

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

July 11, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a building at 8823 and 8829 Third in the Herman Keifer Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of a building at 8823 and 8829 Third Street.

The building is located on the west side of Third Street between Hazelwood and Gladstone Streets just east of the Lodge Freeway. Below are maps of the location and images of the building. The subject request is for a 15-year abatement.

The developer for the project is 2329 RENOVATE LLC which is represented by Bonnie Taylor. Ms. Taylor indicates she is a veteran on a fixed low income and proposes to create a residence for herself to age in place in the subject neighborhood. The 2nd unit would be a rental unit.

The application indicates this is a total renovation of a burned-out end of a brick row house. The petitioner would like to have several green investments, including geothermal heat pump, water heater, induction cooktop, quality windows, etc. The entire roof will need to be replaced. The table below is a summary of the units:

Unit	Square Footage	# Bedrooms	Unit cost to renovate	Estimated sale or rental price
8823 Third	2,767 square feet	3	\$150,000	NA
8829 Third	1,433 square feet	3	\$120,000	Affordable rental rate

Regarding parking, the petitioner indicates parking is only available on the street. Regarding accessibility, the petitioner indicates there are no handicap accessible features.

The NEZ certificates are dated March 25, 2024. The petitioner indicates its architect has applied for building permits, but they have not been issued yet – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued.

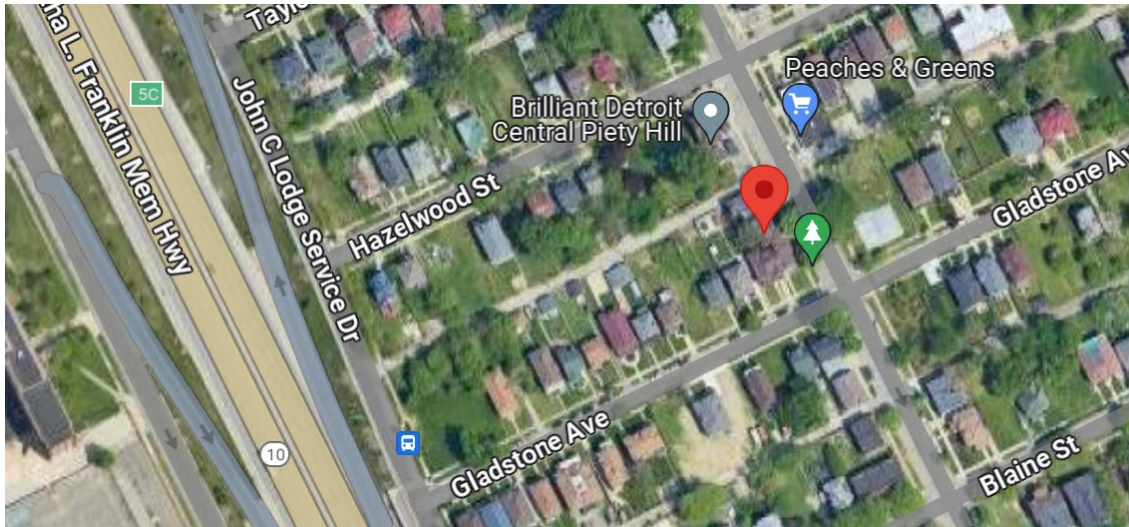
The subject property has been confirmed as being within the boundaries of the Herman Keifer NEZ which was established by a vote of City Council on September 24, 2019. CPC staff has reviewed the applications and recommends approval. The City Clerk's office is submitting a resolution for Your consideration. Please contact our office should you have any questions.

