

(NEZs), the exemption from *ad valorem* taxes, and the imposition of a specific property tax in lieu of *ad valorem* real property taxes within NEZs; and

Whereas, The City of Detroit meets all the distress criteria set forth within the Act; and

Whereas, The Detroit City Council finds that designation of certain areas as NEZs is consistent with the adopted Master Plan, as amended, and will further the economic and physical development goals and objectives of the City by encouraging new housing starts and housing rehabilitation, thereby aiding in the preservation of existing neighborhoods and preventing further decay in others; and

Whereas, The Detroit City Council has found the establishment of the Puritan/Lodge/Parkside/Petoskey NEZ to be consistent with the Detroit Master Plan of Policies and the neighborhood preservation and development goals of the City; and

Whereas, The Detroit City Council has adopted a statement of goals, objectives and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within proposed NEZs; and

Whereas, The Detroit City Council has enacted a housing inspection ordinance requiring that before the sale of a unit in a new or rehabilitated facility for which an NEZ Certificate is in effect, an inspection is to be made of the unit to determine compliance with Chapter 26 of the Code of the City of Detroit; and

Whereas, The Act requires that the designation of NEZs must be approved by a resolution adopted by the local governmental unit subsequent to a public hearing at which any taxpayer or resident, or representative of any taxing authority levying a property tax in the City of Detroit, was given the opportunity to address the requested establishment of an NEZ; and

Whereas, A public hearing on the issue of establishing the Puritan/Lodge/Parkside/Petoskey NEZ was conducted before the Detroit City Council on April 15, 2002, with notice of the public hearing having been given to the general public and by certified mail to every taxing authority levying a property tax with the City of Detroit; and

Whereas, Impediments to the establishment of the Puritan/Lodge/Parkside/Petoskey NEZ have been resolved;

Now Therefore Be It

Resolved, That the land area described in the attached legal description is hereby established as the Puritan/Lodge/Parkside/Petoskey NEZ pursuant to Public Act 147 of 1992, the Neighborhood Enterprise Zone Act.

Adopted as follows:

Yeas — Council Members Bates, S. Cockrel, Collins, McPhail, Tinsley-Talabi, Watson, and President Pro Tem. K. Cockrel, Jr. — 7.

Nays — None.

Planning & Development Department

February 25, 2004

Honorable City Council:

Re: McDougall-Hunt Rehabilitation Project. Development: 3042 McDougall.

We are in receipt of an offer from People's Missionary Baptist Church, a Michigan Ecclesiastical Corporation, to purchase the above-captioned property for the amount of \$300 and to develop such property. This property measures approximately 22' x 125' and is zoned R-2 (Two-Family Residential District).

The Offeror, in conjunction with property they already own, proposes to construct a paved surface parking lot for the storage of licensed operable vehicles to accommodate visitors and members of their adjacent worship facility. This use was granted by the Board of Zoning Appeals (BZA) on November 1, 2002 and supported by the McDougall Hunt Citizen's District Council on February 12, 2004.

We, therefore, request that your Honorable Body adopt the sale and authorize the Planning and Development Department Director of Development Activities to issue a quit claim deed for this property to People's Missionary Baptist Church, a Michigan Ecclesiastical Corporation.

Respectfully submitted,

HENRY B. HAGOOD

Director of Development Activities

By Council Member Watson:

Resolved, That in accordance with the Offer to Purchase and the foregoing communication, the City Planning and Development Department Director of Development Activities be and is hereby authorized to issue a quit claim deed for the following described property to People's Missionary Baptist Church, a Michigan Ecclesiastical Corporation, for the amount of \$300.

Land in the City of Detroit, County of Wayne and State of Michigan being the North 22 feet of Lot 1, Block 41; "A.M. Campau's Re-Subdivision" of part of the McDougall Farm between Macomb St. and Gratiot Avenue. Rec'd L. 4, P. 96 Plats, W.C.R.

Adopted as follows:

Yeas — Council Members Bates, S. Cockrel, Collins, McPhail, Tinsley-Talabi, Watson, and President Pro Tem. K. Cockrel, Jr. — 7.

Nays — None.

**Department of Public Works
City Engineering Division**

March 5, 2004

Honorable City Council:

Re: Petition No. 1568 — Union Grace Missionary Baptist Church, requesting for alley easement in the area of Rosa Parks Boulevard, Delaware, and LaSalle Gardens.

Petition No. 1568 of “Union Grace Missionary Baptist Church”, request conversion of the North-South and East-West public alleys, 18 feet wide, in the block bounded by Rosa Parks boulevard, 66 feet wide, Fourteenth Avenue, 66 feet wide, Delaware Avenue, 60 feet wide, and South LaSalle Gardens Avenue, 60 feet wide into private easements for the utilities.

The request was approved by the Solid Waste Division — DPW, and Traffic Engineering Division — DPW. The petition was referred to the City Engineering Division — DPW for investigation (utility review) and report. This is our report.

If the petitioner at any time plans to discontinue use of the paved alley entrances, (into Delaware and South LaSalle Gardens Avenues), the petitioner shall pay all incidental removal costs.

