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City of Detroit
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: April 18, 2023

RE: Establishment of a **Neighborhood Enterprise Zone (PA 147 of 1992)**, as requested
by **the Planning and Development Department** for the proposed **Nardin Park NEZ**

Neighborhood Enterprise Zone Act (Public Act 147 of 1992)

The Neighborhood Enterprise Zone Act (NEZ), PA 147 of 1992, as amended, provides for the development and rehabilitation of residential housing located within eligible distressed communities. New and rehabilitated facilities applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of new and rehabilitated facility certificates. Exemptions for new and rehabilitated facilities are not effective until approved by the STC.

By statute, every NEZ must contain not less than 10 platted parcels of land that are compact and contiguous. The statute allows for an exception if a NEZ is in a *downtown revitalization district*. In a downtown revitalization district,¹ a NEZ may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities.

In 2008, **the NEZ Act was modified by Public Acts 204 & PA 228** to allow a neighborhood enterprise zone located in a "qualified downtown revitalization district" to contain fewer than 10 platted parcels if the platted *parcels* together contain 10 or more *facilities*. The Act as modified, defines "qualified downtown revitalization district" as an area located within the boundaries of one or more of the following:

- A downtown district, as defined in the Downtown Development Authority Act.²

¹ As defined in Section 2 (k) MCL 207.772

² PA 197 of 1975, MCL 125.1651 - 125.1681

- A principal shopping district or a business improvement district as defined in the principal shopping district Act (BID Act).³
- An area of the local unit zoned and primarily used for business, as determined by the local governmental unit.⁴

New Era Development

The City’s Planning and Development Department is the petitioner,⁵ on behalf of New Era Development,⁶ the project developer of the requested NEZ district, with a proposed area that consists of 107 improved and vacant parcels with a total of 12.607 acres of land, located in the Nardin Park area of Detroit, which is proposed for a NEZ.⁷ In 2019, the Planning and Development Department published the *Russell Woods-Nardin Park Framework study*.⁸ The study area is generally bounded by Livernois Avenue at the west, Grand River Avenue and Joy Road at the south, Dexter Avenue at the east, and Oakman Boulevard at the north, which includes the Russell Woods-Sullivan Area Historic District and a portion of the Oakman Boulevard Historic District at the north, and the Nardin Park neighborhood at the south. New Era Development plans to renovate four existing buildings, for a total of 14 units for purchase.⁹ A second phase will consist of eight new structures with 24 additional units.

According to its website, the Mission of New Era Development is: “New E.R.A. is a nonprofit community development corporation whose purpose is to further the economic development of regional urban centers including Saginaw, Flint and Detroit, MI.”¹⁰

DEGC Project Tax Abatement Evaluation
Nardin Park NEZ Request
Developer: New Era Community Group
Development Team Principal: Delores McKinney
Prepared By: Kaci Jackson

Neighborhood Enterprise Zone, PA 147 of 1997 as amended – Current taxes frozen at pre-construction values, local taxes abated for up to 15 years, years 13-15 have a phase out	
Request Type	Establishment of NEZ District
DEGC Recommendation	15-Year Approval of NEZ
Location	
Address	9706 Nardin, 9767 Dundee, 9790 Dundee, 9797 Dundee
City Council District	District 7
Neighborhood	Nardin Park
HRD/SNF Targeted Area	Nardin Park
Building Use	
Number of Residential Units	14 For-Sale Condo Units (100% Affordable @ 80% AMI)
Total Residential Square Footage	10,500 SF
Total Retail Square Footage	N/A
Number of Parking Spaces	14 Spaces

³ Principal shopping Districts and Business Improvements Districts Act 120 of 1961, MCL 125.981 - 125.990n

⁴ Under the DDA Act, "downtown district" means that part of an area in a business district.

⁵ MCL 207.773 (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. [Michigan Legislature - Section 207.773](#)

⁶ New E.R.A. Community Group, Inc. <https://neweracg.org/teams.php>

⁷ The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock. Assessor’s Letter dated January 26, 2023 (See Attached)

⁸ [RWNP Book April17th-spreads FINAL-compressed.pdf \(detroitmi.gov\)](#)

⁹ For sale NEZ projects benefit the community by facilitating lower payments to new homeowners via reduced taxes for 15 years.

