

Welcome to  
**FUTURE of  
HEALTH:  
DETROIT**

**COMMUNITY  
BENEFITS  
MEETING**



DEPARTMENT OF  
Planning &  
Development

October 24, 2023 - CBO Meeting #3



# **AGENDA**

**Welcome & Introductions**

**Neighborhood Advisory Council (NAC) Introductions + Roles**

**Future of Health Development Overview**

**Project Economic Benefit and Tax Incentives**

**Future of Health Development Details**

**NAC Discussion**

**General Q & A**

# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	<b>3-Oct</b>				
<b>Meeting 2 - NAC Selection</b> <i>(2 members selected by the public)</i>		<b>10-Oct</b>			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				<b>24-Oct</b>	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>					<b>1-Nov</b>

# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

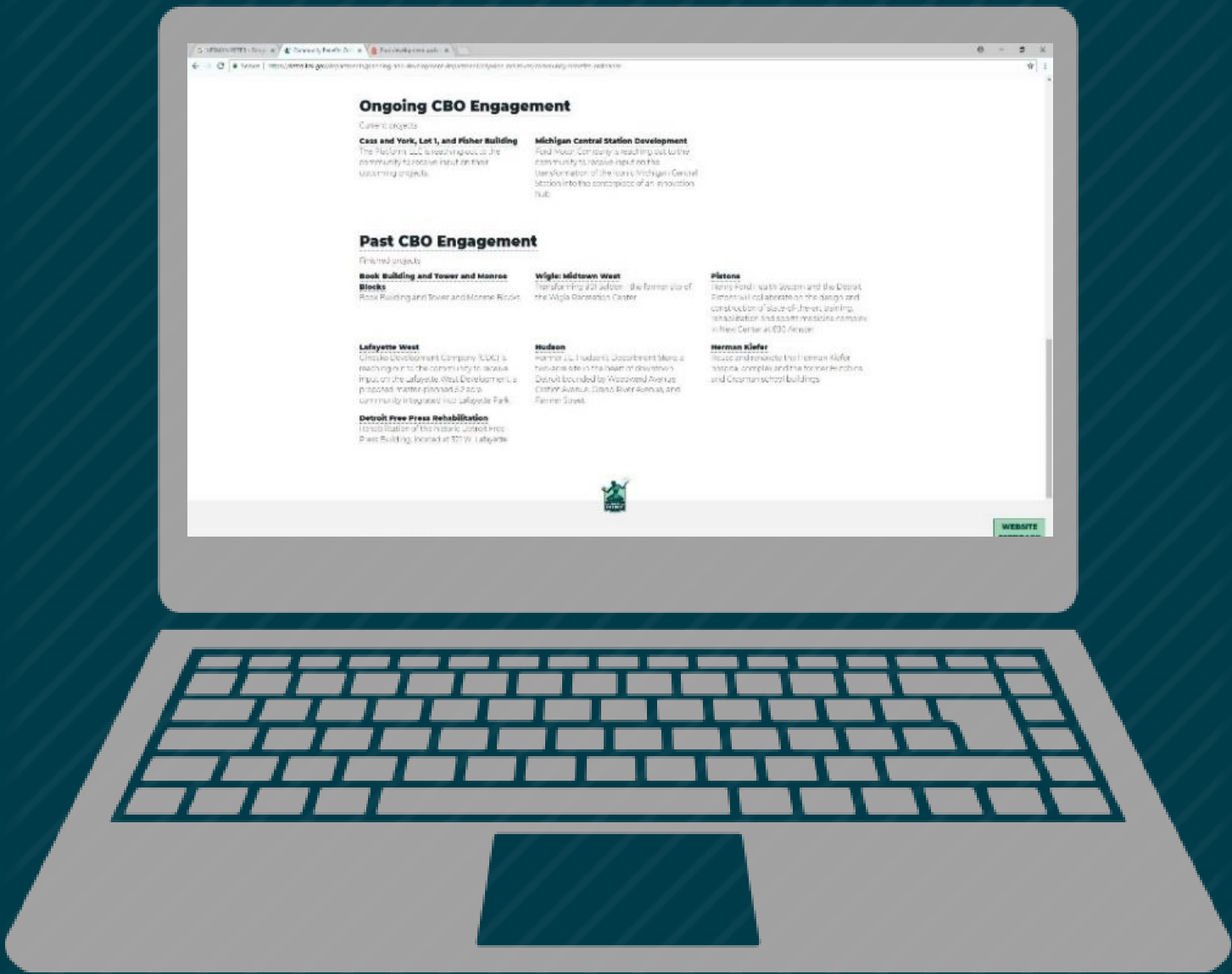
Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
<b>Meeting 5 - NAC Presents Project Impacts &amp; Community Benefits to Developer</b>	<b>7-Nov</b>				
<i>Meeting 6 - NAC Working Session</i>		<b>14-Nov</b>			
<b>THANKSGIVING HOLIDAY WEEK</b>			<i>No Meeting 11/21/2023</i>		
<b>Meeting 7 - Developer Presents Responses to Community Benefits</b>				<b>28-Nov</b>	
<b>Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement</b>					<b>5-Dec</b>

\*Please note that this schedule might change and will be updated as we progress



# CITY OF DETROIT CBO WEBSITE

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**



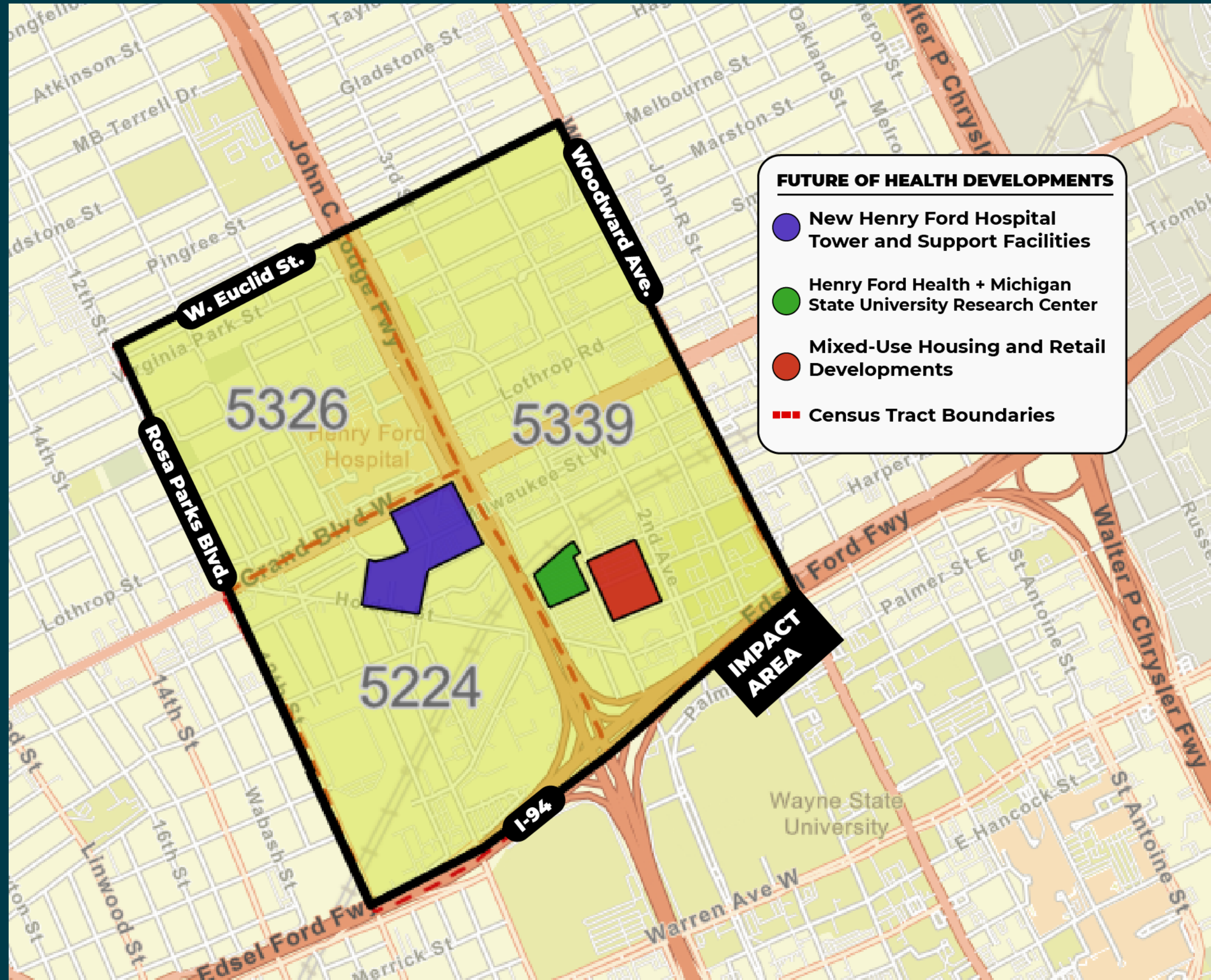
**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

**WWW.DETROITMI.GOV/FUTUREOFHEALTH**

# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**



# FUTURE OF HEALTH: CBO IMPACT AREA





# **CBO TIER 1 PROCESS**

## **Neighborhood Advisory Council (NAC)**

### **Selection - 9 Members**



*\* Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*



# **NAC – ROLES & RESPONSIBILITIES**

## **ELIGIBILITY**

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

## **REQUIRED DUTIES**

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

## **RESPONSIBILITIES**

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

- **Steven Rimmer** - Elected by Impact Area Residents
- **Joanne Adams** - Elected by Impact Area Residents
- **Russell Howard** - Appointed by Council President Mary Sheffield
- **Lauren McNeary** - Appointed by Council Member Coleman A. Young II
- **Venita Thompkins** - Appointed by Council Member Mary Waters
- **Stephan Bobalik** - Appointed by Planning & Development
- **Lynda Jeffries** - Appointed by Planning & Development
- **Marcus Keys** - Appointed by Planning & Development
- **Gary Williams** - Appointed by Planning & Development
- **Benjamin Bennett** - Alternate appointed by Planning & Development



