

NOTICE OF PUBLIC HEARING

XYZ 20-02 RPF, LLC
TO ESTABLISH A NEIGHBORHOOD ENTERPRISE ZONE
IN THE AREA OF 1792 LYSANDER, 1772 LYSANDER, 1758 LYSANDER,
1750 LYSANDER, 1744 LYSANDER, 1734 LYSANDER, 1731 LOMBARD TER.,
4544 ROSA PARKS BLVD., 1770 LOMBARD TER., 1760 LOMBARD TER.
AND 1730 LOMBARD TER., DETROIT, MICHIGAN

SUMMARY

The Planning and Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of XYZ 20-02 RPF, LLC, (Petition #2025-067) for a **Neighborhood Enterprise Zone** in the area of 1792 Lysander, 1772 Lysander, 1758 Lysander, 1750 Lysander, 1744 Lysander, 1734 Lysander, 1731 Lombard Ter., 4544 Rosa Parks Blvd., 1770 Lombard Ter., 1760 Lombard Ter. and 1730 Lombard Ter., Detroit, Michigan, in accordance with Public Act 147 of 1992.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a(2), and in consideration of the ongoing and continuing pandemic, the Detroit City Council will be meeting **in person** at the **City Council Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center** on **THURSDAY, SEPTEMBER 18, 2025 at 10:30 a.m.**

This Public Hearing may be viewed in the following manner.

1. Watch via television
 - Comcast: Channel 10
 - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782,
+1-301-715-8592, or +1-346-248-7799 **Enter Meeting ID: 85846903626#**
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office CityClerkHelpDesk@detroitmi.gov via e-mail, for the record.

JANICE M. WINFREY
City Clerk

NOTICE TO THE HEARING IMPAIRED:

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

NOTICE OF PUBLIC HEARING

XYZ 20-02 RPF, LLC

To Establish a Neighborhood Enterprise Zone

in the area of 1792 Lysander, 1772 Lysander, 1758 Lysander, 1750 Lysander, 1744 Lysander, 1734 Lysander, 1731 Lombard Ter, 4544 Rosa Parks Blvd, 1770 Lombard Ter, 1760 Lombard Ter and 1730 Lombard Ter, Detroit, Michigan

The Planning & Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of **XYZ 20-02 RPF, LLC, (Petition #2025-067)** for a **Neighborhood Enterprise Zone** in the area of 1792 Lysander, 1772 Lysander, 1758 Lysander, 1750 Lysander, 1744 Lysander, 1734 Lysander, 1731 Lombard Ter, 4544 Rosa Parks Blvd, 1770 Lombard Ter, 1760 Lombard Ter and 1730 Lombard Ter, Detroit, Michigan, in accordance with Public Act 147 of 1992.

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PLEASE PRINT IN DETROIT LEGAL NEWS ON THURSDAY, SEPTEMBER 11, 2025

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JANICE M. WINFREY
City Clerk

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City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

Petition No.	2025-067 (NEZ)
Name of Petitioner	XYZ 20-02 RPF, LLC
Description of Petition	Petition request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.773 for the parcels of property described on Attachment A and depicted on Attachment B. The requested zone includes eleven (11) contiguous parcels of property in the Woodbridge neighborhood that include all or portions of thirteen (13) parcels of platted property.
Type of Petition	Tax Abatement for a Neighborhood Enterprise Zone
Submission Date	04/09/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission, Civil Rights, Inclusion, & Opportunity Department
Petitioner Contact	Richard Barr Honigman LLP 660 Woodward Ave Detroit, MI 48226 P: (313) 465-7308 rbarr@honigman.com

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466

By Email

April 4, 2025

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Request for Establishment of Neighborhood Enterprise Zone Pursuant to P.A. 147 of 1992, as amended; XYZ 20-02 RPF, LLC– 12th & Forest Development Project

Ladies and Gentlemen:

On behalf of XYZ 20-02 RPF, LLC, a Michigan limited liability company (the “Applicant”), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.773 for the parcels of property described on Attachment A and depicted on Attachment B. The requested zone includes eleven (11) contiguous parcels of property in the Woodbridge neighborhood that include all or portions of thirteen (13) parcels of platted property, thereby satisfying the minimum parcel requirements of the law.