¹⁰ <https://neweracg.org/index.php>

For-Sale Unit Summary	
Unit Type	2-Bedroom/1.5 Bath
Unit Square Footage	810 SF - 1150 SF
Unit Pricing	\$160,000 - \$180,000
Project Description	
<p>New ERA Community Group is a woman-led, minority owned development company. Since 2019, principal, Delores McKinney has been acquiring residential property within the Nardin Park neighborhood. Ms. McKinney will be gut renovating existing structures and installing brand new plumbing, electrical and HVAC systems. Properties will feature farm sinks, wood floors, stainless steel appliances, and brand-new windows. Units will offer 2 bedrooms, 1.5 bath and private parking pad behind the structure. Condo units will sell for \$160K to \$180K (80% AMI). NEZ tax incentive is necessary to ensure affordability for retail buyers. The developer is working with the land bank to include additional parcels that would increase the total unit count produced from this project to 26 total units.</p>	
Project Costs	
Total Investment	\$1,133,125
Uses	\$913K Hard Costs (80.6%), \$220K Soft Costs (19.4%)
Sources	\$865K Debt (76.3%), \$268K Equity (23.7%)
Project Economic Benefits Summary	
Estimated Jobs (FTE/Construction)	1 FTE/7 Constructions
Estimated City Benefits Before Tax Abatement	\$810,967
Total Estimated City Value of NEZ	\$493,127
Cost of Services & Utility Deductions	\$36,755
Net Benefit to City	\$281,086

City of Detroit Gross Benefits Summary over the First 35 Years (Prior to Abatement)

	Amount
Real Property Taxes, before abatement	\$609,795
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$20,046
Municipal Income Taxes - Indirect Workers	\$3,965
Municipal Income Taxes - Corporate Income	\$12,970
Municipal Income Taxes - Construction Period	\$7,376
Municipal Income Taxes - New Res. Inhabitants	\$95,190
Utility Revenue	\$23,019
Utility Users' Excise Taxes	\$1,653
State Revenue Sharing - Sales Tax	\$7,249
Building Permits and Fees	\$21,000
Miscellaneous Taxes & User Fees	\$8,706
<u>Subtotal Benefits</u>	<u>\$810,967</u>
Cost of Providing Municipal Services	(\$13,736)
Cost of Providing Utility Services	(\$23,019)
<u>Subtotal Costs</u>	<u>(\$36,755)</u>
Net Benefits	\$774,212

Chart courtesy of DEGC

Impacted Taxing Units: Incentive Summary over the First 15 Years

	Additional Benefits	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Utility Users Tax & Corporation Income Tax Exemption	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$810,967	(\$36,755)	(\$493,127)	\$0	\$0	\$281,086
Wayne County	\$147,083	(\$1,601)	(\$119,532)	\$0	\$0	\$25,950
Detroit Public Schools	\$559,177	(\$16,988)	(\$420,478)	\$0	\$0	\$121,711
State Education	\$108,948	\$0	(\$84,496)	\$0	\$0	\$24,452
Wayne RESA	\$98,997	\$0	(\$76,779)	\$0	\$0	\$22,219
Wayne County Comm. College	\$58,792	\$0	(\$45,597)	\$0	\$0	\$13,195
Wayne County Zoo	\$1,810	\$0	(\$1,404)	\$0	\$0	\$406
Detroit Institute of Arts	\$3,623	\$0	(\$2,809)	\$0	\$0	\$813
Total	\$1,789,398	(\$55,344)	(\$1,244,222)	\$0	\$0	\$489,832

DEGC Chart of Taxes Before, During & After the Incentive¹¹

	Existing Taxes	New Taxes With Incentive(s)	New Taxes Without Incentive
City of Detroit	\$350	\$1,714	\$32,722
Library	\$56	\$274	\$5,234
Wayne County	\$97	\$474	\$9,055
Detroit Public Schools	\$361	\$1,768	\$33,746
State Education	\$73	\$355	\$6,781
Wayne RESA	\$66	\$323	\$6,162
Wayne County Comm. College	\$39	\$192	\$3,659
Wayne County Zoo	\$1	\$6	\$113
Detroit Institute of Arts	\$2	\$12	\$225
Total	\$1,045	\$5,119	\$97,697

Charts courtesy of DEGC

Conclusion

The investment in this project is estimated at \$1,133,125. The abatement is projected to be worth a tax savings of \$1,244,222 for the development (new homeowners).¹² The estimated investment and new residents are projected to produce a positive cost benefit to the City of Detroit of \$281,086 and over \$489,832 to all the impacted taxing units, in addition to 1 FTEs, 7 temporary construction jobs and 14 new housing units.

