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August 22, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for three newly built duplexes in the Woodbridge Estates subdivision generally located south of West Canfield and west of M-10 (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received six applications requesting Neighborhood Enterprise Zone (NEZ) certificates for three new duplex buildings with 6 condominiums generally located on the east side of Lincoln Avenue just south of Canfield Avenue. The addresses include the following: 1361 Canfield, Unit 17, 4338 Lincoln, Unit 18, 4326 Lincoln, Unit 19, 4322 Lincoln, Unit 20, 4312 Lincoln, Unit 21, and 1360 Calumet, Unit 22.

The petitioner for the certificates is Scripps Park Investments LLC, which includes the Slavik Company as its managing member, with Premier Property Management, LLC and the Rosenberg Housing Group, Inc. This is the same group that redeveloped the former Jeffries Housing Projects into the adjacent Woodbridge Estates and Cornerstone Estates neighborhoods.

The petitioner indicates the NEZ certificate applications were originally submitted to the City in February 2022, but appear to have been lost while being processed at the City. As a result, the petitioner is resubmitting the applications. Below is a summary of the units all of which have been completed.

Unit #	Address	Street	Square Footage	# Bedrooms	Cost to build	Estimated Sales Price
17	1361	Canfield	1,936	3	\$450,000	\$675,000
18	4338	Lincoln	1,916	3	\$450,000	\$675,000
19	4326	Lincoln	1,916	3	\$450,000	\$675,000
20	4322	Lincoln	1,916	3	\$450,000	\$675,000
21	4312	Lincoln	1,916	3	\$450,000	\$675,000
22	1360	Calumet	1,936	3	\$450,000	\$675,000

The developer indicates all six units include a two-car attached garage and driveway large enough for two additional vehicles. The developer indicates there are no handicap accessible features, primarily because these are 2-story units with no first-floor bedrooms.

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 or not more than 6 months after the date of the issuance of a building permit for the facility. The petitioner indicates it originally submitted NEZ certificate applications in February 2022, to the City Clerk's office and the building permits were issued March 2022. As noted earlier, the original request for approval was lost.

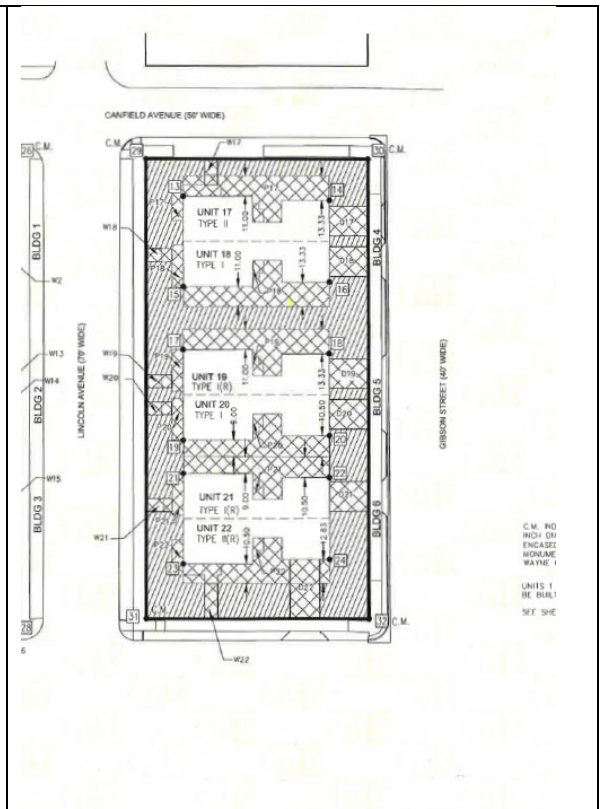
The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of City Council in September 2001. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "Marcell R. Todd, Jr." in a cursive style.

Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy Director CPC

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



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 applications were 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>
Woodbridge Estates	1361 Canfield, Unit 17	07-0361
Woodbridge Estates	4338 Lincoln, Unit 18	07-0362
Woodbridge Estates	4326 Lincoln, Unit 19	07-0363
Woodbridge Estates	4322 Lincoln, Unit 20	07-0364
Woodbridge Estates	4312 Lincoln, Unit 21	07-0365
Woodbridge Estates	1360 Calumet, Unit 22	07-0366