



**MEMORANDUM**

**TO:** Hon. Janice Winfrey, City Clerk  
Alvin Horhn, Assessor's Office  
Katy Trudeau, Director, P&DD

**FROM:** Hon. Scott Benson, City Council District 3

**CC:** Hon. Janeé Ayers, Chair, BF&A Standing Committee  
David Whitaker, Director, LPD  
Lawrence Garcia, Corporation Counsel  
Jay Rising, CFO  
Avery Peoples, City Council Liaison

**VIA:** Hon. Brenda Jones, City Council President

**DATE:** 27 April 2021

**RE:** **NEZ HOMESTEAD (NEZH) MAP MODIFICATION TIMELINE**

Utilizing Public Act 147 of 1992, please prepare and submit the required documentation to modify the existing City of Detroit NEZ(h) map. City Council held numerous community meetings to inform the public about the NEZ program and to receive feedback on the proposed boundary modifications.

Please utilize this memo as an informal roadmap for official implementation of a revised NEZ(h) map. The goal is to have the map adopted by 1 Jul 2021 in order to offer the NEZ tax abatement to the new areas in time for the summer 2021 tax bill. The state statute requirements, including proposed key dates, are outlined below.

- ✓ The local governmental unit shall make a finding that a proposed neighborhood enterprise zone is consistent with the master plan. *(This has been confirmed by LPD and has been incorporated into the resolution that is to be submitted to the Budget Finance and Audit Standing Committee by May 5th)*
- ✓ The local government shall adopt a statement of the local governmental unit's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within the proposed neighborhood enterprise zone. *(This was completed when the original NEZs were established)*
- ✓ The local governmental unit has passed a housing inspection ordinance. *(This ordinance has already been passed by City Council)*
- The clerk of the local governmental unit shall give written notice to the City Assessor and to the governing body of each taxing unit that levies ad valorem



# City of Detroit

COUNCILMAN SCOTT R. BENSON

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- property taxes in the proposed neighborhood enterprise zone. *(The notice given by the Clerk will include a public hearing that is to be scheduled during the Budget Finance and Audit Standing Committee. On April 28<sup>th</sup>, and once the date is confirmed, the Clerk will be asked to issue this notice)*
- Christa Mclellan, Deputy CFO and Treasurer for the City of Detroit, will formally notify Eric Sabree, Wayne County Treasurer, and all other taxing authorities, that the City is modifying the NEZs and that it will affect the City and County operating millage.
  - Upon receipt of notice from the Clerk, the City Assessor shall determine and furnish to the governing body of the local governmental unit the amount of the true cash value of the property located within the proposed neighborhood enterprise zone and any other information considered necessary by the governing body. *(This will accompany the resolution from the City Assessor that designates the NEZs and should arrive in the Budget Finance and Audit Standing Committee on May 5<sup>th</sup>)*
  - The governing body shall hold a public hearing not later than 45 days after the date the notice (issued by the Clerk) was sent but before acting upon the resolution. *(To comply with State law, the first public hearing should occur before June 9<sup>th</sup> during the Budget Finance and Audit Standing Committee, May 19<sup>th</sup> and May 26<sup>th</sup> have been proposed)*
  - The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. *(To comply with State law, the designation by resolution should occur before June 25<sup>th</sup> or "not more than 60 days after the Clerk has provided written notice to the City Assessor", this is to take place during the final public hearing, which has been tentatively scheduled for June 1<sup>st</sup> during Formal Session.*

If you have any questions do not hesitate to contact my office at, 313-224-1198.

SRB