# NAC MEMBER ROLES / POSITIONS

## **CHAIRPERSON**

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

## **VICE-CHAIRPERSON**

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

## **SECRETARY / NOTETAKER**

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC



**HENRY  
FORD  
HEALTH<sup>®</sup>**

**HENRY FORD HEALTH +  
MICHIGAN STATE UNIVERSITY**  
Health Sciences



**THE FUTURE OF HEALTH IN A THRIVING NEW CENTER**



# MISSION – DRIVEN DEVELOPMENT

*MISSION: Serving a purpose other than profit*



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FORD  
HEALTH** SM

**NON-PROFIT HOSPITAL  
SYSTEM**



**MICHIGAN STATE  
UNIVERSITY**

**NON-PROFIT LAND  
GRANT UNIVERSITY**



**COMMUNITY  
IMPACT**

**HENRY  
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HEALTH**<sup>SM</sup>

**OUTPUT FOR DETROITERS:**

**NEW STATE OF THE ART  
HOSPITAL EXPANSION**

**EDUCATION AND RESEARCH  
CREATES BETTER HEALTH  
OUTCOMES**

**HOUSING, COMMUNITY  
AND JOB OPPORTUNITIES**



**MICHIGAN STATE  
UNIVERSITY**

**THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE**





M-10 / THE LODGE

WEST GRAND BLVD

AMSTERDAM ST

2nd

3rd

**SITE LEGEND**

- Residential/Mixed-Use
- Henry Ford + MSU Research Center
- Parking Garage
- Henry Ford Hospital Expansion + Legacy Campus
- Greenspace + Connectivity



### Site Legend

- New Construction
- Existing Facilities

**New Patient Tower**

**Current Hospital**

**Shared Service Building**

M-10

**Parking Garage**

**Pedestrian Bridges**

**Cancer Center (Existing)**

**Central Energy Hub**

N

West Grand Blvd

**Cancer Center Parking Garage (Existing)**



# NEW HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

1.2 MILLION SQUARE FEET

21 FLOORS

\$1.7 BILLION COST

877 TOTAL SINGLE-PATIENT ROOMS



CONCEPTUAL RENDERING



NEW WORLD CLASS SHIRLEY  
RYAN ABILITY LAB  
REHABILITATION HOSPITAL

ALL SINGLE PATIENT  
ROOMS

420 NEW  
+ 457 CONVERTED  
= 877 TOTAL

INDOOR WALKING  
BRIDGE CONNECTIVITY  
TO EXISTING CAMPUS

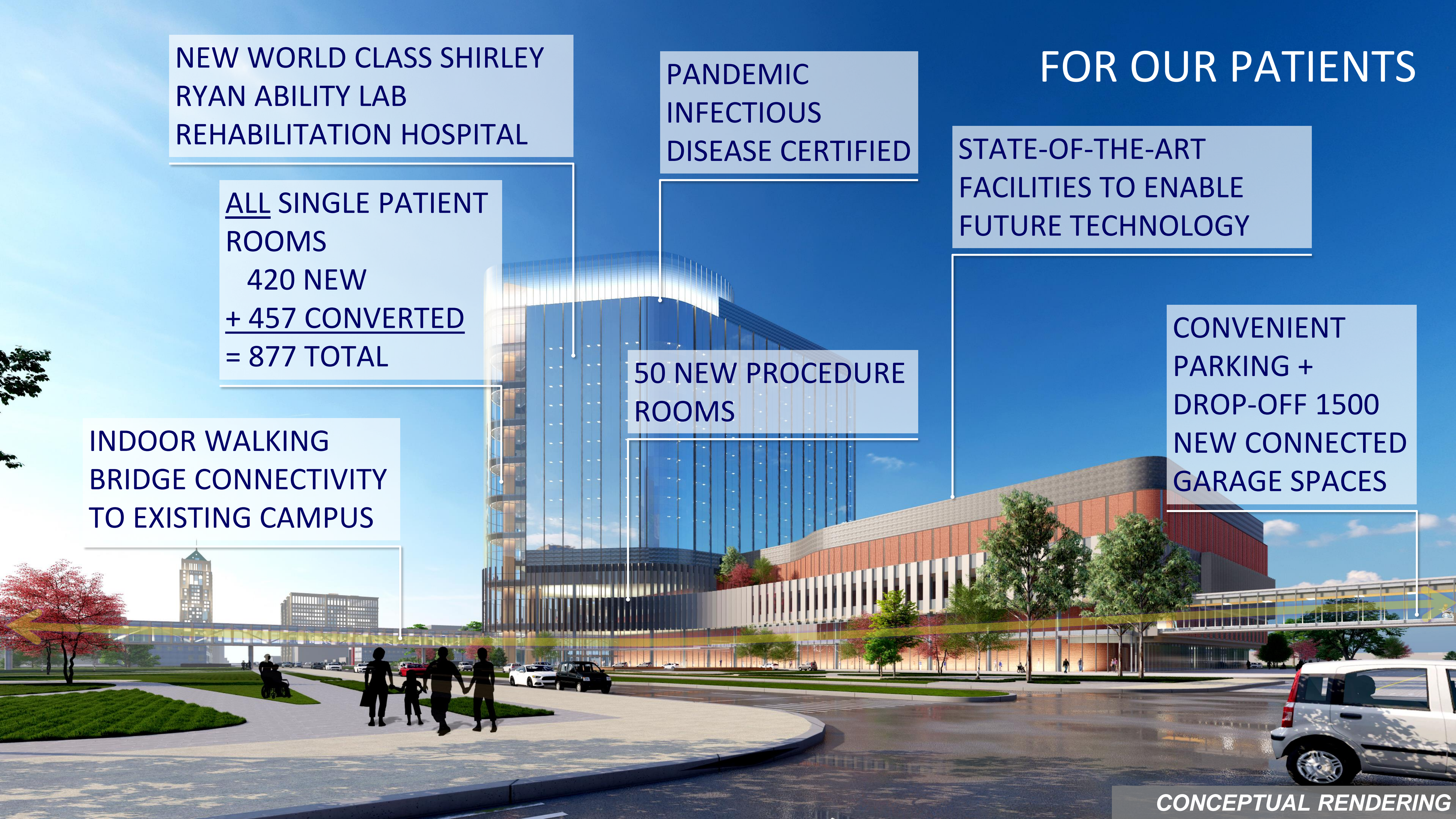
PANDEMIC  
INFECTIOUS  
DISEASE CERTIFIED

