

# City of Detroit

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September 30, 2025

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a house at 264 Watson in the Crosswinds (Woodward Place) 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 house at 264 Watson. The subject house is within a historic district, which allows for a 17-year abatement.

The building is located on the south side of Watson Street between Brush and John R Streets in the Brush Park neighborhood. Below is a map and street view of the location.

The petitioner for the project is Steven Peter Basile. The house, which contains about 2,500 square feet, was built in 1883 and has fallen into disrepair. Mr. Basile plans to invest between \$1.4 and \$1.5 million to restore the house. Some of the major expenses include a new roof, internal demo, HVAC, etc. After renovation, Mr. Basile plans to live in the house with his family. Regarding accessibility, the petitioner plans to live in the house with his family and is not planning any specific accessibility features.

It appears the NEZ certificate application has 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. The petitioner submitted the NEZ certificate application dated September 16, 2025, to the City Clerk's office. A building permit was applied for August 7, 2025, but not yet issued.

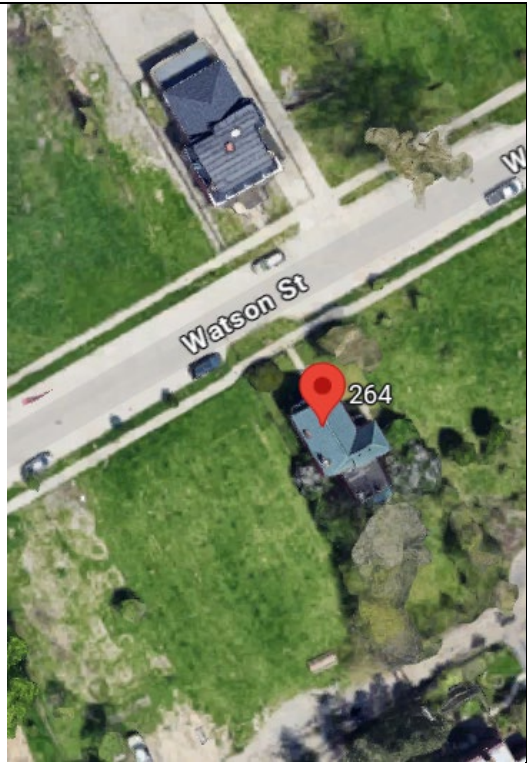
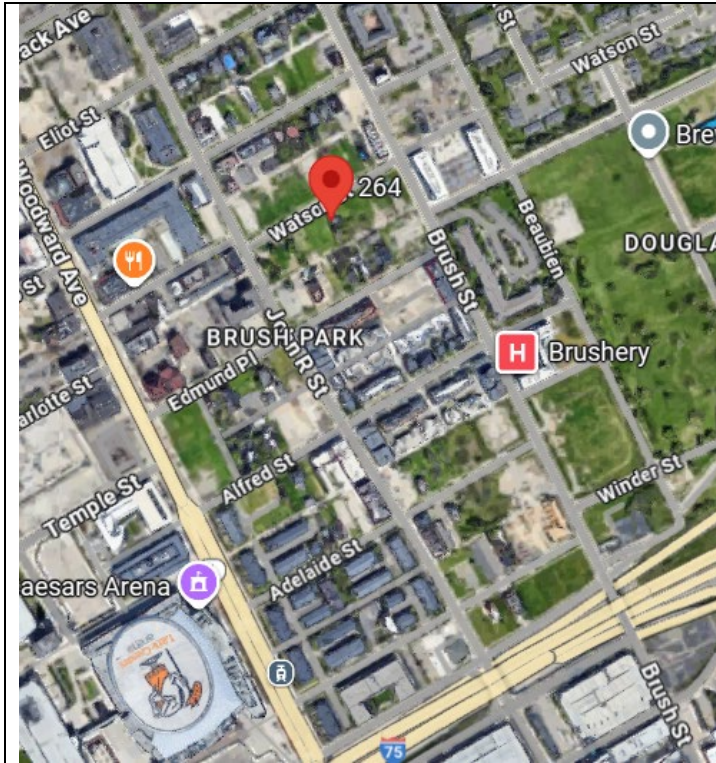
The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ, which was established by a vote of the City Council in July 1996. CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration.

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 seventeen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	264 Watson	25-041