

City of Detroit

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September 2, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an existing single-family residential structure located at 1321 Labrosse Avenue in the Corktown 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 an existing single-family residential structure located at 1321 Labrosse Avenue. This application corresponds to a qualified site which will accommodate the rehabilitation of a current building consistent with zoning and the Master Plan of Policies. The building is anticipated to undergo substantial work, including mechanical, HVAC, interior and exterior renovations. CPC staff has reviewed the application and recommends approval.

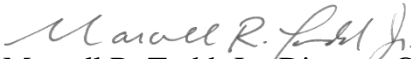
The subject property has been confirmed as being within the boundaries of the Corktown NEZ which was established by a vote of Council on October 25, 1994, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 1321 Labrosse Avenue is \$275,000.00. The NEZ certificate application appears to have been submitted after the issuance of applicable building permits. The building permits show that the permits were issued on February 14, 2019 for interior and exterior alterations, July 15, 2020 for mechanical, and August 25, 2020 for plumbing, and the application for the NEZ certificate was filed with the City of Detroit Clerk's office on June 18, 2020. MCL 207.774 states the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

In order to proceed the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 month following the date the building permit was issued.

The required resolution is attached for your consideration.

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

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 property 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; and

WHEREAS, It has been determined that building permits were issued on February 14, 2019 for interior and exterior alterations, July 15, 2020 for mechanical, and August 25, 2020 for plumbing, and the application for the NEZ certificate was filed with the City of Detroit Clerk's office on June 18, 2020. MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, noting that the application was submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Act 147 of 1992.

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

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Corktown	1321 Labrosse	07-0034