

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

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

February 7, 2022

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

**RE: Application for Neighborhood Enterprise Zone Garfield Condominium**

Dear Mr. Todd:

Please find enclosed one (1) application, for the **Garfield Condominium** Neighborhood Enterprise Zone Certificate which was received in my office on November 15, 2021. The address is: **92 E. Forest 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.

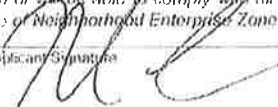
APG/aj

# Application for Neighborhood Enterprise Zone Certificate

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

LOCAL GOVERNMENTAL UNIT USE ONLY	
Application No. <b>07-0329</b>	Date Received <b>11/15/21</b>
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 one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). 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>RainCheck Forest LLC</b>		Type of Approval Requested <input type="checkbox"/> New Facility <input checked="" type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address <b>92 E Forest Avenue</b>		Amount of years requested for exemption (6-15) <b>15</b>	Is the facility owned or rented by occupants? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented
City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48201</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>15</b>
Name of City, Township or Village (taxing authority) <b>City of Detroit</b> <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
County <b>Wayne</b>	School District <b>Detroit</b>		Name of LGU that established district <b>Detroit</b>
Name of Number of Neighborhood Enterprise Zone <b>Garfield Condominium</b>		Date district was established <b>11/17/2005</b>	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____		Estimated Project Cost (per unit) <b>\$166,666.00</b>	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. <b>Include Breakdown of Investment Cost</b> Use attachments if necessary. <b>See Attached - Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan</b>			
Timetable for undertaking and completing the rehabilitation or construction of the facility. <b>Construction is anticipated to commence in April 2022. Applicant anticipates an 10-month timeframe for construction with anticipated completion by February 2023.</b>			
PART 2: APPLICANT CERTIFICATION			
Contact Name <b>Neal Check</b>	Contact Telephone Number <b>(248) 866-7900</b>	Contact E-mail Address <b>neal@soundcheckllc.com</b>	Owner/Applicant Telephone Number <b>(248) 866-7900</b>
Contact Fax Number <b>(248) 440-5991</b>	Owner/Applicant Name <b>RainCheck Forest LLC</b>	Owner/Applicant E-mail Address <b>neal@soundcheckllc.com</b>	
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) <b>28715 Greenfield Road, Southfield, MI 48076</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 		Date <b>11/02/2021</b>	

**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.

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

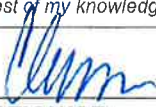
(313) 224-9400

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

2-9-21

**PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)**

Action taken by LGU:

- Exemption Approved for \_\_\_\_\_ Years (6-15)
- Exemption Approved for \_\_\_\_\_ Years (11-17 historical credits)
- Exemption Denied (include Resolution Denying)

The State Tax Commission requires the following documents to be filed for an administratively complete application:

1. Original Application
2. Legal description of the real property with parcel code #
3. Resolution approving/denying application (include # of years)
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.

Date of resolution approving/denying this application

Clerk's Name (First and Last)

Telephone Number

Fax Number

E-mail Address

Mailing Address

City

State

ZIP Code

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

The LGU should mail the original completed application and required documents to the following address:

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 01001213.  
Owner RainCheck Forest LLC  
Address 92 E Forest

#### NEZ BLDG AV Calculations

Total AV	minus Land AV	<b>BLDG AV</b>
\$ 354,700	\$ 293,700	\$ 61,000

#### NEZ BLDG TV Calculations

Bldg AV	divided by Total AV	<b>Bldg %</b>
\$ 61,000	\$ 354,700	17.20%

Total TV	times Bldg %	<b>BLDG TV</b>
\$ 86,056	17.20%	\$ 14,800

**LAND AV**  
\$ 293,700

#### LAND TV Calculations

Total TV	deduct Bldg TV	<b>LAND TV</b>
\$ 86,056	\$ 14,800	\$ 71,256