

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

April 23, 2025

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

**Re: Application for Neighborhood Enterprise Zone Certificate for  
West Village**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for a Neighborhood Enterprise Zone Certificate. **THIS APPLICATION HAS 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 this application.

Respectfully submitted,



Andre P. Gilbert, II  
Deputy City Clerk

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Enc.

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Donovan Smith  
Chairperson  
Melanie Markowicz  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director  
Christopher Gulock, AICP  
Deputy Director

## City of Detroit

**CITY PLANNING COMMISSION**  
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April 22, 2025

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a residential building at 8022 Kercheval into 2 rental units in the West Village Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a vacant residential building into 2 rental units at 8022 Kercheval. Originally, the petitioner proposed 4 units, but has since reduced the number to 2 units. The subject request is for a 15-year abatement.

The building is located on the south side of Kercheval just east of Van Dyke. Below is a map and street view of the location. The petitioner/developer for the project is 4727 Trumbull LLC which is owned by Lukas Bondy of Bondy Construction. Below is a summary of the proposed rehab.

Unit	Square Footage	# Bedrooms	Unit cost to renovate	Estimated rental price per month
Unit 1	1,511 sf	3	\$50,000	\$2,000
Unit 2	2,283 sf	3	\$50,000	\$2,300

Regarding parking, the petitioner indicates there will be three off-street parking spaces behind the building, free of charge, for the tenants. Regarding accessibility, the petitioner indicates the building has multiple stairsteps at both the front and rear, so there are no plans to make the building ADA accessible.

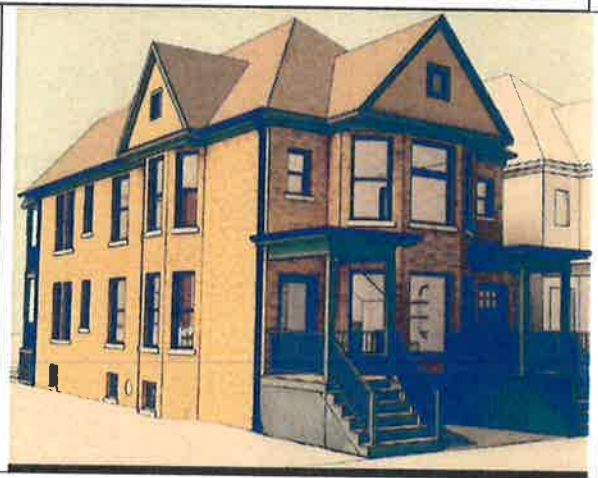
The subject property has been confirmed as being within the boundaries of the West Village NEZ, which was established by a vote of the City Council in November 2000. CPC staff have reviewed the application and recommends approval. Attached is a resolution for Your consideration.

Respectfully submitted,



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

cc: 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 application 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>
West Village	8022 Kercheval	25-001