303 Cochrane	06-8605
North Corktown	3305 Cochrane	06-8606
North Corktown	3307 Cochrane	06-8607
North Corktown	3309 Cochrane	06-8608
North Corktown	3311 Cochrane	06-8609
North Corktown	3313 Cochrane	06-8610
North Corktown	3315 Cochrane	06-8611
North Corktown	3317 Cochrane	06-8612
North Corktown	3319 Cochrane	06-8613
North Corktown	3321 Cochrane	06-8614
North Corktown	3323 Cochrane	06-8615

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

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

December 12, 2019

HONORABLE CITY COUNCIL

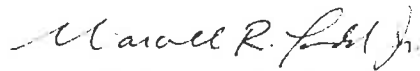
RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of eleven (11) condominium units located at 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, and 3323 Cochrane Avenue in the North Corktown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received eleven (11) applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of eleven (11) condominium units with detached garages located at 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, and 3323 Cochrane Avenue. CPC staff has reviewed the application and recommends approval.

The subject properties has been confirmed as being within the boundaries of the North Corktown NEZ which was established by a vote of Council on April 15, 2003, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction for each of the eleven (11) condominium units averages approximately \$98,182.00, for a total project cost of \$1,080,000.00. The applicants are seeking a 15 year tax abatement for each of the condominium units. 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

cc: Janice Winfrey, City Clerk

2020 JAN 14 P 2:13
OFFICE OF THE
DETROIT CITY CLERK

City of Detroit
OFFICE OF THE CITY CLERK

5

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

January 15, 2020

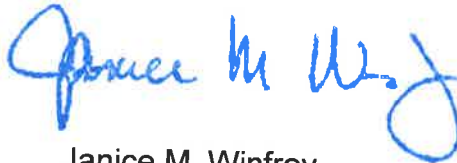
Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Hubbard Farms**

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
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 fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Hubbard Farms	436 W. Grand Blvd.	06-8603

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

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

December 12, 2019

HONORABLE CITY COUNCIL

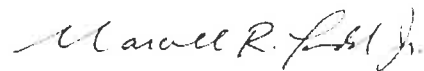
RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of one single-family home located at 436 W. Grand Blvd. in the Hubbard Farms Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation a single-family home located at 436 W. Grand Blvd. This application corresponds to qualified facility which will be newly renovated. The project consists of the renovation of two chimneys. One chimney will be rebuilt to historical standards, including the installation of a flue. The second chimney is considered obsolete and will be tuck-pointed and capped. CPC staff has reviewed the application and recommends approval.

The subject property have been confirmed as being within the boundaries of the Hubbard Farms NEZ which was established by a vote of Council on October 23, 2002, and should be eligible for an NEZ certificate under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 436 W. Grand Blvd. is \$5,328.90. The applicant is seeking a 15 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

cc: Janice Winfrey, City Clerk

2020 JAN 14 P 2:13

OFFICE OF THE
DETROIT CITY CLERK

City of Detroit
OFFICE OF THE CITY CLERK

6

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

January 15, 2020

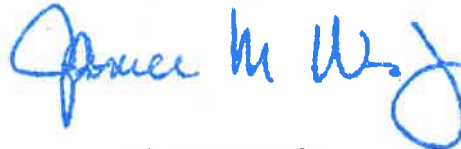
Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Crosswinds (Woodward Place)**

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
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:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	304 Erskine Ave.	06-8641

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

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

January 14, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an existing apartment building located at 304 Erskine Avenue in the Crosswinds (Woodward Place) 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 forwarded from the office of the City Clerk for the rehabilitation of an existing apartment building located at 304 Erskine Avenue. This application correspond to a qualified site which will accommodate the total gut rehabilitation of a current building including structural reinforcement. The project consists of new floors, roofing, mechanical, windows, etc. The existing apartment will be converted into 8 residential rental units consisting of 2 studio units with 1 bathroom, 4 1-bedroom units with 1 bathroom, and 2 2-bedroom units with 1 bath. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodard Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 304 Erskine Avenue is \$226,000.00. The applicant is seeking a 17 year tax abatement given the historic nature of the property and its location in the Brush Park historic district. 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
George A. Etheridge, City Planner, LPD

2020 JAN 14 10:02 AM
DRETT CITY CLERK
OFFICE OF THE

cc: Janice Winfrey, City Clerk