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September 15, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 64 for-sale townhome units and the rehabilitation of 1 existing building into a for-sale townhome located in the Woodbridge Estates Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 65 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the new construction of 64 for-sale townhome units and the rehabilitation of 1 existing building into a for-sale townhome.

The developer for the project is 1727 Merrick Street Partners, LLC. This LLC consists of Robertson Brothers Homes (based out of metro Detroit since 1945) partnering with Tekton Development Group led by Detroit based developer Jason Jones, and CIVIC lead by George Roberts.

The site is in the Woodbridge neighborhood, located on the east side of Trumbull Avenue between Selden Avenue to the north and Brainard Avenue to the south, as well as the northwest and southwest corners of Selden Avenue and Lincoln Street. The site is vacant (previously developed with the Scripps mansion which was destroyed by fire) except for an existing former powerhouse building. The 64 townhome units would be 3-story walk-up units with an attached garage at the rear; the units would contain either 1,600 or 2,000 square feet. Overall, there would be 80 private garage spaces and 32 surface spaces for guests. In 2021, City Council approved a brownfield plan for the site. Attached is a map, site plan, and conceptual drawing of the project.

It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted NEZ certificate application dated May 4, 2022, to the City Clerk's office.

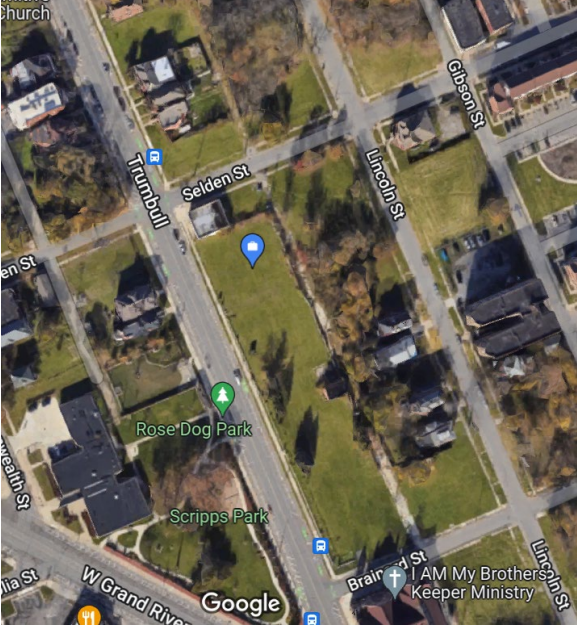
The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of City Council in September 2001. CPC staff has reviewed the applications and recommends approval. A resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, 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 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.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>NEZ Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodbridge Estates	3602 Trumbull, Unit 1	07-0758
Woodbridge Estates	3604 Trumbull, Unit 2	07-0759
Woodbridge Estates	3606 Trumbull, Unit 3	07-0760
Woodbridge Estates	3610 Trumbull, Unit 4	07-0761
Woodbridge Estates	3612 Trumbull, Unit 5	07-0762
Woodbridge Estates	3614 Trumbull, Unit 6	07-0763
Woodbridge Estates	3618 Trumbull, Unit 7	07-0764
Woodbridge Estates	3620 Trumbull, Unit 8	07-0765
Woodbridge Estates	3622 Trumbull, Unit 9	07-0766
Woodbridge Estates	3624 Trumbull, Unit 10	07-0767
Woodbridge Estates	3628 Trumbull, Unit 11	07-0768
Woodbridge Estates	3630 Trumbull, Unit 12	07-0769
Woodbridge Estates	3686 Trumbull, Unit 13	07-0770
Woodbridge Estates	3684 Trumbull, Unit 14	07-0771
Woodbridge Estates	3682 Trumbull, Unit 15	07-0772
Woodbridge Estates	3678 Trumbull, Unit 16	07-0773
Woodbridge Estates	3676 Trumbull, Unit 17	07-0774
Woodbridge Estates	3674 Trumbull, Unit 18	07-0775
Woodbridge Estates	3672 Trumbull, Unit 19	07-0776
Woodbridge Estates	3638 Trumbull, Unit 20	07-0777
Woodbridge Estates	3640 Trumbull, Unit 21	07-0778
Woodbridge Estates	3642 Trumbull, Unit 22	07-0779
Woodbridge Estates	3644 Trumbull, Unit 23	07-0780
Woodbridge Estates	3646 Trumbull, Unit 24	07-0781
Woodbridge Estates	3650 Trumbull, Unit 25	07-0782
Woodbridge Estates	3652 Trumbull, Unit 26	07-0783
Woodbridge Estates	3654 Trumbull, Unit 27	07-0784
Woodbridge Estates	3656 Trumbull, Unit 28	07-0785

Woodbridge Estates	3658 Trumbull, Unit 29	07-0786
Woodbridge Estates	3660 Trumbull, Unit 30	07-0787
Woodbridge Estates	3662 Trumbull, Unit 31	07-0788
Woodbridge Estates	3664 Trumbull, Unit 32	07-0789
Woodbridge Estates	3668 Trumbull, Unit 33	07-0790
Woodbridge Estates	3690 Trumbull, Unit 34	07-0791
Woodbridge Estates	3692 Trumbull, Unit 35	07-0792
Woodbridge Estates	3694 Trumbull, Unit 36	07-0793
Woodbridge Estates	3696 Trumbull, Unit 37	07-0794
Woodbridge Estates	3698 Trumbull, Unit 38	07-0795
Woodbridge Estates	3702 Trumbull, Unit 39	07-0796
Woodbridge Estates	3704 Trumbull, Unit 40	07-0797
Woodbridge Estates	3706 Trumbull, Unit 41	07-0798
Woodbridge Estates	3708 Trumbull, Unit 42	07-0799
Woodbridge Estates	1421 Selden, Unit 43	07-0800
Woodbridge Estates	1411 Selden, Unit 44	07-0801
Woodbridge Estates	3717 Lincoln, Unit 45	07-0802
Woodbridge Estates	3715 Lincoln, Unit 46	07-0803
Woodbridge Estates	3709 Lincoln, Unit 47	07-0804
Woodbridge Estates	3707 Lincoln, Unit 48	07-0805
Woodbridge Estates	3705 Lincoln, Unit 49	07-0806
Woodbridge Estates	3703 Lincoln, Unit 50	07-0807
Woodbridge Estates	3701 Lincoln, Unit 51	07-0808
Woodbridge Estates	3695 Lincoln, Unit 52	07-0809
Woodbridge Estates	3691 Lincoln, Unit 53	07-0810
Woodbridge Estates	3689 Lincoln, Unit 54	07-0811
Woodbridge Estates	3687 Lincoln, Unit 55	07-0812
Woodbridge Estates	3685 Lincoln, Unit 56	07-0813
Woodbridge Estates	3683 Lincoln, Unit 57	07-0814
Woodbridge Estates	3903 Lincoln, Unit 58	07-0815
Woodbridge Estates	3907 Lincoln, Unit 59	07-0816
Woodbridge Estates	3911 Lincoln, Unit 60	07-0817
Woodbridge Estates	3915 Lincoln, Unit 61	07-0818
Woodbridge Estates	3917 Lincoln, Unit 62	07-0819
Woodbridge Estates	1410 Selden, Unit 63	07-0820
Woodbridge Estates	1420 Selden, Unit 64	07-0821
Woodbridge Estates	3602 Trumbull, Unit 65 (rehab)	07-0822