50 NEW PROCEDURE  
ROOMS

FOR OUR PATIENTS

STATE-OF-THE-ART  
FACILITIES TO ENABLE  
FUTURE TECHNOLOGY

CONVENIENT  
PARKING +  
DROP-OFF 1500  
NEW CONNECTED  
GARAGE SPACES



CONCEPTUAL RENDERING



RELOCATES DENSITY OF VISITORS,  
STAFF, PARKING, AND TRUCK TRAFFIC  
AWAY FROM NEIGHBORHOODS

# FOR OUR NEIGHBORS

NEW HELICOPTER PAD LOCATION  
21 FLOORS IN THE AIR – AWAY FROM NEIGHBORS

GREEN SPACE +  
CONNECTIVITY

NEW PARKING SOLUTIONS

BRIDGE TO  
LEGACY CAMPUS

RELOCATED EMERGENCY  
& AMBULANCE ENTRANCE  
AWAY FROM NEIGHBORS

WALKABLE + ACCESSIBLE

CONCEPTUAL RENDERING





# NEW EMERGENCY ROOM

2.5X EXPANDED EMERGENCY ROOM  
SHORTER WAIT TIMES

RELOCATED SOUTH OF WEST GRAND BLVD  
LESS DISRUPTION FOR OUR NEIGHBORS

EASY ACCESS FOR OUR PATIENTS + FAMILIES



CONCEPTUAL RENDERING



# SUSTAINABLE DEVELOPMENT

SIGNED U.S. CLIMATE PLEDGE CARBON NEUTRAL BY 2050

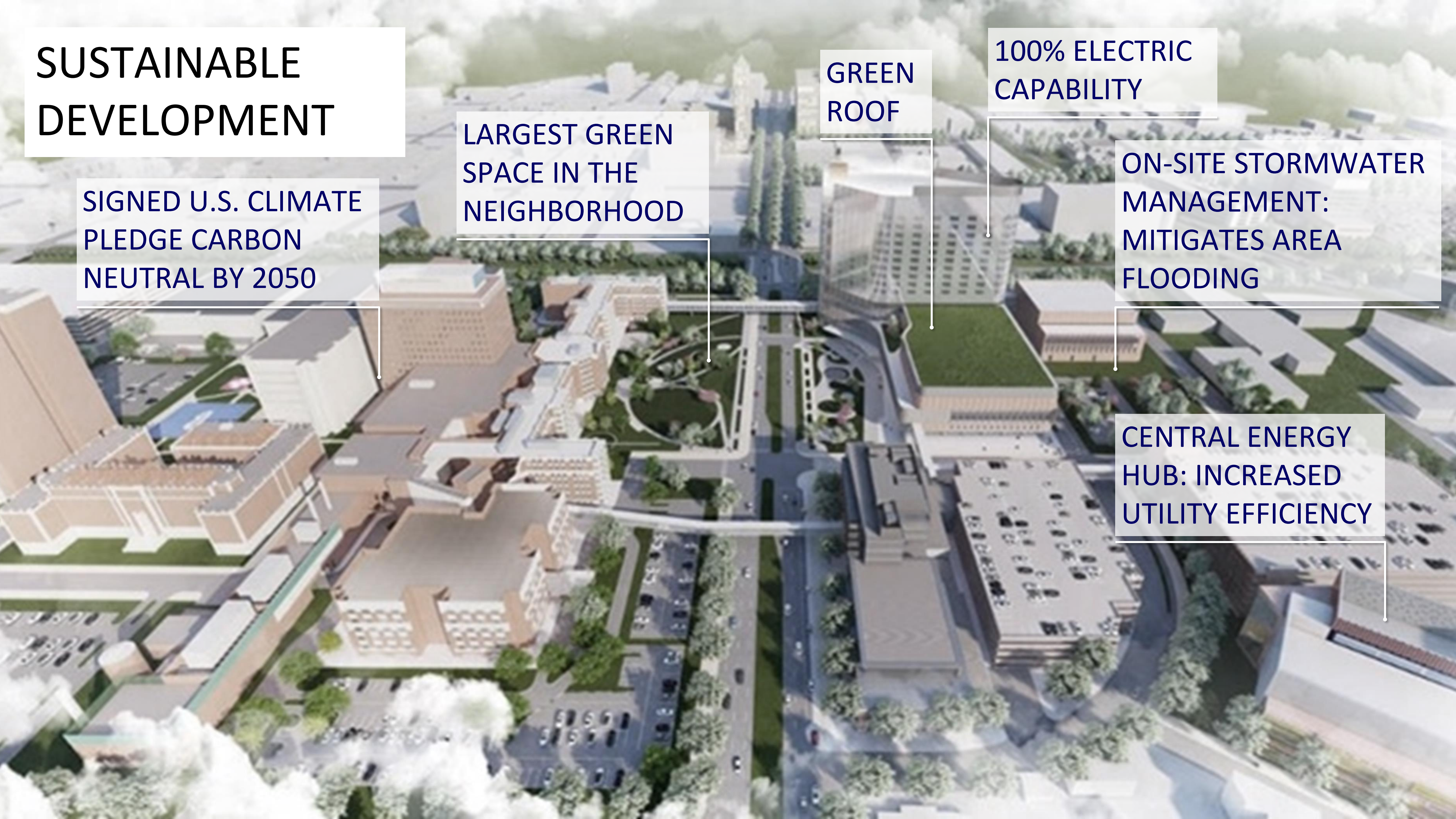
LARGEST GREEN SPACE IN THE NEIGHBORHOOD

GREEN ROOF

100% ELECTRIC CAPABILITY

ON-SITE STORMWATER MANAGEMENT: MITIGATES AREA FLOODING

CENTRAL ENERGY HUB: INCREASED UTILITY EFFICIENCY





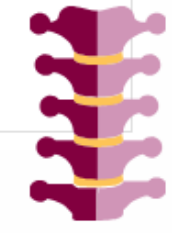
Traumatic  
Brain Injury



Stroke  
Recovery



Spinal Cord  
Injury



Pediatric  
Rehabilitation



# #1 for 33 Consecutive Years

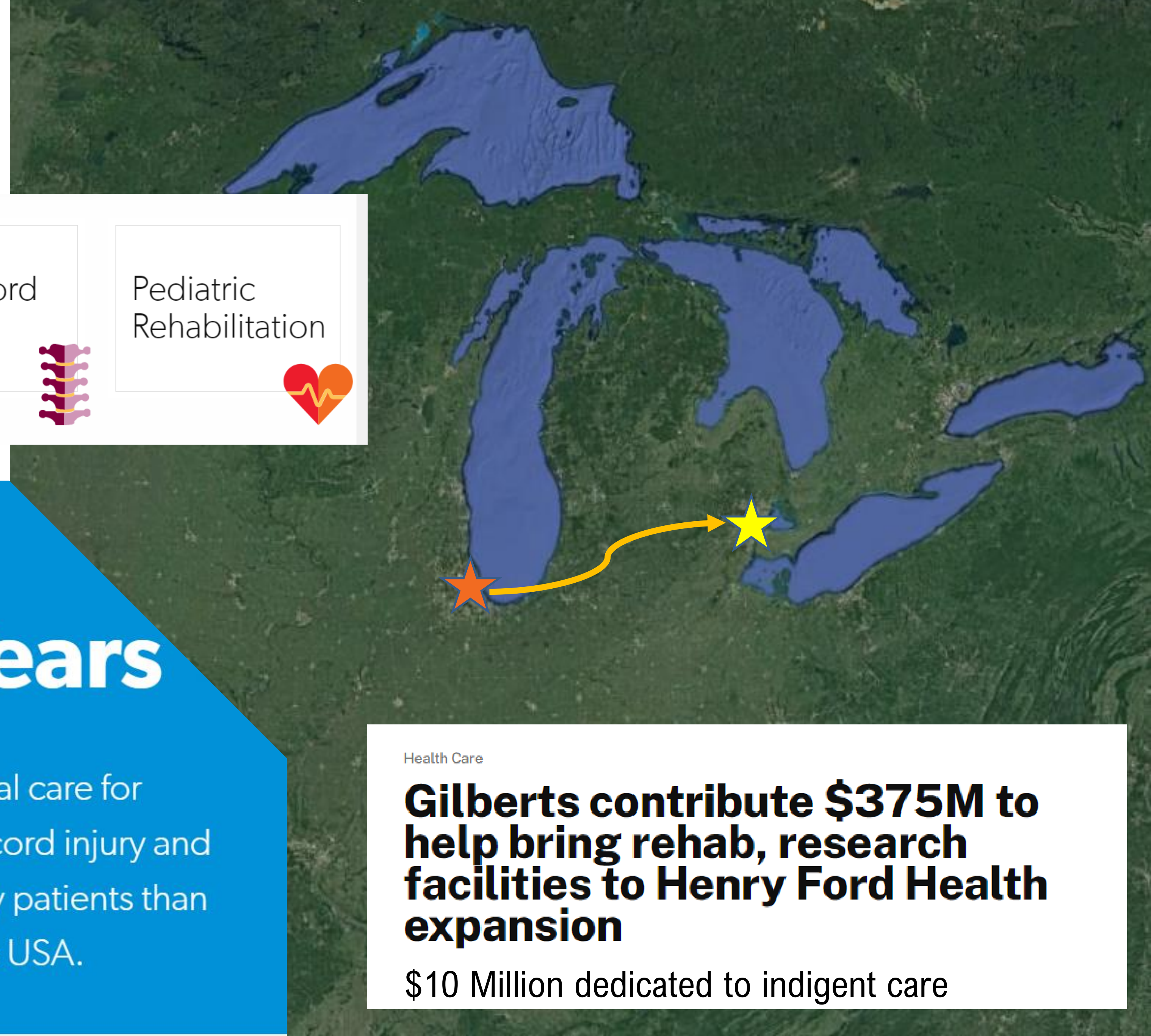


Providing exceptional care for more stroke, spinal cord injury and traumatic brain injury patients than anywhere else in the USA.

Health Care

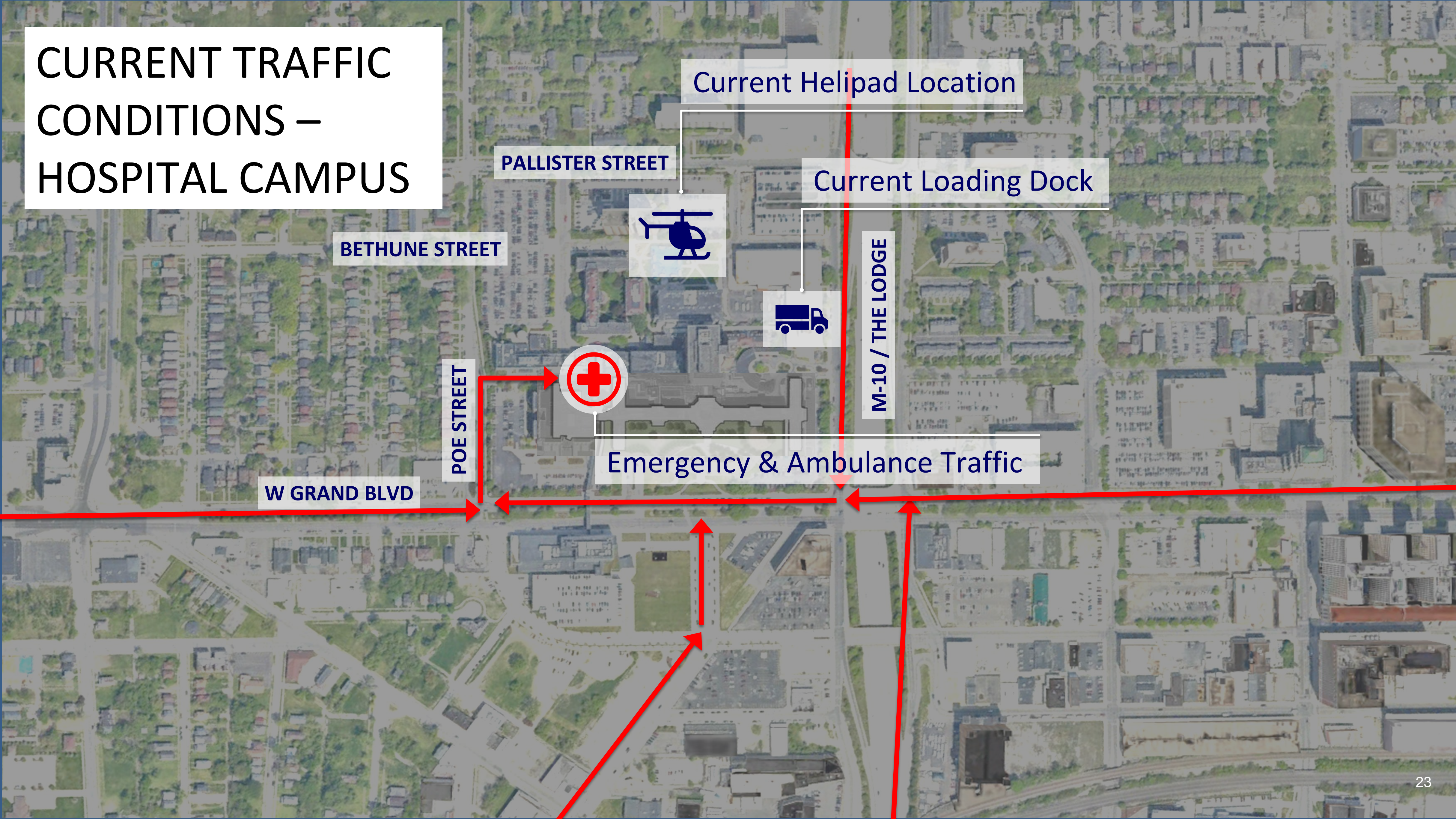
**Gilberts contribute \$375M to help bring rehab, research facilities to Henry Ford Health expansion**

