

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Wlnfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

November 14, 2025

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

**Re: Application for Neighborhood Enterprise Zone Certificate for
Crosswinds (Woodward Place) Area**

Dear Council Members:

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

CITY CLERK 2025 NOV 14 PM 2:07

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Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
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City of Detroit

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CORRECTED AND UPDATED COPY

November 13, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for a new 57-unit apartment building at 301 and 321 Edmund Place (now 301 Edmund Place) in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL FOR THE CORRECTED MEMO AND RESO)

On Tuesday July 8, 2025, City Council approved the subject request for a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a new 57-unit rental apartment building at 301 and 321 Edmund Place in the Brush Park Neighborhood.

However, since that time, the developer has requested the City update its approval (in order to receive State approval) to reflect the following:

1. That the address of 301 and 321 Edmund Place has recently been combined into one address - 301 Edmund Place, and
2. The developer name should be listed as Brush & Edmund Development LLC rather than Brush and Edmund LLC.

The proposed development remains the same as originally presented to Council. The report below copies the original report from June 2025 and includes the requested changes.

The property is generally located at the northwest corner of Brush Street and Edmund Place. The petitioner is the Brush & Edmund Development LLC which consists of developer Zain Mikho of Woodward Capital Partners. The request is for a 15-year NEZ certificate for a new facility to include 57 rental units. The building will be a 4-story mixed-use building with a small 1,100 square foot retail space on the first floor. Below are images of the site and the proposed building.

The petitioner provided the following summary table of the units. Of the 57 units, 24 are studios, 30 are one bedroom, and 3 are two bedrooms. Highlighted in yellow in the table, the developer is proposing 12 of the units at 80% Area Median Income (AMI). Additionally, the developer indicates all of the studio units are naturally affordable at 80% AMI, and therefore, a total of 30 units are more affordable.

<u>Type</u>	<u># of Units</u>	<u>SqFt/Unit</u>	<u>Monthly Rent</u>
Studio	18 Units	396 SqFt	\$1,414
Studio-Aff	6 Units	383 SqFt	\$1,321
1-Bdr	25 Units	610 SqFt	\$1,779
1-Bdr-Aff	5 Units	553 SqFt	\$1,388
2-Bdr	2 Units	980 SqFt	\$2,592
2-Bdr-Aff	1 Units	980 SqFt	\$1,656
	57 Units	533 SqFt	\$1,608

Total Affordable:	12 Units	21.1%
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Regarding parking, the project is proposing 28 parking spaces on a surface lot west of the building. The parking rate will be approximately \$150/space and there will be 6 discounted parking spaces for the affordable tenants.

Regarding accessibility, the developer indicates the following:

- 2% of units are 'Type A' accessible
- Type A accessible units feature bathrooms that accommodate a 67" turning radius and blocking for grab bars and knockout cabinets for the sinks
- Type A accessible units feature kitchens with a lower counter height at the sink with knockout cabinets
- All other units in the building are 'Type B' accessible
- Type B units include blocking to accommodate future grab bar use in bathrooms

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by the City Council in July 1996 and should be eligible for the NEZ certificate under the State NEZ Act (Act 147 of 1992). It appears 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 have reviewed the application and recommend approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy Director CPC

cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk



EDMUND PLACE | 01.24.25

SITE PLAN



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 ad valorem property taxes, and the imposition of specific tax in lieu of ad 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 Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approves the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Crosswinds (Woodward Place)	301 Edmund Place	25-037