

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

April 18, 2024

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

**Re: Application for Neighborhood Enterprise Zone Certificate for
Grayhaven Area**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of ten (10) applications for Grayhaven 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 these applications.

Respectfully submitted,



Andre P. Gilbert, II
Deputy City Clerk

APG:aj
Enc.

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

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April 17, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of ten single-family condominium houses in the Grayhaven Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) ten applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of ten single-family condominium houses at 285 Keelson Unit #1, 279 Keelson Unit #2, 273 Keelson Unit #3, 267 Keelson Unit #4, 261 Keelson Unit #5, 257 Keelson Unit #6, 253 Keelson Unit #7, 245 Keelson Unit #8, 252 Keelson Unit #39, and 260 Keelson Unit #40.

The petitioner for the certificates is FPJ Investments LLC; the developer is James Budziak, a Detroit area developer and realtor. The proposed houses would be infill units on the vacant land part of Shorepointe Village at Grayhaven. All of the proposed condos would contain the following:

- 3 bedrooms
- 2 ½ bathrooms
- The buyers will have a choice of Unit A or B summarized below:

Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated sale price
A	1550	3	\$400,000.00	485,000.00
B	1850	3	\$440,000.00	525,000.00

Regarding parking, each house would have a private 2 or 3 car attached garage. Regarding handicap accessibility, the developer indicates all of the units include first floor Primary Suites which can easily be converted to handicap accessible units.

The subject property has been confirmed as being within the boundaries of the Grayhaven NEZ, which was established by City Council in March 1996, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted the NEZ certificate applications dated March 27, 2024, to the City Clerk.

CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, City Planner

cc: Angela Jones, City Clerk's Office



OVERALL SITE PLAN





UNIT TYPE A - VIEW FROM WATER

SHOREPOINTE VILLAGE AT GRAYHAVEN



UNIT TYPE A - VIEW FROM STREET

SHOREPOINTE VILLAGE AT GRAYHAVEN
NEW DEVELOPMENT



UNIT TYPE B - VIEW FROM WATER

SHOREPOINTE VILLAGE AT GRAYHAVEN
NEW DEVELOPMENT



UNIT TYPE B - VIEW FROM STREET

SHOREPOINTE VILLAGE AT GRAYHAVEN
NEW DEVELOPMENT

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 ad valorem property taxes, and the imposition of specific tax in lieu of ad 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 Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Grayhaven	285 Keelson, Unit #1	07-1037
Grayhaven	279 Keelson, Unit #2	07-1038
Grayhaven	273 Keelson, Unit #3	07-1039
Grayhaven	267 Keelson, Unit #4	07-1040
Grayhaven	261 Keelson, Unit #5	07-1041
Grayhaven	257 Keelson, Unit #6	07-1042
Grayhaven	253 Keelson, Unit #7	07-1043
Grayhaven	245 Keelson, Unit #8	07-1044
Grayhaven	252 Keelson, Unit #39	07-1045
Grayhaven	260 Keelson, Unit #40	07-1046