\$10 Million dedicated to indigent care





# CURRENT TRAFFIC CONDITIONS – HOSPITAL CAMPUS



Current Helipad Location

Current Loading Dock

PALLISTER STREET

BETHUNE STREET

M-10 / THE LODGE

POE STREET

W GRAND BLVD

Emergency & Ambulance Traffic



# IMPROVED TRAFFIC CIRCULATION FOR OUR NEIGHBORS





# LIFE-CHANGING RESEARCH CENTER TOMORROW'S DISCOVERIES TODAY

- Researchers will aim to increase the understanding of the cellular, molecular, and physiological mechanisms of human health and disease to develop new ways to prevent and treat disease.
- Research will focus on cancer, neuroscience, immunology and hypertension - with an emphasis on health disparities.
- Space will include wet laboratories, shared research equipment and facilities, office, and conference space.
- Nick Gilbert Neurofibromatosis Research Institute (NGNRI)







# PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS



Building an inclusive community

Affordable and achievable housing for all  
Detroiters

Commercial, retail, and green space







# PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS

HENRY FORD HEALTH



HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY  
Health Sciences

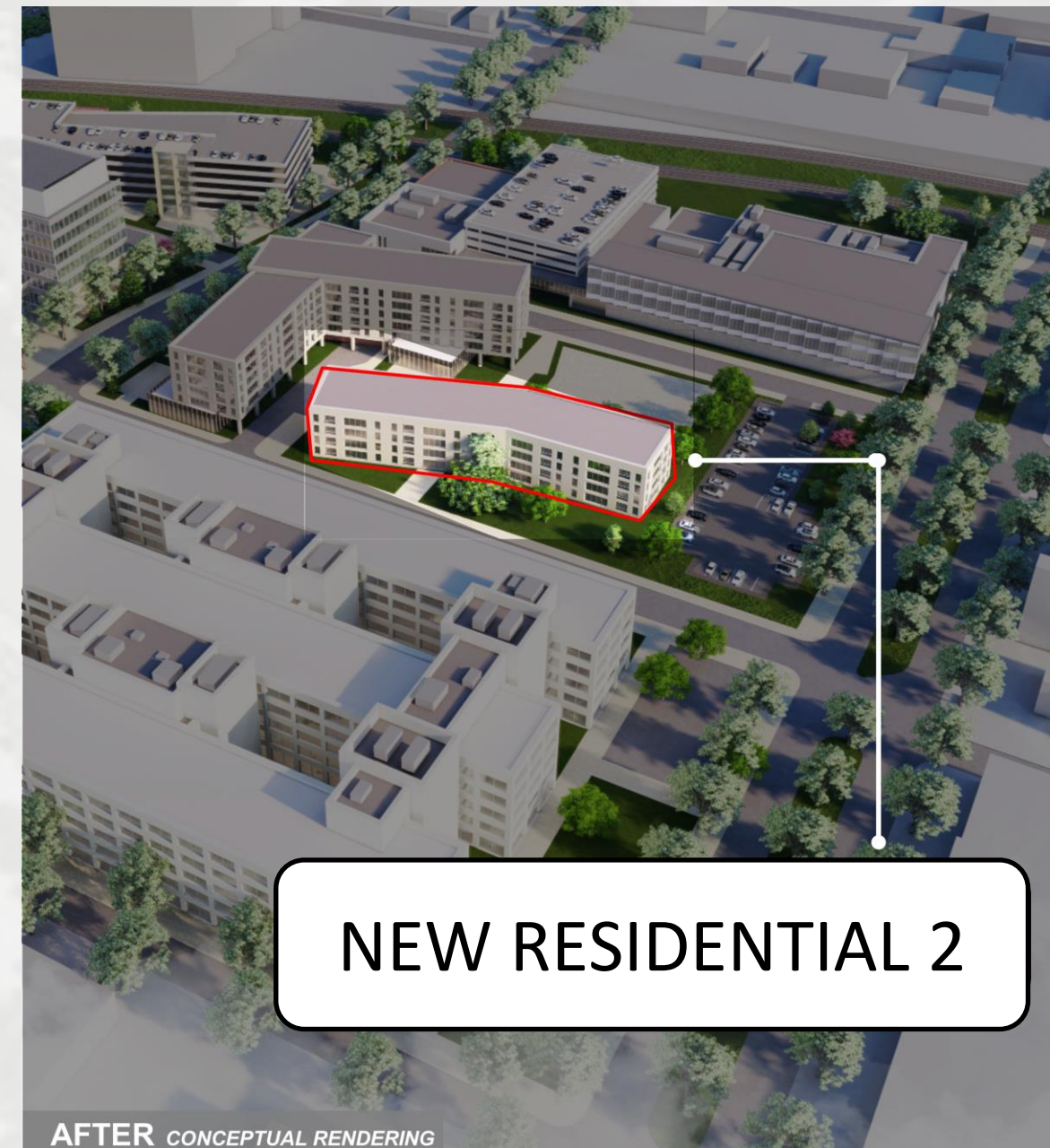
New Construction

\$79 MILLION  
154 UNITS



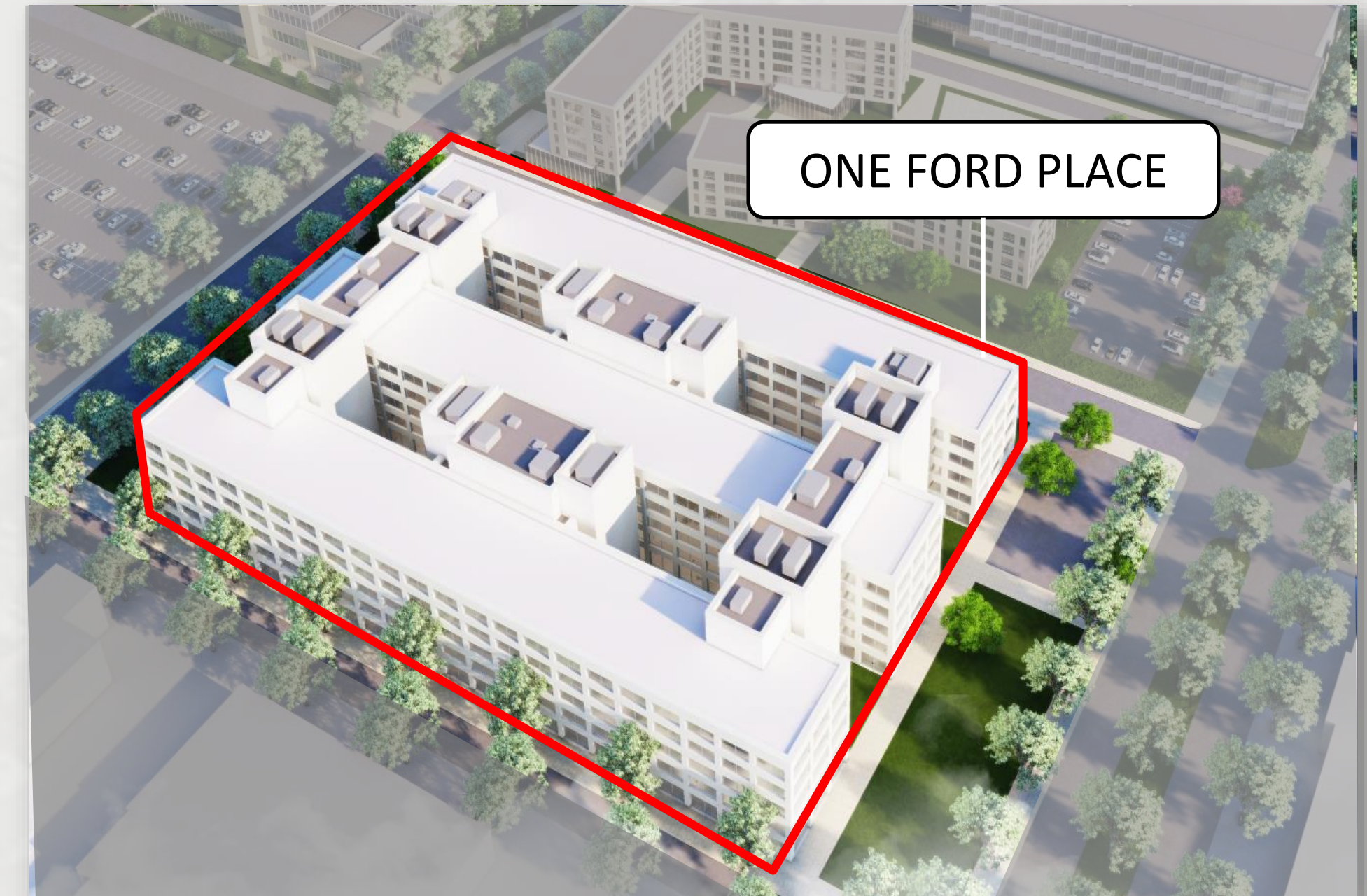
New Construction

\$54 MILLION  
105 UNITS



Historic Adaptive Reuse  
Office Conversion

\$189 MILLION  
403 UNITS







# BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS



**20% of units anticipated to have deep affordability = 50% Area Median Income (AMI)**

# OF PERSONS	UNIT TYPE	MONTHLY RENT
1 Person	Studio	\$828 / Month
2 Persons	One Bedroom	\$888 / Month
3 Persons	Two Bedroom	\$1,066 / Month

50% AMI is equivalent to \$33,150/year for 1-Person household, \$37,900/year for a 2-Person household, and \$42,650/year for a 3-person household.





# BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS

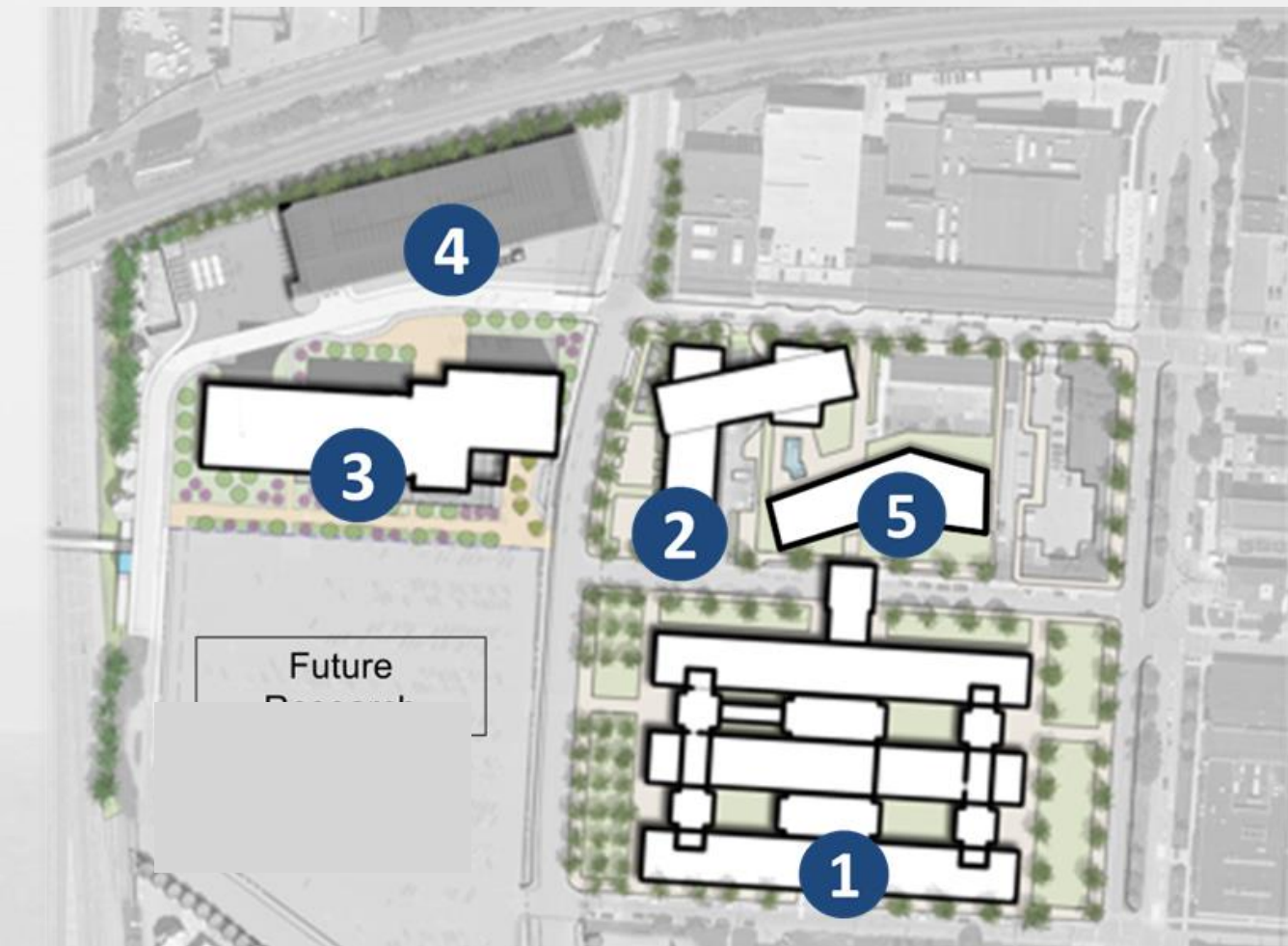


	<b>Total Units</b>	<b>Avg SF</b>	<b>% of Total</b>	<b>Affordable Units</b>	<b>% Affordable</b>
Studio	311	540	46%	63	20%
1 Bed	288	749	44%	57	20%
2 Bed	63	1,076	10%	13	21%
Total	662	682	100%	133	20%



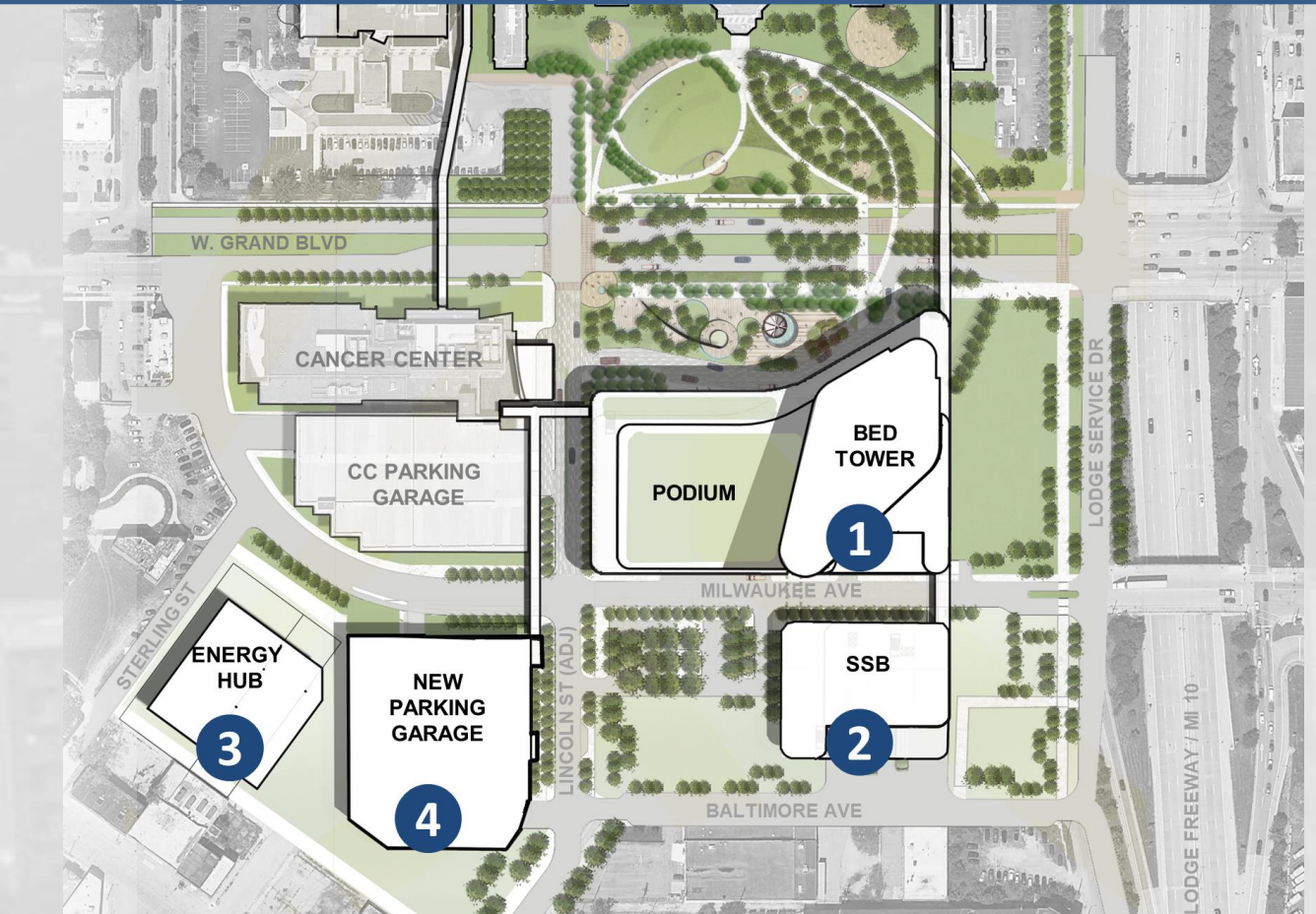
# THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

## Residential + Research Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	One Ford Place (Adaptive Reuse)	625,000	403		\$188,800,000
2	New Residential 2	160,000	154		\$79,200,000
3	Research	335,000	-		\$392,600,000
4	Parking Garage	320,000		800	\$57,700,000
5	New Residential 3	112,000	105		\$54,200,000
	<b>Total</b>	<b>1,552,000</b>	<b>662</b>	<b>800</b>	<b>\$772,500,000</b>

## Hospital Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	Hospital Expansion	1,100,000			\$1,740,000,000
2	Shared Services Building (SSB)	150,000			\$203,300,000
3	Central Energy Hub	25,000			\$234,630,000
4	Parking Garage	560,000		1,500	\$69,600,000
	<b>Total</b>	<b>1,835,000</b>		<b>1,500</b>	<b>\$2,247,530,000</b>

## Grand Total

**3,387,000**

**662**

**2,300**

**\$3.02 Billion**



**FUTURE OF HEALTH DEVELOPMENT  
ECONOMIC BENEFIT AND TAX  
INCENTIVES – DEGC / DBRA**





# THE FUTURE OF HEALTH: DETROIT



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**02 WHAT ARE INCENTIVES**

**03 DEGC “BUT-FOR” ANALYSIS**

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**05 HOW DOES THIS PROJECT IMPACT DETROIT**



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# WHO IS THE DEGC?



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# Who is the Detroit Economic Growth Corporation (DEGC)?

- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including: Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

## Why is DEGC here?

- Review the development finances to confirm:
  - Request for incentives is necessary (“but-for”) and
  - Incentives are in the City’s financial interest (fiscal benefits)



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# WHAT ARE INCENTIVES?



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# For The Future of Health, we'll look at...

## Tax Abatements

Temporary discount on new property taxes for up to 17 years

## Brownfield Tax Increment Financing (TIF)

Reimburses the developer using new tax revenues from the project





**DOES NOT take City money and give that money to developers.**



**ONLY recommended if there is a net benefit to the City.**



**ARE NOT granted without accountability or oversight.**



**DOES NOT deliver benefits until developments are completed.**



# THE FUTURE OF HEALTH | EXECUTIVE SUMMARY

## PERFORMANCE BASED INCENTIVES OVERVIEW

PROJECT		PA 210	PA 255	NEZ	TBP
East Campus	HFH + MSU Research Building				X
	East Campus Parking Garage				X
	One Ford Place (403 Units)		X	X	X
	R2 New Residential (154 Units)	X			X
	R3 New Residential (105 Units)	X			X

No tax incentives used for the South Campus Hospital Expansion

**NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET**



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# REQUESTED INCENTIVES



# The Future of Health Tax Abatements

## PERFORMANCE BASED INCENTIVES OVERVIEW



State laws that exempts future property taxes on improvements for a certain period of time.

