

NOTICE OF PUBLIC HEARING
PLANNING AND DEVELOPMENT DEPARTMENT
TO ESTABLISH A NEIGHBORHOOD ENTERPRISE ZONE
DISTRICT FOR 663 PRENTIS STREET

SUMMARY

The Planning and Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of the Planning and Development Department (**Petition #2025-215 District**), for a Neighborhood Enterprise Zone for 663 Prentis, Detroit, Michigan, in accordance with Public Act 210 of 2005.

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), 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 10:15 a.m.**

The 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

Planning and Development Department To establish a Neighborhood Enterprise Zone District for 663 Prentis Street

The Planning & Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of the Planning and Development Department (**Petition #2025-215 District**), for a Neighborhood Enterprise Zone for 663 Prentis, Detroit, Michigan, in accordance with Public Act 210 of 2005.

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), 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 10:15 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

PLEASE PRINT IN DETROIT LEGAL NEWS ON WEDNESDAY, SEPTEMBER 9, 2025

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.

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 Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

JANICE M. WINFREY
City Clerk

JMW/uc

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.	2025-215 (District)
Name of Petitioner	Midtown Detroit Propco, LLC
Description of Petition	Petition request for the establishment of a Neighborhood Enterprise Zone at 663 Prentis Steet, Detroit, MI 48201
Type of Petition	Tax Abatement for a Neighborhood Enterprise Zone District
Submission Date	08/20/2025
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	Midtown Detroit Propco, LLC Matt Walters 691 West Canfield, Unit 1 Detroit, MI 48201 P: (313) 804-3312 waltersdetroit@gmail.com

August 13, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

**RE: Request for the Establishment of a Neighborhood Enterprise Zone at
663 Prentis Street, Detroit, MI 48201**

Honorable City Council:

Please accept this letter as a request to establish Neighborhood Enterprise Zone District for the property located at 663 Prentis Street, Detroit, and described on Attachment A. This request is being made on behalf of Midtown Detroit Propco, LLC, the current owner of the property.

Project and Developer Overview

Midtown Detroit Propco, LLC, a related entity of Sturgeon Bay Partners has been fortunate enough to acquire and rehabilitate a handful of prewar, multifamily buildings in the Midtown, Detroit neighborhood over the past few years. We believe in Detroit and its focus on being an inclusive community. As a firm, we have participated in the Motor City Match program and worked with local community nonprofit development organizations, to attract and retain tenants, both commercial and residential, that represent Detroit's culture. We are aware of the ongoing displacement in gentrifying neighborhoods and have made it a priority to work with our elderly and low-income tenants to ensure that they are not left behind. We have several "legacy tenants" in a few of our buildings that have remained at the rental rates they were paying before we purchased the building, because we know they are the anchor of Midtown and the City of Detroit.

The proposed rehabilitation of 663 Prentis includes necessary upgrades to the over 100-year-old, approximately 14,400 square foot, 29-unit residential building. The project proposes maintaining affordability of 60% of the Area Median Income (AMI) for 10% of the units (3 units; 2 studios and 1 bed) and 80% for 10% of units (3 units; 2 studios and 1 bed).

Project Eligibility

The Property is eligible because it meets the following criteria. The property is:

- Consists of less than 10 platted parcels but is located in a Qualified Downtown Revitalization District (QDRD) and together contains 10 or more facilities, where a Qualified Downtown Revitalization District is defined as "in an area that is zoned and primarily used for business as determined by the local governmental unit."
- Meets the definition of a "rehabilitated facility" as it is part of an existing structure with a current true cash value of \$120,000 or less per unit and proposed improvements done by

a licensed contractor will cost in excess of \$15,000 per nonowner-occupied unit, with its primary purpose to provide residential housing.

Financial Need

The proposed new construction project would not be possible without the receipt of the request tax exemption certificate. All taxes are current for the property.

Tax Exemption Duration

The exemption is requested for 15 years.

Statement of Economic Advantages

The total investment in this project is approximately \$4,131,832. Upon completion, the proposed rehabilitation will ensure significant updates and renovations that will ensure continued long-term use of the building for residential housing in a neighborhood where demand currently outweighs supply of workforce targeted housing. The project is also anticipated to create approximately 2 full-time equivalent (FTE) jobs associated with property management.

Local support has been garnered from Midtown Detroit, Inc. as well as nearby businesses including Jolly Pumpkin and Midtown Detroit Experts.

No additional incentives are currently contemplated for the project.

Closing Statement

We believe in diverse and healthy neighborhoods that reflect the City of Detroit. Our business headquarters is located in Midtown, and we are committed to being a good neighbor. Thank you for your consideration of the creation of this Neighborhood Enterprise Zone. If you have any questions regarding this request, please contact Matt Walters at waltersdetroit@gmail.com

Respectfully submitted,

Michael Ouaknine
Michael Ouaknine
Midtown Detroit Propco, LLC

Attachment A: Site Map that includes the parcel(s) of property / Legal Description
Attachment B: Paid Receipt of Current Taxes

cc: D. Howell, DEGC
C. Hughes, DEGC

Attachment A: