



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
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August 29, 2024

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

**RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by 20201 Development, LLC, in the area of 20201 Livernois, Detroit, MI in accordance with Public Act 147 of 1992 (Petition 2024-233).**

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City and find that establishment of the **20201 Development Neighborhood Enterprise Zone** would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states “the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones”. Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body’s passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

DocuSigned by:  
  
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Rebecca Labov  
Chief Investment & Development Officer

RL/jc

cc: G. Fulton, Mayor’s Office  
A. Bryant, PDD  
J. Schnieder, HRD  
J. Cook, HRD



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

**WHEREAS**, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

**WHEREAS**, **20201 Development, LLC**, has requested establishment of “**20201 Development Neighborhood Enterprise Zone**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

**WHEREAS**, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_ a.m., a Public Hearing be held on the above-described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.