The Applicant has entered into option agreements to acquire the 11 parcels of subject property from the Detroit Land Bank Authority (DLBA) and proposes a multi-phased development within the proposed zone, called the 12th & Forest, or 12F, development project. The 12F project includes a planned four-unit for-sale residential building on a portion of the property as the initial project phase. Future phases of the 12F project include additional residential and/or mixed-use buildings on other portions of the property.

The proposed new housing units will help fill a housing void in this area, which is an area currently characterized by vacant land. The initial development phase of four for-sale units will increase the purchase opportunities and wealth generation in this portion of the City, with approval of NEZ certificates allowing for the reduction of property taxes to levels that would materially increase the number of people who could obtain financing to purchase a home.

This request is supported by the DLBA, as the current owner of the property to be included within the proposed zone, and is aligned with the Applicant regarding the impact of the Neighborhood Enterprise Zone to facilitate more attainable housing and development in this area of the City. See Attachment C for a support letter from the DLBA.

Additional information about the proposed 12th & Forest development will be included in separate applications for future Neighborhood Enterprise Zone certificates and other tax abatement requests for other portions of the overall development, as applicable.

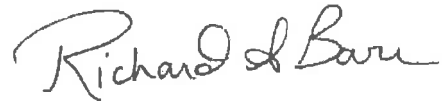
Thank you for your attention to this matter.

HONIGMAN

Office of Detroit City Clerk
April 4, 2025
Page Two

Very truly yours,

HONIGMAN LLP

A handwritten signature in cursive script that reads "Richard A. Barr".

Richard A. Barr

Enclosures

Attachment A

<u>Parcel Tax ID Numbers</u>	<u>Address</u>	<u>Current Owner</u>	<u>Square Footage</u>
08001264.	1792 Lysander	Detroit Land Bank Authority	12,556 sq. ft.
08001265.	1772 Lysander	Detroit Land Bank Authority	3,352 sq. ft.
08001268.	1758 Lysander	Detroit Land Bank Authority	3,387 sq. ft.
08001269.	1750 Lysander	Detroit Land Bank Authority	3,344 sq. ft.
08001270.	1744 Lysander	Detroit Land Bank Authority	3,352 sq. ft.
08001272.001	1734 Lysander	Detroit Land Bank Authority	3,371 sq. ft.
08001276.	1731 Lombard Ter	Detroit Land Bank Authority	14,978 sq. ft.
08007559.	4544 Rosa Parks Blvd	Detroit Land Bank Authority	2,669 sq. ft.
08001277.001	1770 Lombard Ter	Detroit Land Bank Authority	2,132 sq. ft.
08001277.002L	1760 Lombard Ter	Detroit Land Bank Authority	1,698 sq. ft.
08001278.	1730 Lombard Ter	Detroit Land Bank Authority	6,665 sq. ft.

Legal Descriptions

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

Parcel ID: 08001264.

N LYSANDER LOT 173-174 EX E 4 FT OF N 56.9 FT W 19 FT OF S 112 FT 175 WM B
WESSONS SUB L10 P56 PLATS, W C R 8/64 82 IRREG

Commonly known as 1792 Lysander, Detroit, Michigan 48208

Parcel ID: 08001265.

N LYSANDER E 14 FT OF S 112 FT LOT 175 W 16 FT OF S 112 FT 176 WM B WESSONS
SUB L10 P56 PLATS, W C R 8/64 30 X 112

Commonly known as 1772 Lysander, Detroit, Michigan 48208

Parcel ID: 08001268.

