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November 5, 2018

HONORABLE CITY COUNCIL

RE: **Neighborhood Enterprise Zone Certificate Application for the rehabilitation of 457 E. Milwaukee Avenue in the Vanguard/E. Grand Boulevard Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one property located at 457 E. Milwaukee Avenue. This application corresponds to a qualified facility that is to be newly renovated into a high end residential unit. The project consists of the renovation of a vacant, functionally obsolete condominium unit. This will include the installation of all new mechanical systems including HVAC, electrical, insulation, drywall, and plumbing. The finishes will include high quality flooring, cabinets, countertops, and fixtures. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Vanguard/E. Grand Boulevard Development NEZ and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The property to be rehabilitated consists of the two-story commercial/residential structure located at 457 E. Milwaukee Avenue. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,

Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk