

City of Detroit

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May 26, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 4-unit multi-family residential building located at 102 Garfield in the Garfield Condominium 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 a 4-unit multi-family residential apartment building located at 102 Garfield. This application corresponds to a qualified site which will facilitate the rehabilitation of the aforementioned building which at one time was a single-family residential home and has since been converted into a multi-family 4-unit building. The proposed work will consist of tuck-pointing, concrete work, fencing, mechanical, HVAC, plaster repair and replacement, and kitchen upgrades.

The subject property has been confirmed as being within the boundaries of the Garfield Condominium NEZ which was established by a vote of Council on November 17, 2005, and should be eligible for an NEZ certificate under State Act 147 of 1992 as currently written. The estimated rehabilitation cost per unit for 102 Garfield is \$22,450.00 for a total estimated project cost of \$89,800.00. Given the historic nature of the property and its location in the Sugar Hill historic district this project could qualify for a 17-year tax abatement, however, the applicant, Whirlwind Capital, LLC, is seeking a 15-year tax abatement for this project. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits, however, given the projects local in the Sugar Hill historic district this requirement can be waived.

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