

**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  
Garfield Condominium Area**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for Garfield Condominium 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:

<b><u>Zone</u></b>	<b><u>Address</u></b>	<b><u>Application No.</u></b>
Garfield Condominium	92 E. Forest	07-0329

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 rehabilitation of a former church building to include 15 rental apartment units located at 92 E. Forest Avenue in the Garfield Condominium Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

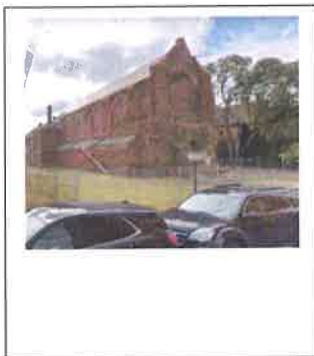
The office of the City Planning Commission (CPC) via the City Clerk's office has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a vacant church building to include 15 apartment units at 92 E. Forest. The property is generally located on the south side of Forest Street just west of John R. Below is an image of the existing building. The request is for a 15-year abatement.

The anticipated cost of rehabilitation for each unit is \$166,666. The developer is proposing to provide 20% of the units as affordable (80% of AMI). The developer indicates there will be studio and one bedroom units.

The subject property has been confirmed as being within the boundaries of the Garfield Condominium NEZ which was established by a vote of City Council on November 18, 2005.

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 certificate application dated November 15, 2021 and a building permit has not been issued yet.

CPC staff has reviewed the applications 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