### 2 NEW MIXED-USE RESIDENTIAL BUILDINGS ONLY

### COMMERCIAL PORTION OF ONE FORD PLACE ONLY

### RESIDENTIAL PORTION OF ONE FORD PLACE ONLY

Requested	Commercial Rehabilitation Act Exemption (PA 210)	Commercial Redevelopment Act Exemption (PA 255-R)	Neighborhood Enterprise Zone (PA 147)
Benefit	Provides a discount on the value of the <u>improvements</u> for new construction	Provides an exemption on the value of <u>commercial improvements</u> to promote the of aging facilities.	Provides an exemption on the value of <u>residential improvements</u> to promote the of aging facilities.
Length of Time	Up to 10 Years After Construction	Up to 12 Years After Construction	Up to 17 Years
	Total Value: \$11.8M	Total Value: \$1.4M	Total Value: \$40.3M

**NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET**

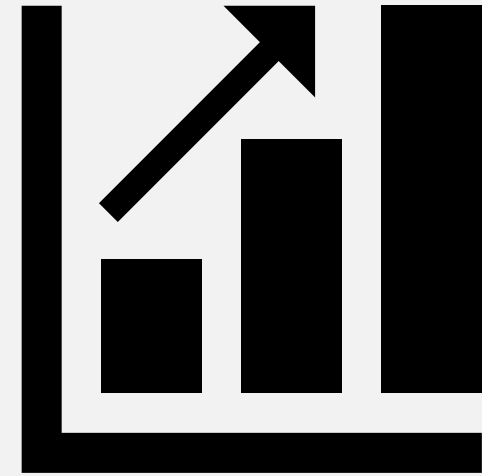


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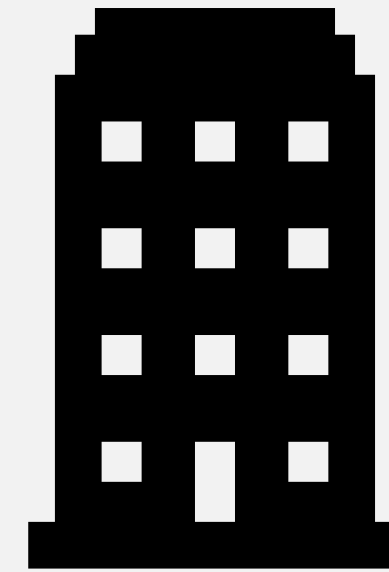
# Policy Objectives of Tax Abatements



**Business  
Expansion**



**Offset Rising  
Construction  
Costs  
&  
Interest Rates**



**Rehabilitates  
Blighted,  
Contaminated  
+ Obsolete  
Structures**



**Brings More  
Affordable  
Housing Units  
To Market**



# The Future of Health Analysis of Abatement Request



## “But for” test

*Demonstrated need based on underwriting:*

*ie. Would the project happen without the incentives?*



## Economic Benefits

*Job Creation*

*702 net new permanent*

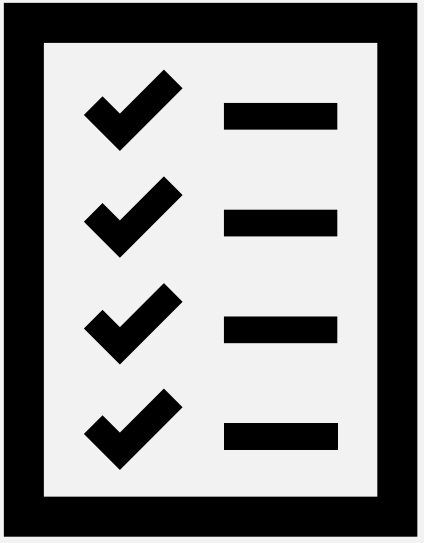
*8,200 construction*



## Fiscal Benefits

*Net Benefit*

*\$119M in net fiscal benefit to the City of Detroit over 35 years*



## Strategic Benefits

*Enable deeply affordable housing*

*Activation of Vacant Land*

*Reuse of historic assets*



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# DEGC “BUT-FOR” ANALYSIS



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# Could the project happen without incentives?

## THE PROJECT WOULD **NOT** HAPPEN WITHOUT INCENTIVES BECAUSE:

1. The project would not be able to receive financing without the incentives.
2. The project would not be worth investing in without the incentives.

## Two key underwriting metrics:

### 1. Debt Service Coverage Ratio (DSCR):

The ability for the developer to pay its mortgage payments after accounting for revenues and expenditures.

### 2. Return on Investment (ROI):

An approximate measure of an investment's profitability





# DEGC Guidelines

DSCR Not to Exceed **1.5x**

Developer Return Less Than **10%**

# The Future of Health

DSCR Without Incentives:  
**(0.6x)**

DSCR With Incentives:  
**1.2x**

Return Without Incentives:  
**-6.0%**

Return With Incentives:  
**4.5%**



# How does this project compare to other projects that received incentives?

In 2021 and 2022 City Council voted to approve incentives on \$2.0 billion of mixed-use projects:

	Average Return	The Future of Health
2021	4.3%	4.5%
2022	7.1%	



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# **BROWNFIELD TAX INCREMENT FINANCING (TIF)**



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# Brownfield Act



**In 1996, Act 381 of the State of Michigan allowed a “Qualified Local Governmental Unit” to establish a Brownfield Redevelopment Authority (BRA)**



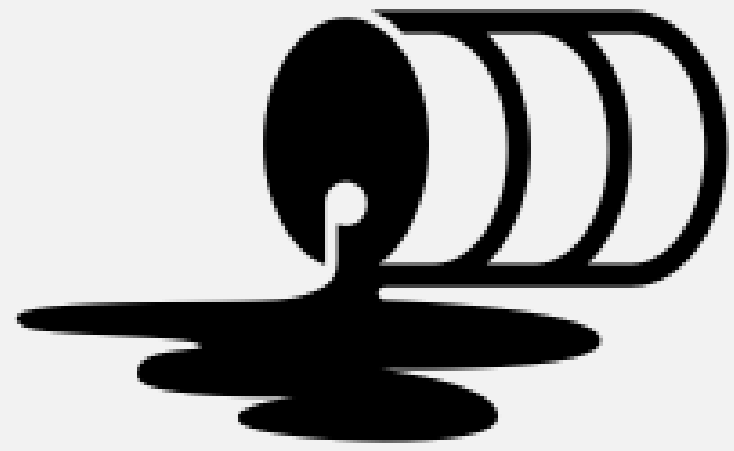
**Detroit is a Qualified Local Governmental Unit**