All other city departments and private utility companies have reported no objection to the conversion of public rights-of-way into private easement for utilities. Provisions protect utility installations are part of this resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,
SUNDAY JAIYESIMI

City Engineer

City Engineering Division — DPW

By Council Member Watson:

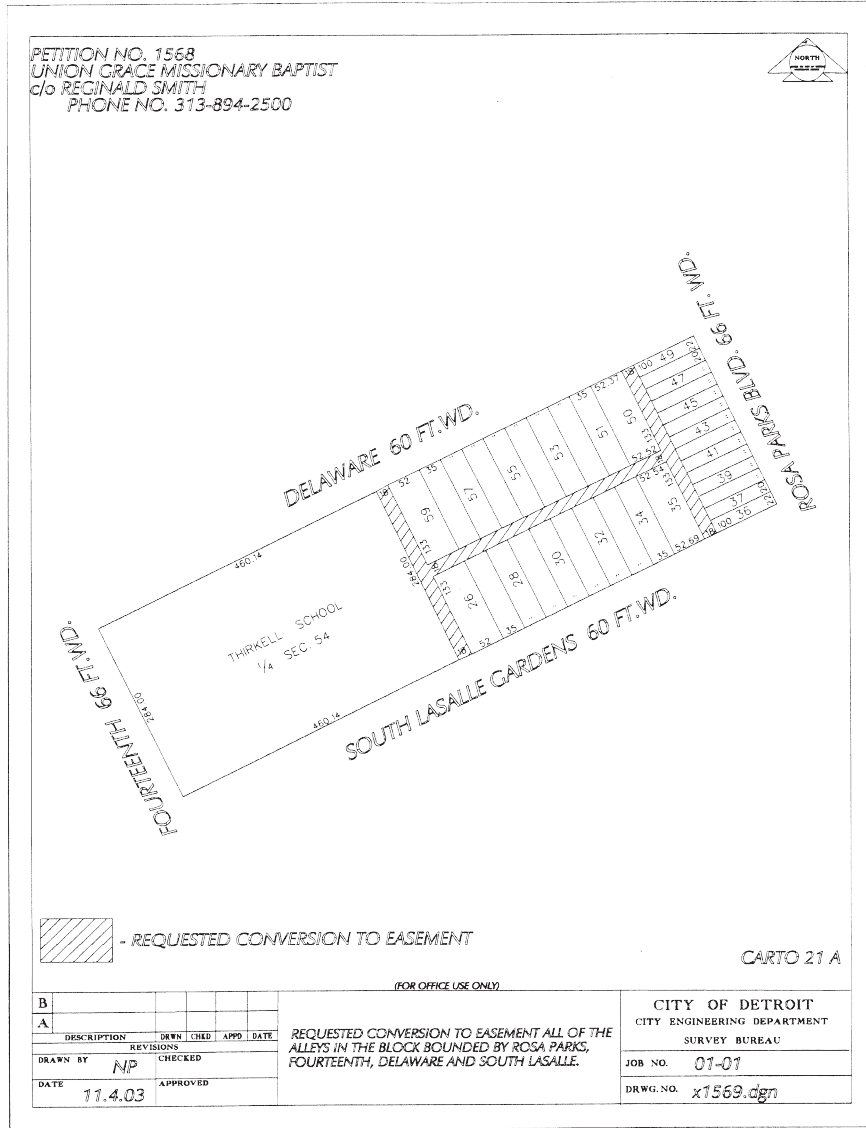
Resolved, All that part of the North-South public alley, 18 feet wide, lying Easterly of and abutting the East line of Lots 35 and 50, and lying Westerly of and abutting the West line of Lots 36 through 49, both inclusive; Also all that part of the East-West public alley, 18 feet wide, lying Northerly of and abutting the North line of Lots 26 through 35, both inclusive, and

lying Southerly of and abutting the South line of Lots 50 through 59, both inclusive; Also all that part of the North-South public alley, 18 feet wide, lying Westerly of and abutting the West line of Lots 26 and 59, and a line lying 460.14 feet Easterly of the East line of Fourteenth Avenue, 66 feet wide all in the “McGregors Subdivision of Lots 3, 4, 5, 12, and part of Lots 2, 6, and 11 1/4 Section 54 10,000 Acre Tract City of Detroit, Wayne County, Michigan” as recorded in Liber 30 Page 39, Plats, Wayne County Records;

Be and the same is hereby vacated as a public alleys and is hereby converted into a private easements for public utilities of the full width of the alleys, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alleys and by their heirs, executors, administrators and assigns, forever to wit:

First, Said owners hereby grant to and for the use of the public easements or right-of-ways over said vacated public alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easements for the purpose above set forth.

Second, Said utility easements or right-of-ways in and over said vacated alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easements or right-of-ways. The



utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easements with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval

of the City Engineering Division — DPW.

Fourth, That if the owners of any lots abutting on said vacated alleys shall request the removal and/or relocation of any existing poles or other utilities in said easements, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners.

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such