

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

February 24, 2022

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

**Re: Application for Neighborhood Enterprise Zone Certificate for
Midtown**

Dear Council Members:

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

APG:aj
Enc.

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 as valorem property taxes, and the imposition of specific property tax in lieu of as 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 City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Midtown	3939 Third	07-0347

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
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February 23, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new 16-unit multi-family building at 3939 Third Street in the Midtown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) via the City Clerk's office has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a new 16-unit multi-family building at 3939 Third Street. The property is generally located on the west side of Third Street between Alexandrine and Selden. Below is an image of the existing site.

The request is for a 15-year NEZ certificate for a new facility. The developer is proposing to construct a 3-story apartment building with 16 units including ground floor retail. Eight of units will be about 700 square feet, and eight of the units would be about 850 square feet. Three of the units will offer affordable rents for those with income of not greater than 80% AMI. The anticipated cost of rehabilitation for each unit is \$199,856.

The subject property has been confirmed as being within the boundaries of the Midtown NEZ which was established by a vote of City Council on March 10, 1999.

The petitioner submitted certificate application dated February 7, 2022 and a building permit has not been issued yet. 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.

CPC staff has reviewed the application and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.



Respectfully submitted,

Marcell R. Todd, Jr.
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Angela Jones, City Clerk's Office