

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

February 3, 2022

Marcell R. Todd, Jr., Director
City Planning Commission
Room 208 – CAYMC
Detroit, MI 48226

RE: Application for Neighborhood Enterprise Zone Certificates 4741 Second Avenue

Dear Mr. Todd:

Please find enclosed one (1) application for the **4741 Second Avenue** Neighborhood Enterprise Zone Certificate which was received in my office on January 14, 2022. The address is: **4741 Second Avenue**. Would you please review this application and advise me as to what action should be taken.

THE SIXTY (60) DAY DEADLINE FOR APPROVAL OF THIS APPLICATION BY THE LOCAL GOVERNMENT UNIT IS MARCH 18, 2022; THEREFORE, CITY COUNCIL WOULD HAVE TO APPROVE THIS APPLICATION NO LATER THAN AT THEIR FORMAL SESSION OF MARCH 15, 2022.

Thank you



Andre P. Gilbert, II
Deputy City Clerk

Enc.


APG/aj

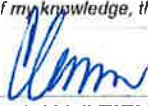
Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

LOCAL GOVERNMENTAL UNIT USE ONLY	
▶ Application No. <i>07-0346</i>	▶ Date Received <i>1/14/22</i>
STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file completed application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)			
Applicant Name 4741 Second Ave LLC		Type of Approval Requested	
Facility's Street Address 4741 Second Ave		<input type="checkbox"/> New Facility <input checked="" type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
City Detroit	State MI	ZIP Code 48201	Amount of years requested for exemption (0-15) 15
Name of City, Township or Village (taxing authority) Detroit		Is the facility owned or rented by occupants? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		Type of Property	
County Wayne	School District Detroit	<input type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input checked="" type="checkbox"/> Apartment - No. of Units <u>7</u>	
Name of LGU that established district City of Detroit		Name or Number of Neighborhood Enterprise Zone 4741 Second Avenue	Date district was established 11/23/2021
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other		Estimated Project Cost (per unit) \$29,857/unit	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. The owner of the 4741 Second Avenue apartment building proposes to perform various property improvements to enhance the environmental sustainability of the building, including replacing and updating old wooden windows, updating the HVAC system and performing various improvements to the interiors of the units including updating kitchens, bathrooms, flooring, parking and laundry systems.			
Timetable for undertaking and completing the rehabilitation or construction of the facility. The owner expects to commence construction in the Spring 2022 and complete the renovations by September 2022.			
PART 2: APPLICANT CERTIFICATION			
Contact Name Richard A. Barr	Contact Telephone Number (313) 465-7308	Contact E-mail Address rbarr@honigman.com	Owner/Applicant Telephone Number (917) 225-4789
Contact Fax Number (313) 465-7309	Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) PO Box 43766 Detroit, MI 48243		
Owner/Applicant Signature 		Date January 12, 2022	

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU City of Detroit			
Name of Assessor (First and last name) Charles Ericson		Telephone Number 313-224-4832	
Fax Number		E-mail Address ericsonc@detroitmi.gov	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature 			Date 2-3-21
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
<input checked="" type="checkbox"/> Exemption Approved for _____ Years (6-15)		<input checked="" type="checkbox"/> 1. Original Application	
<input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits)		<input checked="" type="checkbox"/> 2. Legal description of the real property with parcel code #	
<input type="checkbox"/> Exemption Denied (include Resolution Denying)		<input checked="" type="checkbox"/> 3. Resolution approving/denying application (include # of years)	
Date of resolution approving/denying this application		<input checked="" type="checkbox"/> 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Clerk's Name (First and Last) Janice M. Winfrey		Telephone Number 313-224-3262	
Fax Number 313-224-2075		E-mail Address	
Mailing Address 2 Woodward Avenue, Ste. 200		City Detroit	State MI
			ZIP Code 48226
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk

NEZ Rehab Values

Parcel 04003265.
Owner 4741 Second Avenue LLC
Address 4741 Second

NEZ BLDG AV Calculations

Total AV	minus Land AV	BLDG AV
\$ 627,700	\$ 198,200	\$ 429,500

NEZ BLDG TV Calculations

Bldg AV	divided by Total AV	Bldg %
\$ 429,500	\$ 627,700	68.42%

Total TV	times Bldg %	BLDG TV
\$ 147,121	68.42%	\$ 100,667

LAND AV
\$ 198,200

LAND TV Calculations

Total TV	deduct Bldg TV	LAND TV
\$ 147,121	\$ 100,667	\$ 46,454