**In 1998, the Detroit Brownfield Redevelopment Authority (DBRA) was established**

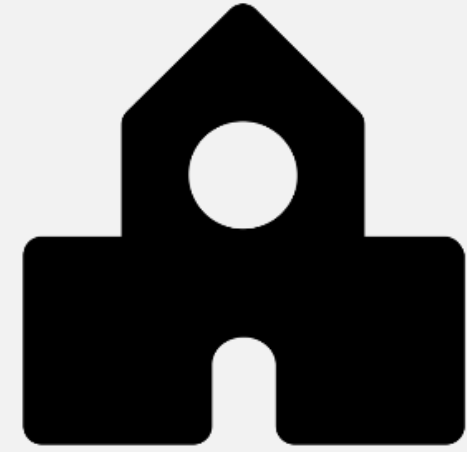


# Eligibility for Brownfield



## Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



## Historic Resource

A property located in a City, State and/or Federal Historic District



## Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

OR

Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material



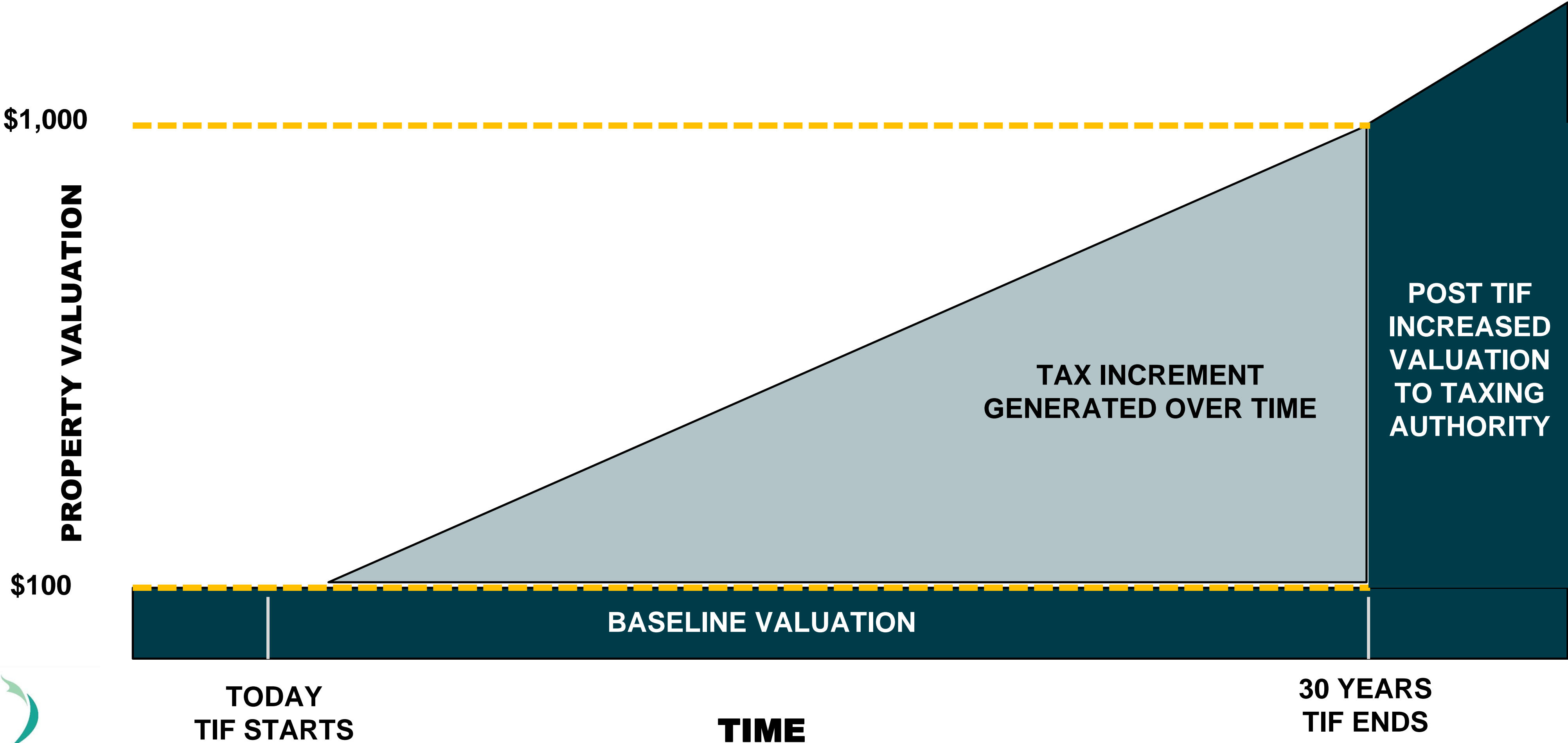
## Adjacency

Parcels directly adjacent to an eligible property



# Tax Increment Financing (TIF)

## How It Works

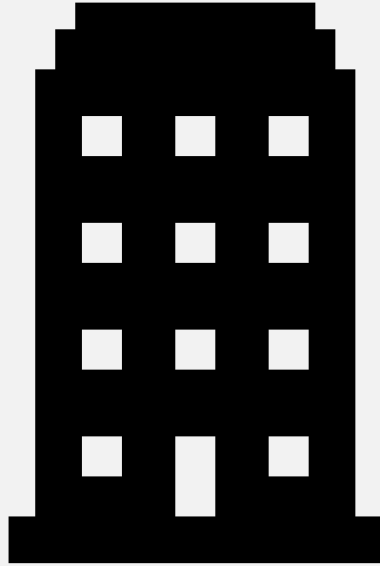




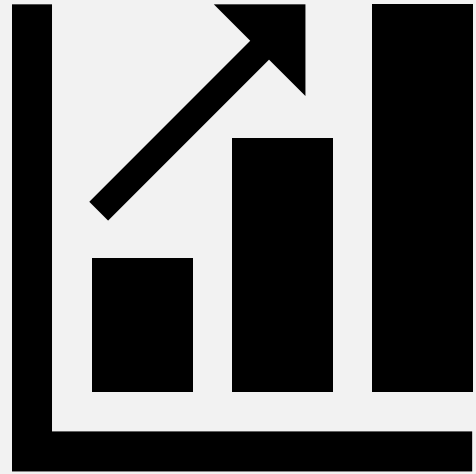
# Transformational Brownfield Plan (TBP) Amendments



**In 2017,  
State of Michigan amended  
Act 381 to authorize  
“transformational  
brownfield plans” (TBP)**



**Enables new TIF  
structure to help fund  
high construction costs  
of extraordinary projects**



**TBP TIFs may also  
capture certain State  
income and sales  
and use tax revenues**



# Traditional vs Transformational Brownfield Plans

	Traditional Brownfield Plan	Transformational Brownfield Plan
<b>ELIGIBLE PROPERTY</b>	4 Types of Property Qualification	Same as Traditional
<b>MINIMUM INVESTMENT</b>	No Minimum Investment Amount	<b>\$500 Million Minimum Investment in Detroit</b>
<b>ELIGIBLE COSTS</b>	Specific, Limited Environmental and Construction Costs	<b>All Environmental &amp; Construction Costs</b>
<b>TAXES CAPTURED &amp; REIMBURSED</b>	Incremental Property Taxes – 30 yrs	<b>Incremental Property Taxes – 30 yrs</b>
		<b>Construction Materials – 100% Sales Tax Exemption</b>
		<b>Construction Labor - 100% State Income Tax Capture</b>
		<b>Permanent Employees – 50% State Income Tax Capture – 20 yrs</b>
		<b>Development Residents – 100% State Income Tax Capture – 20 yrs</b>



# TBP Tax Overview

(\$ in Millions)								
	PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES <sup>[1]</sup>	NON-CITY PROPERTY TAXES	CITY PROPERTY TAXES	TOTAL TBP (35 YEARS)	PRESENT VALUE OF TBP (2023 DOLLARS) <sup>[2]</sup>	
South Campus	New Patient Tower	\$1,740M	<b>NO INCENTIVES</b>					
	Shared Service Building	\$203.3M						
	Central Energy Facility	\$234.63M						
	South Campus Parking Garage	\$69.6M						
East Campus	HFH + MSU Research Building	\$392.6M	\$39.6M	\$0	\$0	\$39.6M	\$18.2M	
	East Campus Parking Garage	\$57.7M	\$0.3M	\$9.0M	\$5.1M	\$14.4M	\$5.0M	
	One Ford Place	\$188.8M	\$43.1M	\$38.9M	\$21.3M	\$103.3M	\$33.0M	
	R2 New Residential	\$79.2M	\$18.8M	\$12.2M	\$5.6M	\$36.6M	\$14.6M	
	R3 New Residential	\$54.2M	\$12.6M	\$9.0M	\$4.1M	\$25.7M	\$9.0M	
	<b>TOTAL</b>	<b>\$3,020M</b>	<b>\$114.4M</b>	<b>\$69.1M</b>	<b>\$36.1M</b>	<b>\$219.6M</b>	<b>\$79.8M</b>	



[1] "State Taxes" Includes Exemption Of Sales/Use Tax During the Project Construction Period & Income Tax Capture During Construction & After (Limited to 20 Years)

[2] "Present Value of TBP Incentive" Reflects Today's Value of the 35-Year Total of the TBP Incentive



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# WHY IS THIS A GOOD DEAL FOR DETROIT?





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# Establish Detroit as a Global Leader in Healthcare

- Enhancing world-class health services and research here in the City of Detroit
- Building upon Henry Ford Health System's community impact with major hospital expansion
- Bringing leading health science research and innovation in new state-of-the-art research facility, in partnership with Michigan State University



# The Future of Health Tax Incentive Summary

## TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT

	<u>Abatements</u>	<u>TIF</u>
City of Detroit	\$19.2M	\$38.6M
All Other Taxing Jurisdictions	\$34.2M	\$90.9M

Total Property Tax Abatement Benefit (PA 210, PA 255, NEZ)	\$53.5M
Total Brownfield Tax Increment Financing	\$105.3M
State of Michigan Transformation Brownfield Program	\$114.4M
Total Incentives Over 35 Years	\$273.2M
Total Incentives as a Percentage of Total Investment	9.1%

THIS ASSUMES PROJECT IS FULLY BUILT OUT

THE DEVELOPER RECEIVES NOTHING IF THEY DO NOT BUILD

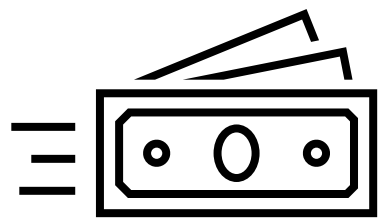
THE DEVELOPERS CAN EARN THESE INCENTIVES OVER 35 YEARS BY BUILDING THE PROJECTS & FILLING THE BUILDINGS WITH CITY OF DETROIT RESIDENTS & EMPLOYEES

**TOTAL TBP BENEFIT = \$219.7M**



# The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years

**\$3.0 BILLION**  
MISSION-DRIVEN INVESTMENT





**8,943**  
NEW JOBS

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**NEW EMERGENCY DEPARTMENT**