NEZ Acreage Status:¹³

NEZ allocations are limited by state statute: *“The total acreage of the neighborhood enterprise zones containing only new facilities or rehabilitated facilities, or any combination of new facilities or rehabilitated facilities designated under this act shall not exceed 15% of the total acreage contained within the boundaries of the local governmental unit.”*¹⁴

Total acreage available (15% of Detroit acreage): 13,239.00

Nardin Park NEZ: 12.61 acres
Total Acreage for the Entire city of Detroit: 88,260¹⁵

¹¹ Existing Annual Taxes: \$1,045 - New Annual Taxes DURING the Incentive: \$5,119 & Taxes after the Incentive EXPIRES: \$97,697

¹² This for sale NEZ project’s tax savings will enure to the benefit of the 14 new owners of the sold units with reduced taxes over 15 years.

¹³ This is a ballpark estimate by LPD, based on current available data.

¹⁴ MCL 207.773 (2)

¹⁵ 88,260 Acres = 137.90625 Square Miles

Total Acreage Remaining 7,558.91 ¹⁶
Total Acreage Designated 5,680.09 ¹⁷

Please contact us if we can be of any further assistance.

Attachments: January 26, 2023 - Letter from Finance Assessors
December 22, 2023- Planning & Development Department Petition

cc: Auditor General's Office
 Donald Rencher, Chief of Services and Infrastructure
 Antoine Bryant, Planning and Development Department
 Julie Schneider, HRD
 Veronica Farley, HRD
 Stephanie Grimes Washington, Mayor's Office
 Gail Fulton, Mayor's Office
 Malik Washington, Mayor's Office
 Kenyetta Bridges, DEGC
 Jennifer Kanalos, DEGC
 Brian Vosburg, DEGC

¹⁶ 57% of total NEZ acreage remaining (9% of the total acreage of the entire city of Detroit)

¹⁷ 43% of total NEZ acreage designated (6% of the total acreage of the entire city of Detroit)



CITY OF DETROIT
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January 26, 2023

Katy Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Nardin Park**
Property Address: See attached list
Parcel ID: See attached list
City of Detroit Planning and Development

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **Nardin Park Neighborhood Enterprise Zone** submitted by the **City of Detroit Planning and Development Department** for the neighborhood located in the **Nardin Park** area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of 107 improved and vacant parcels with a total of 12.607 acres of land. The developer, **New era Development**, intends to renovate four existing buildings, for a total of 14 units for purchase. A second phase will consist of eight new structures with 24 additional units. The current True Cash Value of the proposed area is \$2,164,480. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following:

- (i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.
- (ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

Per MCL 207.772 Sec 2 (m) "Rehabilitated facility" means the following:

"Rehabilitated facility" means, except as otherwise provided in section 2a, an existing structure or a portion of an existing structure with a current true cash value of \$120,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by



Neighborhood Enterprise Zone
Nardin Park
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a licensed contractor would cost in excess of \$10,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$15,000.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review of project details and relevant statutes, it has been determined that this proposed district located in the **Nardin Park area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Neighborhood Enterprise Zone
 Nardin Park
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Parcel ID	Address	Owner	Legal Description
16018381.	9640 BELLETERRE	DETROIT LAND BANK AUTHORITY	E BELLETERRE 217 S 8 FT IN REAR BG S 10.88 FT IN FRT 218 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 65.28 IRREG
16018382.	9654 BELLETERRE	DETROIT LAND BANK AUTHORITY	E BELLETERRE N 32 FT IN REAR BG N 43.52 FT IN FRT 218 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 43.52 IRREG
16005294.	9702 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 219 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 36.2 IRREG
16005293.	9708 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 220 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005292.	9716 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 221 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005291.	9724 CHENLOT	BUTLER, DEREK	S CHENLOT 222 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120



