

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

December 10, 2021

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 two (2) applications 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.

12/10/21 10:55 AM

# 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)	308 Eliot, Unit 1	07-0035
Crosswinds (Woodward Place)	308 Eliot, Unit 2	07-0036

Lauren Hood, MCD  
Chairperson  
Donovan Smith  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

# City of Detroit

## CITY PLANNING COMMISSION

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December 8, 2021

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of two condominium units at 308 Eliot Unit 1 and 2 in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) via the City Clerk's office has received applications from the RT Toft Company LLC requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of an existing building at 308 Eliot which includes two condominium units. The property is generally located on the south side of Eliot Street just west of Brush Street. Below is an image of the existing building. The request is for a 15-year abatement.

The anticipated cost of rehabilitation for each unit is \$192,530. The major rehab work will be done to create the following: Unit 1 is comprised of a 1,800 square feet on two levels and includes a front room, kitchen, three bedrooms, and 2 ½ bathrooms; and Unit 2 is comprised of 2,300 square feet on three levels and includes an office, kitchen, dining are, living room, three bedrooms, and 3 full baths.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of City Council on July 17, 1996.

The NEZ certificate applications appear to 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 certificate applications dated June 29, 2020, to the City Clerk's office. A building permit was issued on November 18, 2020. Renovation work on the building is continuing and has been delayed in part by COVID-19.

CPC staff has reviewed the applications and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.



Respectfully submitted,

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

cc: Angela Jones, City Clerk's Office