

City of Detroit

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February 5, 2026

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehab of a single-family house at 9727 Dundee Street in the Nardin Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the rehab of an existing house at 9727 Dundee Street.

The address is located on the west side of Dundee Street between Grand River and Nardin Park Avenues. The site presently contains a vacant 1½ story single-family house containing 4,792 square feet. City records show an assessed value of \$600 and a taxable value of \$412. Please see the location maps at the end of this report.

The petitioner for the certificates is New E.R.A. Community Group, Inc.. The house is owned by Eminence Group LLC, which is represented by Delores McKinney who has started the past few years renovating several properties in the Nardin Park neighborhood.

The petitioner proposes spending approximately \$54,700 renovating the property. A summary of the work is listed below.

- MEP: \$15,000
- Windows: \$5,500
- Doors: \$2,500
- Drywall / Painting: \$7,500
- Roofing: \$6,200
- Flooring: \$3,400
- Interior Finishing: \$14,600

A summary of the project is shown in the following table; the petitioner is proposing to rent the house for \$1,400 per month which the developer indicates is at 80% of the Area Median Income (AMI) level.

Unit	Square Footage	# Bedrooms	Unit cost to build/renovate	Estimated sale price or rental price
1	4,792	3	\$54,700	\$1,400/month

Regarding parking, the petitioner indicates the property has an existing driveway. Regarding accessibility, the petitioner indicates there is a ½ bath on the lower level, and they plan to build a ramp in the back.

The subject property has been confirmed as being within the boundaries of the Nardin Park NEZ, which was established by City Council in June 2023, and should be eligible for a NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written. In 2023, the Planning and Development Dept. petitioned to create the Nardin Park NEZ on behalf of New E.R.A. Development which included 12.6 acres of land. At the time, it was noted the New E.R.A.'s overall plan was to renovate 4 existing buildings with 14 units and to build eight new structures with 24 units.

The petitioner submitted the NEZ certificate application dated January 21, 2026, to the City Clerk. The petitioner indicates they have not yet applied for building permits. The NEZ Act (Act 147 of 1992) states the applications must be filed before (or within 6 months after) a building permit is issued.

CPC staff have reviewed the application and recommend approval. Attached is a resolution 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: Angela Jones, City Clerk

Attachments

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>
Nardin Park	9727 Dundee Street	26-6





