

Janice M. Winfrey
City Clerk

City of Detroit

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

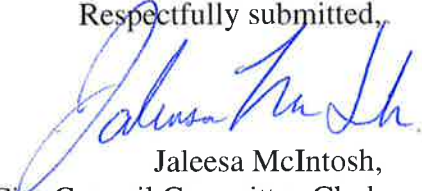
January 20, 2023

To: Katharine G. Trudeau, Deputy Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 808
Detroit, MI. 48226

Re: Request for to Establish Second Amended West Corktown Neighborhood
Enterprise Zone- 2150 Bagley LLC

Please find attached Request for to Establish Second Amended West Corktown
Neighborhood Enterprise Zone- 2150 Bagley LLC **(In reference to petition
2023-001)**.

Respectfully submitted,



Jaleesa McIntosh,
Jr. Assistant City Council Committee Clerk
Office of the City Clerk

By Email

January 2, 2023

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

Re: Request for to Establish Second Amended West Corktown Neighborhood Enterprise Zone- 2150 Bagley LLC

Ladies and Gentlemen:

On behalf of 2150 Bagley LLC, a Michigan limited liability company (the "Applicant"), please accept this letter as a request to amend the existing Amended West Corktown Neighborhood Enterprise Zone created by the City Council on October 19, 2005 to add additional land to the Zone and thereby establish the Second Amended West Corktown Neighborhood Enterprise Zone pursuant to MCL 207.771. The property is located at 2150 Bagley.

The legal description and depiction of the existing Amended West Corktown Neighborhood Enterprise Zone are on Attachments A and B. The legal description and survey excerpt for the additional land to be added to the Zone is on Attachment C. A depiction of the proposed Second Amended West Corktown Neighborhood Enterprise Zone is on Attachment D.

The Applicant, which owns the property proposed to be added to the existing Zone, proposes to redevelop a vacant, approximately 25,000 square foot building on its property to create an expected fourteen (14) apartments, 13 of which will be on the second floor of the building and 1 on the first floor, with the remainder of the first floor to be occupied by newly created commercial space.

Twenty percent (20%) of the apartments will be offered at rent rates considered affordable to those with income not greater than 80% of the Area Median Income for the Detroit-Warren-Livonia MSA (based upon rent not exceeding 30% of income). Additional information about the investments will be included in a separate application for a Neighborhood Enterprise Zone certificate for the residential portion of the building. Separate applications will be submitted for the creation of a commercial redevelopment district and issuance of a commercial facilities exemption certificate pursuant to P.A. 255 of 1978, as amended, for the commercial portion of the building.

Each of the apartments will be considered a "Rehabilitated Facility" pursuant to the Neighborhood Enterprise Zone Act. The Second Amended West Corktown Neighborhood

HONIGMAN

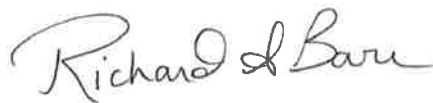
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Enterprise Zone would include at least ten platted parcels which are compact and contiguous and satisfy the requirements for a neighborhood enterprise zone.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP

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

Richard A. Barr

cc: Kenyetta Hairston-Bridges, DEGC
David Howell, DEGC
Nevan Shokar, DEGC
Veronica Farley, HRD
Justus Cook, HRD

Attachment A

Existing Amended West Corktown Neighborhood Enterprise Zone (excerpted from page 3041 of 10/19/2005 JCC)

Land in the City of Detroit, County of Wayne, Michigan being part of Private Claims 227, 228, and 726, and being more particularly described as follows:

Beginning at the intersection of the northerly line of Bagley Avenue, 60 feet wide, and the westerly line of Vermont Avenue, 70 feet wide; thence westerly along the northerly line of Bagley Ave. to the intersection with the easterly line of public alley, 20 feet wide, said alley being easterly of 14th Avenue, 80 feet wide; thence northerly along the said easterly line of public alley to the intersection with the northerly line of Marantette Street, 60 feet wide; thence westerly along the said northerly line of Marantette St. to the intersection with the easterly line of 14th Avenue; thence northerly along the easterly line of 14th Ave. to the intersection with the southerly line of public alley, southerly of Michigan Avenue, 120 feet wide; thence easterly along said southerly line of public alley to the westerly line of public alley, 12 feet wide, easterly of Vermont Avenue, 70 feet wide; thence southerly along the westerly line of said public alley to intersection with the northerly line of Lot 53, as extended westerly of the "Map of part of the Cabacier Farm, lying between Jefferson Avenue and Michigan Avenue", as recorded in Liber 44, Page 74 & 75 of Deeds, Wayne County Records; thence easterly along the said northerly line of Lot 53 to the westerly line of Rosa Parks Blvd., 120 feet wide; thence southerly along the said westerly line of Rosa Parks Blvd. to the northerly line of Marantette Street; thence westerly along the said northerly line of Marantette Street to the westerly line of Vermont Avenue; thence southerly along the westerly line of Vermont Avenue to the northerly line of Bagley Avenue and the point of beginning containing 1,180,400 square feet or 27.10 acres more or less.

