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September 20, 2022

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new 67-unit multi-family mixed-use building at 900 Tuscola Street in the Midtown West Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Clerk forwarded to the City Planning Commission (CPC) staff an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a new 5-story multi-family building at 900 Tuscola with 67 rental apartments and one commercial/retail space.

The petitioner, PDH Parcel 1, LLC, is the Procida Development Group which has been active in Detroit redevelopment projects since 2015. The property is generally located near the north side of the newly extended Tuscola west 4<sup>th</sup> Street – the site of the former Wigle Recreation Center.

In 2017 and 2018, the project was part of Wigle – Midwest West Community Benefit Ordinance (CBO) review. Overall, the project will include approximately 200 for-sale and rental units. For the CBO, the project agreed to provide the following: 2.5% of the units at 40% of the Detroit SMSA area median income (AMI), 5% of the units at 60% AMI, and 2.5% of the units at 80% AMI.

The subject request involves the 2<sup>nd</sup> phase to be built referred to as Parcel 1 South. Of 67 units, there will be 3 studios, 30 one-bedroom, 31 two-bedrooms, and 3 three-bedroom units; ten of the units will be affordable – 2 units at 40% AMI, 7 units at 60% AMI and 1 unit at 80% AMI.

The subject property has been confirmed as being within the boundaries of the Midtown West NEZ, which was established by City Council on February 28, 2019 and should be eligible for NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written. 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 the NEZ certificate application dated August 16, 2022, to the City Clerk.

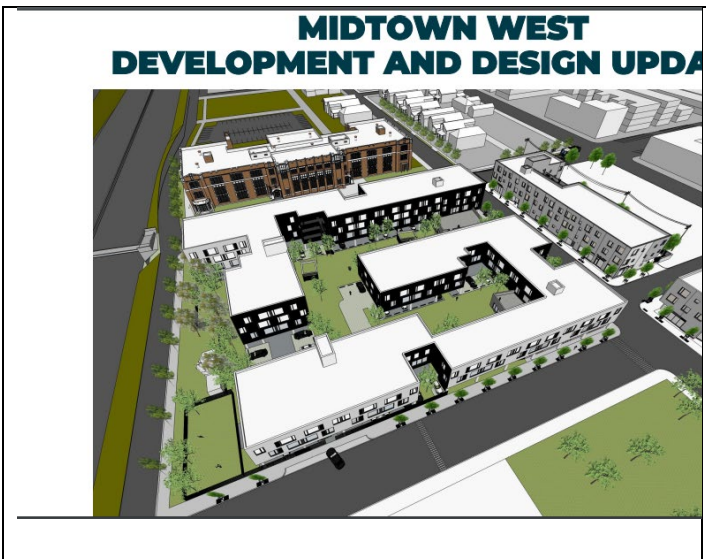
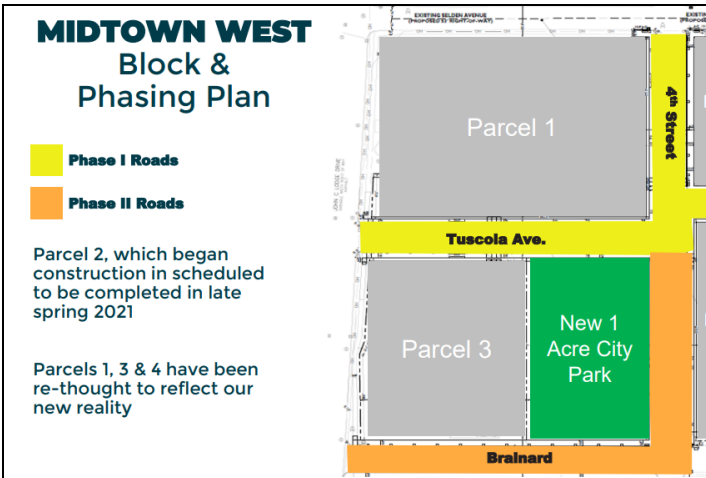
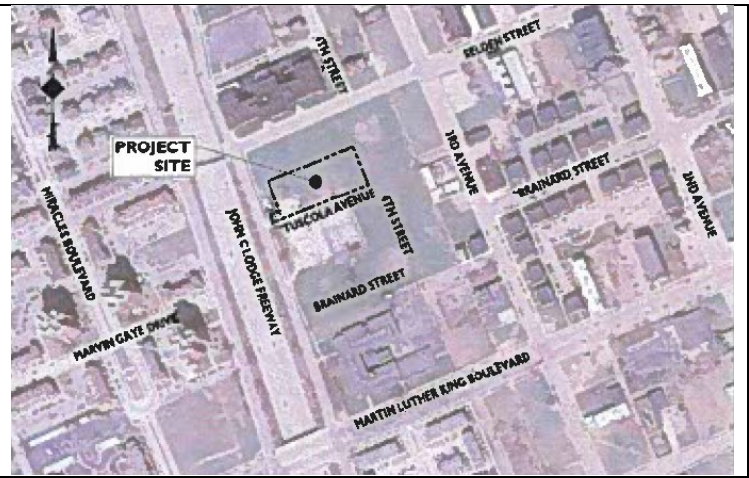
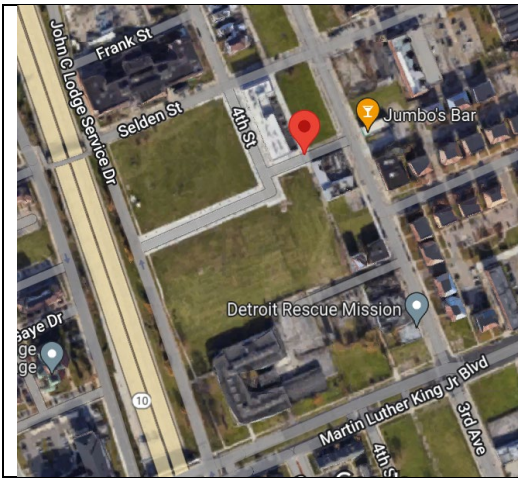
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

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>Zone</u>	<u>Address</u>	<u>Application No.</u>
Midtown West	900 Tuscola (residential rental units 1-67)	07-0859