N LYSANDER E 23 FT OF S 112 FT LOT 178 W 7.22 FT OF S 112 FT LOT 179 WM B
WESSONS SUB L10 P56 PLATS, W C R 8/64 30.22 X 112

Commonly known as 1758 Lysander, Detroit, Michigan 48208

Parcel ID: 08001269.

N LYSANDER W 30 FT OF E 40 FT S 112 FT LOT 179 WM B WESSONS SUB L10 P56
PLATS, W C R 8/64 30 X 112

Commonly known as 1750 Lysander, Detroit, Michigan 48208

Parcel ID: 08001270.

N LYSANDER E 10 FT OF S 112 FT LOT 179 W 20 FT OF S 112 FT LOT 180 WM B
WESSONS SUB L10 P56 PLATS, W C R 8/64 30 X 112

Commonly known as 1744 Lysander, Detroit, Michigan 48208

Parcel ID: 08001272.001

N LYSANDER E 30 FT OF S 112 FT LOT 181 WM B WESSONS SUB L10 P56 PLATS, W C
R 8/64 30 X 112

Commonly known as 1734 Lysander, Detroit, Michigan 48208

Parcel ID: 08001276.

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S LOMBARD TERRACE N 56.9 FT OF E 4 FT LOT 174 N 56.9 FT LOTS 175 THRU 181
WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 263.22 X 56.9

Commonly known as 1731 Lombard Ter, Detroit, Michigan 48208

Parcel ID: 08007559.

E TWELFTH W 80 FT LOT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 33.45
X 80

Commonly known as 4544 Rosa Parks Blvd, Detroit, Michigan 48208

Parcel ID: 08001277.001

N LOMBARD W 64 FT OF E 115 FT LOT 172 WM B WESSONS SUB L10 P56 PLATS, W C
R 8/64 64 X 33.45

Commonly known as 1770 Lombard Ter, Detroit, Michigan 48208

Parcel ID: 08001277.002L.

N LOMBARD E 51 FT LOT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 51 X
33.45

Commonly known as 1760 Lombard Ter, Detroit, Michigan 48208

Parcel ID: 08001278.

N LOMBARD TER S 52.9 FT LOTS 169 THRU 171 WM B WESSONS SUB L10 P56 PLATS,
W C R 8/64 125.26 X 52.9

Commonly known as 1730 Lombard Ter, Detroit, Michigan 48208

As depicted on Attachment B.

Attachment B

Map of Parcels



NEZ Map Reference	Tax Parcel ID	Address	Platted parcel lot number(s)
1	08001264	1792 Lysander	Lot 173; part of lots 174 and 175
2	08001265	1772 Lysander	Part of lots 175 and 176
3	08001268	1758 Lysander	Part of lots 178 and 179
4	08001269	1750 Lysander	Lot 179
5	08001270	1744 Lysander	Part of lots 179 and 180
6	08001272.001	1734 Lysander	Lot 181
7	08001276	1731 Lombard Ter	Part of lots 174 through 181
8	08007559	4544 Rosa Parks Blvd	Lot 172
9	08001277.001	1770 Lombard Ter	Lot 172
10	08001277.002L	1760 Lombard Ter	Lot 172
11	08001278	1730 Lombard Ter	Part of lots 169, 170, 171

Attachment C

Letter of Support from the Detroit Land Bank Authority

March 27, 2025

Detroit City Council
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Subject: Detroit Land Bank Authority Support for XYZ 20-02 RPF, LLC's NEZ Zone

Dear Honorable Members of the Detroit City Council:

I am writing in support of XYZ 20-02 RPF, LLC's (XYZ) application requesting an NEZ zone for properties that are part of their project with the Detroit Land Bank Authority (DLBA). XYZ is in good standing with the DLBA. Like many new construction projects in the City of Detroit, this project cannot proceed without approval of the requested NEZ zone.

Sincerely,



Ben Newman
Program Manager
Real Estate Sales and Marketing
Detroit Land Bank Authority