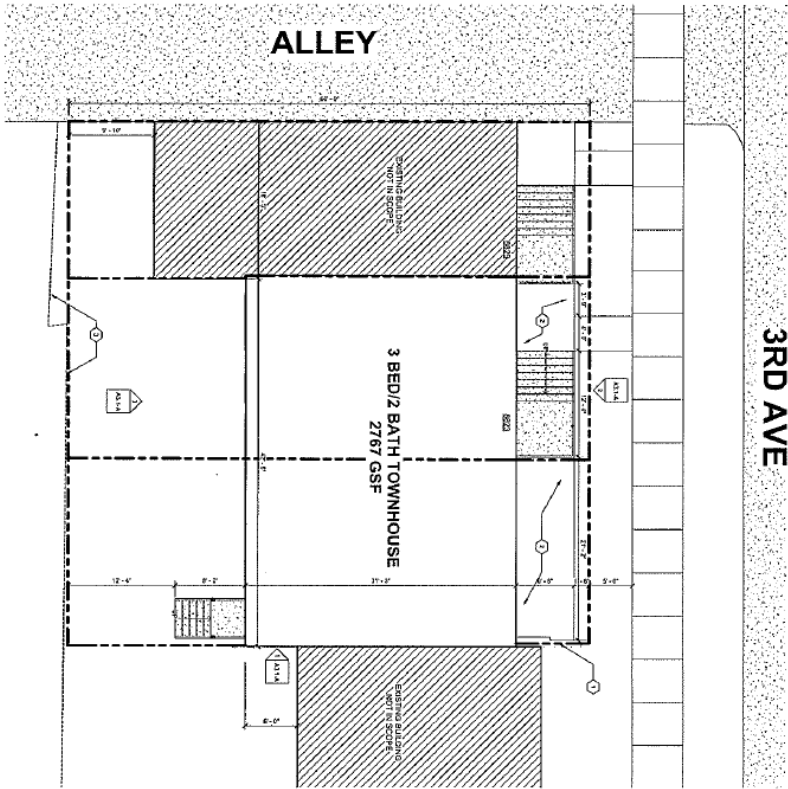
Respectfully submitted,



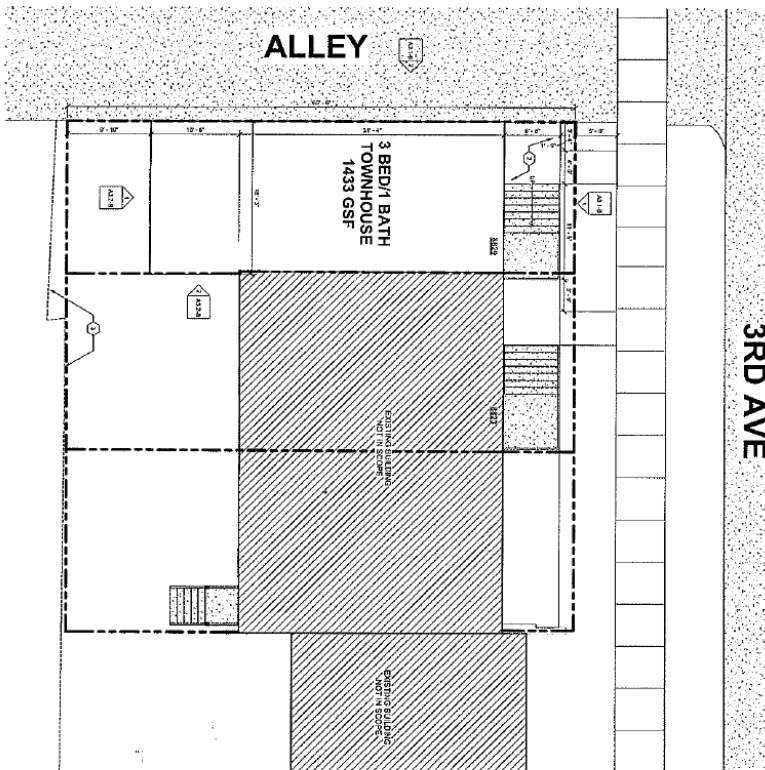
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, City Planner

cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk





1 SITE PLAN 8823
SCALE 3/8" = 1'-0"



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 certificates 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 Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Herman Keifer	8823 Third	07-1035
Herman Keifer	8829 Third	07-1036