CITY OF DETROIT
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16005290.	9730 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 223 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005289.	9740 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 224 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005288.	9746 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 225 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005287.	9756 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 226 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005286.	9762 CHENLOT	MORRIS, ROBERT	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. S CHENLOT 227 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005285.	9770 CHENLOT	MORRIS, ROBERT	S CHENLOT 228 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005284.	9780 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 229 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005283.	9786 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 230 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005282.	9796 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 231 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005281.	9800 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 232 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005280.	9810 CHENLOT	HOWARD, ERIC	S CHENLOT 233 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005279.	9820 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 234 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005278.	9828 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 235 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005277.	9834 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 236 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005276.	9844 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 237 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005275.	9850 CHENLOT	BLOUNT, LOIS	S CHENLOT 238 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005274.	9860 CHENLOT	BLOUNT, LOUIS	S CHENLOT 239 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005273.	9870 CHENLOT	BLOUNT, LOIS	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2027. S CHENLOT 240 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005272.	9876 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 241 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005271.	9884 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 242 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005270.	9892 CHENLOT	HAMILTON, ALBERT & RAMONA & E ABU	S CHENLOT 243 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005269.	9900 CHENLOT	HOWARD, CORINE	S CHENLOT 244 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005268.	9908 CHENLOT	DETROIT LAND BANK AUTHORITY	S CHENLOT 245 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120



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16005267.	9918 CHENLOT	GREATER LIBERTY TABERNACLE CHURCH O	S CHENLOT 247&246 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 82.7 IRREG
16004858.	5116 CHICAGO	WEST CHICAGO LLC	N--W CHICAGO 313 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004857.	5122 CHICAGO	CITY OF DETROIT	N--W CHICAGO 314 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004856.	5132 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 315 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004855.	5140 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 316 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004854.	5150 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 317 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004853.	5156 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 318 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004852.	5164 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 319 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004851.	5172 CHICAGO	JBTP LLC	N--W CHICAGO 320 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004850.	5180 CHICAGO	DETROIT LAND BANK AUTHORITY	N--W CHICAGO 321 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16004847.	5240 CHICAGO	NEW LIGHT BAPTIST CHURCH	N--W CHICAGO E 19.80 FT 329 328 THRU 326 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 139.80 X 120
16004846.	5260 CHICAGO	CITY OF DETROIT	N--W CHICAGO 332 THRU 330 W 20.20 FT 329 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 140.20 X 120
16005240.	9628 DUNDEE	NEW LIGHT BAPTIST CHURCH INC	S DUNDEE 285 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005241.	9631 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 275 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005242.	9637 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 274 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005239.	9640 DUNDEE	NEW LIGHT BAPTIST CHURCH INC	S DUNDEE 286 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005238.	9646 DUNDEE	NEW LIGHT BAPTIST CHURCH INC	S DUNDEE 287 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005243-4	9651 DUNDEE	GRAND RIVER INVESTMENT LLC	N DUNDEE 273&272 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 80 X 120
16005237.	9654 DUNDEE	NEW LIGHT BAPTIST CHURCH INC	S DUNDEE 288 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005245-6	9671 DUNDEE	G & B INVESTORS	N DUNDEE 271 & 270 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 80 X 120
16005235.	9672 DUNDEE	GASTON, DOROTHY	S DUNDEE 290 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005247.	9677 DUNDEE	G & B INVESTOR	N DUNDEE 269 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005233.	9688 DUNDEE	COX, JESSE	S DUNDEE 292 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005232.	9694 DUNDEE	REMINGTON, SCOTT II	S DUNDEE 293 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120



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16005249.	9695 DUNDEE	HUBBARD, ALBERTA	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2023. N DUNDEE 267 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005231.	9702 DUNDEE	DIAR GLOBAL LLC	S DUNDEE 294 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005250.	9703 DUNDEE	ANTHONY, RAY EARL	N DUNDEE 266 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005229.	9716 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 296 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005252.	9719 DUNDEE	ANTHONY, CRYSTAL C	N DUNDEE 264 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005228.	9726 DUNDEE	PEARCE, DERIE	S DUNDEE 297 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005253.	9727 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 263 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005254.	9733 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 262 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005227.	9736 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 298 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005255.	9741 DUNDEE	RUCKER, CANDUS	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2027. N DUNDEE 261 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005226.	9742 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 299 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005225.	9750 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 300 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005256.	9759 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 260 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005224.	9760 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 301 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005257.	9763 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 259 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005258.	9767 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 258 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005223.	9768 DUNDEE	RUCKER, ROBERT	S DUNDEE 302 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005222.	9776 DUNDEE	DETROIT LAND BANK AUTHORITY	61 of 2003 expiring 12/31/2010. Property assessed pursuant to PA 261 of 2003 expiring 12/31/2010.S DUNDEE 303 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005259.	9777 DUNDEE	BREWER, AMOS & GOLDEAN	N DUNDEE 257 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005221.	9782 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 304 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005260.	9783 DUNDEE	BREWER, AMOS & GOLDEN	N DUNDEE 256 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005261.	9789 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 255 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120



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

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16005220.002L	9790 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 305 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005262.	9797 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 254 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005220.001	9800 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 306 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005263.	9805 DUNDEE	DETROIT LAND BANK AUTHORITY	N DUNDEE 253 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005219.	9806 DUNDEE	DETROIT LAND BANK AUTHORITY	S DUNDEE 307 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005264.	9815 DUNDEE	BANTAU, CARLEY	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. N DUNDEE 252 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16005265.	9821 DUNDEE	UNITED COMMUNITY HOUSING COALITION	N DUNDEE 251 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 40 X 120
16990580.20	9500 W GRAND RIVER	HERITAGE MANOR NURSING & REHAB	PERSONAL PROPERTY LOCATED IN CITY OF DETROIT
16005209.	9564 W GRAND RIVER	CITY OF DETROIT	N GRAND RIVER N 60 FT OF E 32 FT 277 N 60 FT OF 278 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 82 X 60
16005208.	9580 W GRAND RIVER	NEW LIGHT BAPTIST CHURCH INC	N GRAND RIVER 278 THRU 276 EXC N 60 FT NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 50 IRREG
14013019-20	9604 NARDIN	EBENEZER AFRICAN METH EPIS CHURC	E NARDIN 397&398 EXC W CHICAGO AS OP NARDIN PK SUB L26 P96 PLATS, W C R 14/181 31.41 IRREG
14013021.	9612 NARDIN	EBENEZER AFRICAN METH EPIS CHURC	E NARDIN 399 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013022.	9618 NARDIN	EBENEZER AME CHRUCH	E NARDIN 400 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013023.	9626 NARDIN	LOWELL, TREMELL	E NARDIN 401 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013024.	9632 NARDIN	ANDREWS, ANDRE	E NARDIN 402 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013025.	9644 NARDIN	HUNT, NRENA	E NARDIN 403 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013026.	9650 NARDIN	HUNT NRENA	E NARDIN 404 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013027.	9660 NARDIN	ROMAN, JAIME	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2023. E NARDIN 405 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013028.	9666 NARDIN	DETROIT LAND BANK AUTHORITY	E NARDIN 406 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013029.	9700 NARDIN	DETROIT LAND BANK AUTHORITY	E NARDIN 407 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120



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14013030.	9706 NARDIN	NEW ERA COMMUNITY GROUP INC	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. E NARDIN 408 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013031.	9714 NARDIN	HEARNS, ANNIE C	E NARDIN 409 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
16004860.	9717 NARDIN	WEST CHICAGO LLC	N--W CHICAGO 311&310 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 20.90 IRREG
14013032.	9722 NARDIN	KING, DENEEN	E NARDIN 410 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013033.	9730 NARDIN	PATILLO, RACHEL	E NARDIN 411 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013034.	9738 NARDIN	SLRB PROPERTY	E NARDIN 412 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
14013035.	9748 NARDIN	JESUS, JAN DE	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. E NARDIN 413 NARDIN PK SUB L26 P96 PLATS, W C R 14/181 40 X 120
16005218.	9755 NARDIN	HOUSING INVESTMENT DETROIT LLC	S DUNDEE 309&308 NARDIN PARK SUB L26 P96 PLATS, W C R 16/191 108.7 IRREG
14013036.	9756 NARDIN	COLLINS, CARL	E NARDIN 414&415 THAT PT OF 416 LYG S & ADJ BOSTON AVE NARDIN PK SUB L26 P96 PLATS, W C R 14/181 84.5 IRREG
14012995.	9673 YOSEMITE	DETROIT LAND BANK AUTHORITY	W YOSEMITE 4 BLK 23 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 30 X 83.88A
14012994.	9683 YOSEMITE	DETROIT LAND BANK AUTHORITY	W YOSEMITE S 15 FT 6 5 BLK 23 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 45 X 84.97A
14012993.	9691 YOSEMITE	DETROIT LAND BANK AUTHORITY	W YOSEMITE 7 N 15 FT 6 BLK 23 RAVENSWOOD SUB L10 P81 PLATS, W C R 14/179 45 X 86.27A



