



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

February 7, 2023

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

**Re: Resolution Establishing the North End Landing Neighborhood Enterprise Zone in the area bounded by 405 Smith, 409 Smith, 7718 Brush, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brush, 282 Smith, 290 Smith, 296 Smith, 302 Smith, 306 Smith, 312 Smith, 309 E. Bethune, 313 E. Bethune, 319 E. Bethune, 331 E. Bethune Detroit, Michigan in accordance with Public Act 147 of 1992 on behalf of Avanath North End Parcel Owner I, LLC & Civic Tekton North End LLC. (Petition #2022-337)**

Honorable City Council:

Attached for your consideration please find a resolution and legal description which will establish the North End Landing Neighborhood Enterprise Zone (NEZ) in accordance with Public Act 147 of 1992 ("the Act").

Your Honorable Body conducted a public hearing on this matter on **February 9, 2023** as required by the Act. No impediments to the establishment of the NEZ were presented at the public hearing.

Avanath North End Parcel project is expected to construct a total of eight (8) affordable for-sale attached townhomes on the property to be purchased by it and Civic Tekton North End LLC proposes to construct ten (10) apartment on a portion of the property to be purchased by it.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

DocuSigned by:

A handwritten signature in black ink, appearing to read "Kelly R. Vickers".

A1E218A0ECA417...

Kelly R. Vickers

Chief Housing Investment & Development Officer

KV/jc

cc: G. Fulton, Mayor's Office  
A. Bryant, PDD  
J. Schneider, HRD  
J. Cook, HRD



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, Michigan’s Public Act 147 of 1992, the Neighborhood Enterprise Zone Act (“the Act”), provides for the establishment of Neighborhood Enterprise Zones (NEZs), the exemption from *ad valorem* taxes, and the imposition of a specific property tax in lieu of *ad valorem* real property taxes within NEZs; and

**WHEREAS**, the City of Detroit meets all the distress criteria set forth within the Act; and

**WHEREAS**, the Detroit City Council finds that designation of certain areas as NEZs is consistent with the adopted Master Plan, as amended, and will further the economic and physical development goals and objectives of the City by encouraging new housing starts and housing rehabilitation, thereby aiding in the preservation of existing neighborhoods and preventing further decay in others; and

**WHEREAS**, the Detroit City Council has found the establishment of the **North End Landing Neighborhood Enterprise Zone** NEZ to be consistent with the Detroit Master Plan of Policies and the neighborhood preservation and development goals of the City; and

**WHEREAS**, the Detroit City Council has adopted a statement of goals, objectives and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within proposed NEZs; and

**WHEREAS**, the Detroit City Council has enacted a housing inspection ordinance requiring that before the sale of a unit in a new or rehabilitated facility for which an NEZ Certificate is in effect, an inspection is to be made of the unit to determine compliance with Chapter 26 of the Code of the City of Detroit; and

**WHEREAS**, the Act requires that the designation of NEZs must be approved by a resolution adopted by the local governmental unit subsequent to a public hearing at which any taxpayer or resident, or representative of any taxing authority levying a property tax in the City of Detroit, was give the opportunity to address the requested establishment of an NEZ; and

**WHEREAS**, a public hearing on the issue of establishing the **North End Landing Neighborhood Enterprise Zone** NEZ was conducted before the Detroit City Council on **February 9, 2023**, with notice of the public hearing having been given to the general public and by certified mail to every taxing authority levying a property tax with the City of Detroit; and

**WHEREAS**, no impediments to the establishment of the **North End Landing Neighborhood Enterprise Zone** NEZ where cited; and

**WHEREAS**, after the public hearing, City Council legally established a Neighborhood Enterprise Zone in the area located at **405 Smith, 409 Smith, 7718 Brush, 299 Smith, 303 Smith, 307 Smith, 313 Smith, 319 Smith, 325 Smith, 7719 Brush, 282 Smith, 290 Smith, 296 Smith, 302 Smith, 306 Smith, 312 Smith, 309 E. Bethune, 313 E. Bethune, 319 E. Bethune, 331 E. Bethune, on February 14, 2023.**

**NOW THEREFORE BE IT**

**RESOLVED**, that the land area described in the attached legal description, and shown on the attached map, is hereby established as the **North End Landing Neighborhood Enterprise Zone** NEZ pursuant to Public Act 147 of 1992, the Neighborhood Enterprise Zone Act