Attachment C

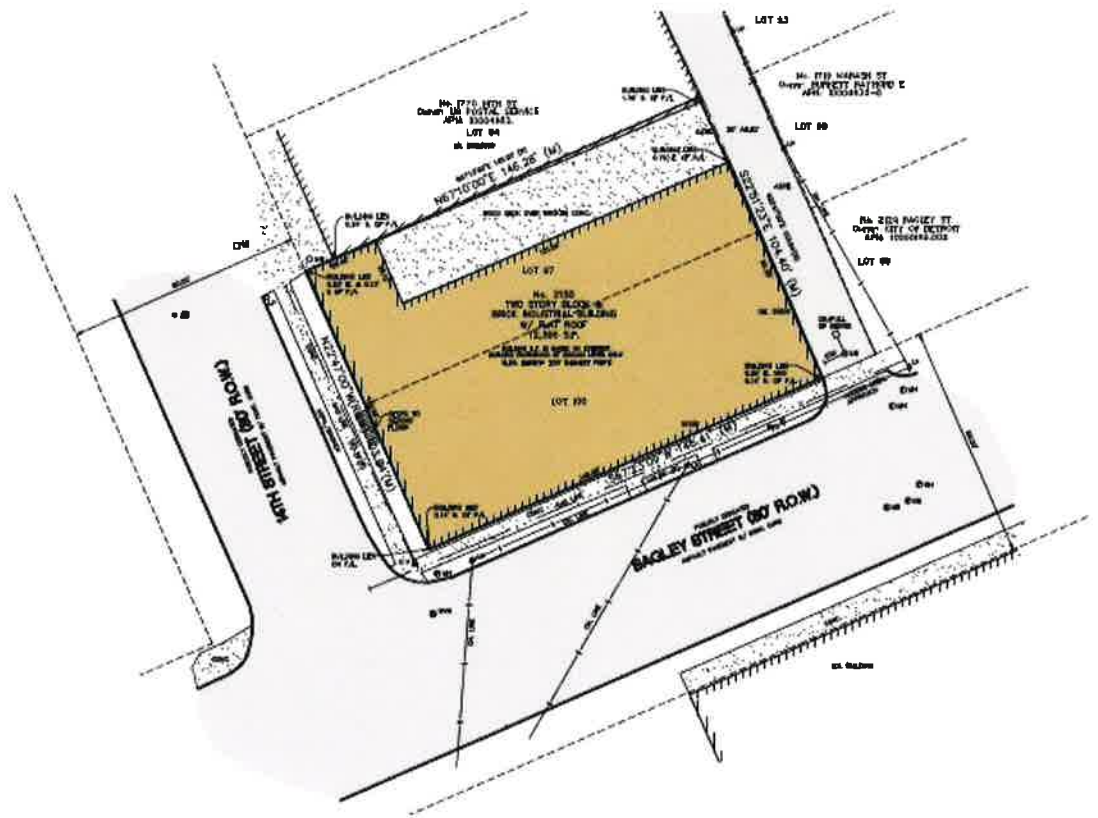
Legal Description and Survey Excerpt for Property to be Added to the Existing Amended West Corktown Neighborhood Enterprise Zone and Establish the Second Amended West Corktown Neighborhood Enterprise Zone

LEGAL DESCRIPTION

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

Lots 97 and 100, of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM BEING PART OF PRIVATE CLAIM 726, SOUTH OF CHICAGO ROAD, according to the plat thereof as recorded in Liber 1 of Plats, page 132, Wayne County Records.

Tax Item No. 004862/Ward 10



Attachment D

Depiction of Proposed Second Amended West Corktown Neighborhood Enterprise Zone
(red diagonal lines at southwest portion depict the area to be added to the existing Zone)