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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December 14, 2022

Detroit City Council
Coleman A. Young Municipal Center 2
Woodward Ave. Suite 1340
Detroit, Michigan 48226

RE: Petition to establish a Neighborhood Enterprise Zone District in Nardin Park Neighborhood

Honorable City Council:

The City of Detroit is submitting this petition to request the establishment of a New/Rehab Neighborhood Enterprise Zone District allocation pursuant to Michigan Public Act 147 of 2000, the Neighborhood Enterprise Zone Act ("the Act") to support infill development and redevelopment activities within the Nardin Park residential neighborhood. The proposed boundaries for the District are depicted in the attached map.

In 2019, the City of Detroit's Planning and Development Department published an in-depth neighborhood framework plan for the Russell Woods Nardin Park neighborhood. The study area is bounded by Livernois to the west, Grand River and Joy Road to the south, Dexter Road to the east and Oakman Blvd to the north.

The southern portion of the neighborhood, Nardin Park, presents unique and prime infill and redevelopment opportunities. The neighborhood consists of primarily multi-family units; two family and four family flats. The Joe Louis Greenway is planned to run west of the project area past Interstate 96 and will need strong neighborhood connections through Russell Woods Nardin Park. However, many of the east-west roadway connections have high concentrations of unused land which, if left as is, creates an unsafe public environment.

Through the community engagement process of the study, it was found that current residents had concerns about the vacant homes and desired a diverse makeup of housing options that included affordability, upscale and rental. One of the primary takeaways from the community engagement completed was that residents wanted to reduce the negative impacts of vacant land by increasing home ownership and see single family homes either rehabilitated, secured or demolished.

New Era Development is a minority, woman-owned, Detroit-based development company that began acquiring land within the Nardin Park neighborhood in 2019. A firm believer of empowering Detroit residents to become homeowners, Delores McKinney will be creating opportunities that will provide residents with affordable, upscale and newly renovated contemporary housing.

Ms. McKinney will develop the parcels she has an executed development agreement with Detroit Land Bank Authority in two phases. The first phase will renovate 4 existing structures, bringing to market 14 units for purchase. Three of the four units will be approximately 810 sf. The larger loft unit will be approximately 1,700 sf. Each unit will feature 2 bedrooms, 1.5 baths, in unit washer and dryer, tankless hot water heaters, granite countertops, farm sinks, stainless steel appliances and onsite parking. The second phase will feature 8 new construction structures that will bring to market 24 additional units. Units will range in price from \$160,000 to \$180,000 (*to correspond with construction costs and market pricing*). Ms. McKinney has worked to establish relationships with local lenders that will allow for home buyers, who earn less than \$92,000, to receive down payment assistance.

With one of the primary goals of the City of Detroit being to maintain and advance affordable housing, it has been determined that the NEZ tax abatement is an economically necessary component to the financing strategy needed to promote development opportunities to small-scale developers in the area.

In support of the City's strategy and recommendation in the Russell Woods Nardin Park Framework Plan to leverage publicly owned vacant parcels for strategic disposition in the neighborhood focus area, the City of Detroit requests the establishment of a Neighborhood Enterprise Zone for the first phase of the redevelopment projects.

The DEGC and the City recognize that for these infill development projects, a property tax exemption will be necessary to support investment. In most cases, projects requiring incentives cannot proceed until the district is in place, making the establishment of tax-incentive districts a key prior activity for the activation of the space.

DEGC emphasizes that the district does not in itself create a tax exemption. Only property owners who undertake significant development efforts will be eligible to request an exemption certificate in the proposed Neighborhood Enterprise Zone. The future property owner(s) would need to apply to the City of Detroit for a Neighborhood Enterprise Zone Certificate that provides for the actual exemption. All Neighborhood Enterprise Zone District Exemptions Certificates would be subject to approval by the Detroit City Council and the Michigan Tax Commission.

All projects will be subject to DEGC underwriting standards and subject to a "but for" determination.

Statutory Definition

Neighborhood Enterprise Zone District – The proposed district consists of 12. This meets the 10 or more parcels or tracts of land or a portion of a parcel or tract of land requirement from PA 147 of 1992 MCL 207.773 Sec. 3. (1). Additionally, all of the land in the proposed NEZ (as described in the attached map) is compact and contiguous.

