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July 3, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for one (1) rehabilitated condominium unit located at 250 E. Harbortown Dr. #1504 in the Harbortown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one (1) application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of one (1) condominium unit located at 250 E. Harbortown Dr. #1504. This application corresponds to a qualified site that will facilitate the rehabilitation of one (1) condominium unit as a part of a larger development known as Harbortown. The project consists of the rehabilitation one condominium unit by way of the full demolition and replacement of the flooring and kitchen as well as the painting of the living room, kitchen, hallway and bedrooms. The rehabilitation also includes the replacement of damaged windows.

The subject property have been confirmed as being within the boundaries of the Harbortown NEZ which was established by a vote of Council on October 21, 1992, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated rehabilitation cost is \$21,408.00. The NEZ certificate application appear to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



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cc: Janice Winfrey, City Clerk

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- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”¹ instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 1992, which is prior to the development of a system of additional financial review for NEZs in 2016, therefore there is no additional fiscal review for this item.

¹ Created under Michigan 2008: Public Act 204 & Public Act 228