

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

February 8, 2022

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

**RE: Application for Neighborhood Enterprise Zone Certificates Midtown  
Development**

Dear Mr. Todd:

Please find enclosed one (1) application for the **Midtown Development** Neighborhood Enterprise Zone Certificate which was received in my office on February 7, 2022. The address is: **3939 Third 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>07-0347</i>	Date Received <i>2/2/22</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 <b>3939 Brogan LLC</b>		Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address <b>3939 Third Avenue</b>		Amount of years requested for exemption (6-15) <b>15</b>	
City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48201</b>	Is the facility owned or rented by occupants? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented
Name of City, Township or Village (taxing authority) <b>City of Detroit</b>		Type of Property <input type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input checked="" type="checkbox"/> Apartment - No of Units <b>16</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
County <b>Wayne</b>	School District <b>Detroit P.S. Community</b>		
Name of LGU that established district <b>City of Detroit</b>	Name or Number of Neighborhood Enterprise Zone <b>Midtown Development NEZ</b>	Date district was established <b>03/09/1999</b>	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other		Estimated Project Cost (per unit) <b>\$199,856</b>	
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 intends to construct a three-story, 16-unit apartment building including a ground level approximately 2,400 square foot retail space at 3939 Third in Midtown Detroit. The building will contain 8 approximately 700 square foot studio units and 8 approximately 850 square foot one-bedroom units. Three of the units will offer affordable rents for those with income of not greater than 80% of the Detroit/Livonia/Warren AMI, with two expected to be studios and one a one-bedroom apartment. The total construction cost is estimated to be \$3,553,000, including land and retail space costs. The tax parcel for the building which is the subject of this application is indicated on Exhibit B attached hereto.			
Timetable for undertaking and completing the rehabilitation or construction of the facility. Construction is expected to commence in April, 2022 and be completed by April, 2023.			
PART 2: APPLICANT CERTIFICATION			
Contact Name <b>Richard A. Barr</b>	Contact Telephone Number <b>3134657308</b>		
Contact Fax Number <b>3134657309</b>	Contact E-mail Address <b>rbarr@honigman.com</b>		
Owner/Applicant Name <b>3939 Brogan LLC</b>	Owner/Applicant Telephone Number <b>734-646-2780</b>		
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) <b>4444 Second Ave., Detroit, MI 48201</b>	Owner/Applicant E-mail Address <b>david.a.brown@mac.com</b>		
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.			
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.			
Owner/Applicant Signature <i>[Signature]</i>	Date <b>2/2/22</b>		

<b>PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)</b>			
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 (I and 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 2.8.22
<b>PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)</b>			
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 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

**Exhibit A**

**Application for Neighborhood Enterprise Zone Certificate  
3939 Third**

3939 Brogan LLC proposes to construct a 16-unit apartment building with approximately 2,400 square feet of ground-floor retail space at 3939 Third in the Midtown Detroit area. The building will contain 8 approximately 700 square foot studio units and 8 approximately 850 square foot one-bedroom units. Three of the units will offer affordable rents for those with income of not greater than 80% of the Detroit/Livonia/Warren AMI, with two expected to be studios (\$1,120/month as of 2022) and one a one-bedroom apartment (\$1,200/month as of 2022). Market based monthly rents for remaining units are expected to be approximately \$1,650 for studios and \$1,840 for one-bedroom apartments.

**Exhibit B**

Tax Parcel Number, Address, Legal Description and Survey

<u>Parcel Tax ID Number</u>	<u>Address</u>
04-003544	3939 Third

Legal Description

Land situated in the City of Detroit, Wayne County, Michigan, described as follows:

**LOT 6, BLOCK 5, OF THE "PLAT OF THE SUBDIVISION OF THE CRANE FARM, BEING THE REAR CONCESSION OF PRIVATE CLAIM NO. 247", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 60 OF DEEDS, ON PAGE 58, WAYNE COUNTY RECORDS.**

Survey