The proposed district meets the requirements set forth by the Act. As a qualified local governmental unit, the City of Detroit may, by resolution, of its City Council, establish a Neighborhood Enterprise Zone New/Rehabilitation District on its own initiative. The City is making this request in support of two proposed near term infill development projects.

The proposed Neighborhood Enterprise Zone District contains a total of 8.715 acres. This designation will further support the City's effort for strategic disposition for future infill development.

Thank you for your consideration of this petition.

Sincerely,



Antoine Bryant, Director
City of Detroit, Planning & Development Department

cc: Veronica Farley, City of Detroit, Housing & Revitalization Department
David Howell, Detroit Economic Growth Corporation
Derrick Headd, Legislative Policy Division
Christopher Hughes, Detroit Economic Growth Corporation

Address	Principal(s)	Parcel ID
9691 Yosemite		14012993
9683 Yosemite		14012994
9673 Yosemite		14012995
9604 Nardin		14013019-20
9612 Nardin		14013021
9618 Nardin		14013022
9626 Nardin		14013023
9632 Nardin		14013024
9644 Nardin		14013025
9650 Nardin		14013026
9660 Nardin		14013027
9666 Nardin		14013028
9700 Nardin		14013029
9706 Nardin		14013030
9714 Nardin		14013031
9722 Nardin		14013032
9730 Nardin		14013033
9738 Nardin		14013034
9748 Nardin		14013035
9756 Nardin		14013036
5164 Chicago		16004852
5156 Chicago		16004853
5150 Chicago		16004854
5140 Chicago		16004855
5132 Chicago		16004856
5172 Chicago		16004851
5180 Chicago		16004850
9806 Dundee		16005219
9800 Dundee		16005220
9790 Dundee		16005220.002
9782 Dundee		16005221
9776 Dundee		16005222
9768 Dundee		16005223
9760 Dundee		16005224
9750 Dundee		16005225
9742 Dundee		16005226
9736 Dundee		16005227
9726 Dundee		16005228
9716 Dundee		16005229
9805 Dundee		16005263
9797 Dundee		16005262

9727 Dundee	16005253
9733 Dundee	16005254
9741 Dundee	16005255
9759 Dundee	16005256
9763 Dundee	16005257
9767 Dundee	16005258
9777 Dundee	16005259
9783 Dundee	16005260
9789 Dundee	16005261
9908 Chenlot	16005268
9900 Chenlot	16005269
9892 Chenlot	16005270
9884 Chenlot	16005271
9876 Chenlot	16005272
9870 Chenlot	16005273
9860 Chenlot	16005274
9850 Chenlot	16005275
9844 Chenlot	16005276
9834 Chenlot	16005277
9828 Chenlot	16005278
9820 Chenlot	16005279
9810 Chenlot	16005280
9800 Chenlot	16005281
9796 Chenlot	16005282
9786 Chenlot	16005283
9780 Chenlot	16005284
9770 Chenlot	16005285
9762 Chenlot	16005286
9756 Chenlot	16005287
9746 Chenlot	16005288
9740 Chenlot	16005289
9730 Chenlot	16005290
9724 Chenlot	16005291
9716 Chenlot	16005292
9708 Chenlot	16005293
9702 Chenlot	16005294
9654 Belleterre	16018382
9640 Belleterre	16018381
9704 Dundee	16005231
9702 Dundee	16005232
9694 Dundee	16005233
9688 Dundee	16005235
9672 Dundee	16005237
9654 Dundee	16005238
9646 Dundee	16005239
	16005240

9640 Dundee	16990580
9628 Dundee	#
9500 Grand River	#
Ave.	#
5260 W Chicago	#
5240 W Chicago	#
5122 W Chicago	#
5116 W Chicago	#
9717 Nardin Park	16004860
9755 Nardin Park	16005218
9841 Dundee	NA
9821 Dundee	16005265
9815 Dundee	16005264
9719 Dundee	16005252
9703 Dundee	16005250
9695 Dundee	16005249
9677 Dundee	16005247
9671 Dundee	16005245-6
9651 Dundee	16005243-4
9637 Dundee	16005242
9631 Dundee	16005241
9580 Grand River	16005208
9564 Grand River Ave.	16005209
9624 Belleterre Ave.	16991958.10
9918 Chenlot	16005267
	#
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Map of NEZ Requested Boundary