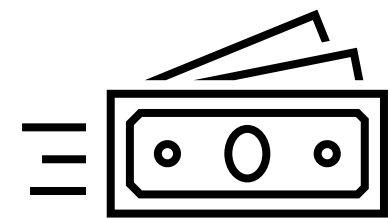


**ADVANCED RESEARCH + TECHNOLOGY**



**662**  
MIXED INCOME UNITS

*New City Property Taxes, Income Taxes, Other Taxes*



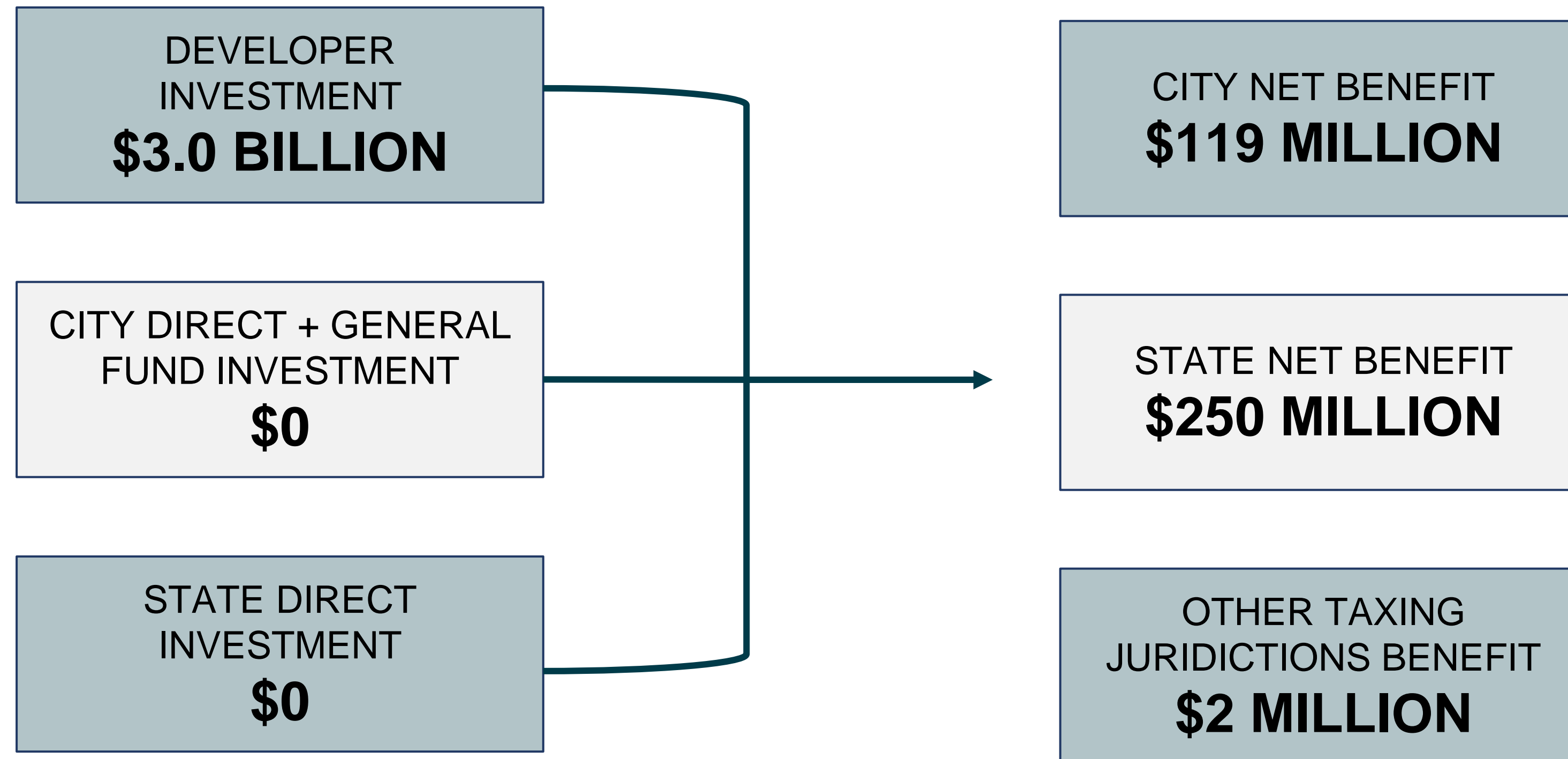
*City Resident Income Taxes*



- CITY PROPERTY TAXES  
**\$18.5 MILLION**
- CONSTRUCTION CITY INCOME TAXES  
**\$7.7 MILLION**
- EMPLOYEE CITY INCOME TAXES  
**\$70.5 MILLION**
- RESIDENT CITY INCOME TAXES  
**\$18.5 MILLION**
- CITY UTILITY USER TAX, PERMITS, MISC. TAXES  
**\$3.9 MILLION**
- \$119 MILLION**  
*\$3.4M / Year*



# The Proposed Investment Will Create \$371 MILLION in New Tax Revenue State-wide Over 35 Years





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**THE END**



# LIFE-CHANGING HOSPITAL, HOUSING, AND RESEARCH



- 2.5X Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods

- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters

- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space



# MISSION-DRIVEN DEVELOPMENT

## 5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES  
CLOSE TO HOME**



**EDUCATION**



**FINEST HEALTH CARE FOR  
DETROITERS**



**FUTURE OF  
HEALTH:  
DETROIT**



**HOUSING FOR  
DETROITERS**



**COMMUNITY  
BUILDING**





Academic Research Medical Campus in Partnership with Henry Ford + MSU



Nick Gilbert Neurofibromatosis Research Institute



Shirley Ryan Ability Lab Rehabilitation Hospital to Detroit



662

Residential Units

133

Deeply Affordable



9

New Projects Historic and New



Public Spaces for New Center: Greenspace, Retail



Varying Career Pathways for Detroiters



25,000+ Jobs

Construction | New | Existing  
8,241 | 702 | 16,400



\$119 MILLION

Net Benefit to the City of Detroit



# MISSION – DRIVEN DEVELOPMENT

*MISSION: Serving a purpose other than profit*



**HENRY  
FORD  
HEALTH** SM

**NON-PROFIT HOSPITAL  
SYSTEM**



**MICHIGAN STATE  
UNIVERSITY**

**NON-PROFIT LAND  
GRANT UNIVERSITY**



**COMMUNITY  
IMPACT**



**HENRY  
FORD  
HEALTH**®

**HENRY FORD HEALTH +  
MICHIGAN STATE UNIVERSITY**  
Health Sciences





# General Q & A

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*Comment cards also available*



# NAC Discussion

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*Comment cards also available*



# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



**THE  
NEIGHBORHOOD  
ADVISORY  
COUNCIL (NAC)  
9 RESIDENTS  
FROM THE IMPACT  
AREA**

**THE NAC MEETS  
WITH **PLANNING &  
DEVELOPMENT**, THE  
**DEVELOPER**, AND  
**COMMUNITY** TO  
IDENTIFY PROJECT  
IMPACTS**

**THE NAC  
DEVELOPS  
**SUGGESTIONS**  
TO IDENTIFIED  
IMPACTS AND  
THE DEVELOPER  
RESPONDS**

**THE CITY AND  
DEVELOPER  
GENERATE AN  
**AGREEMENT IN  
RESPONSE TO  
THE IMPACTS**  
WITH THE NAC'S  
SUPPORT**



# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	<b>3-Oct</b>				
<b>Meeting 2 - NAC Selection</b> <i>(2 members selected by the public)</i>		<b>10-Oct</b>			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				<b>24-Oct</b>	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>					<b>1-Nov</b>



# ANTICIPATED PUBLIC CBO MEETING SCHEDULE

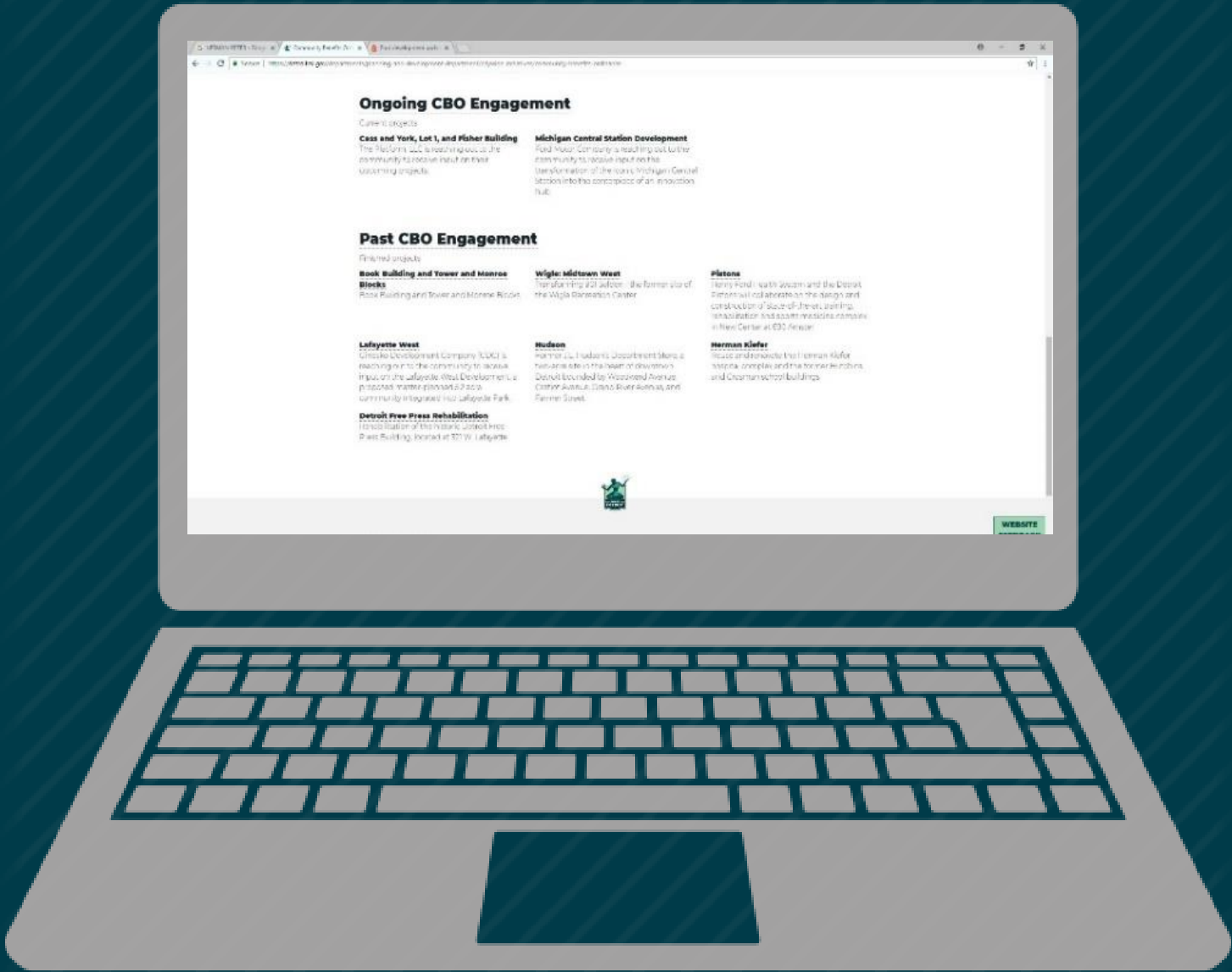
Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
<b>Meeting 5 - NAC Presents Project Impacts &amp; Community Benefits to Developer</b>	<b>7-Nov</b>				
<i>Meeting 6 - NAC Working Session</i>		<b>14-Nov</b>			
<b>THANKSGIVING HOLIDAY WEEK</b>			<i>No Meeting 11/21/2023</i>		
<b>Meeting 7 - Developer Presents Responses to Community Benefits</b>				<b>28-Nov</b>	
<b>Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement</b>					<b>5-Dec</b>

\*Please note that this schedule might change and will be updated as we progress



# CITY OF DETROIT CBO WEBSITE

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

**WWW.DETROITMI.GOV/FUTUREOFHEALTH**



# What Comes Next

## Next CBO Meeting:

**Wednesday November 1st at 6pm**

*Doors at 5:30 for Registration and Refreshments*

- NAC Working Meeting
- In-person meeting at: UPREP High School – 610 Antoinette
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/futureofhealthdetroit>
- All project notices and documents will be available at [www.detroitmi.gov/futureofhealth](http://www.detroitmi.gov/futureofhealth)





# Upcoming Public Hearing

**City Planning Commission:  
Thursday November 2<sup>nd</sup> at  
5:15pm**

- **Proposed map amendment to rezone parcels for the hospital expansion**
- **Meeting held in person and via Zoom**
- **In person at:** Coleman A. Young Municipal Center – 2 Woodward Ave. Committee of the Whole Room, 13<sup>th</sup> fl
- **Further Details and Zoom information available at:**  
<https://detroitmi.gov/government/commissions/city-planning-commission>





An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

# **APPENDIX**



# HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE – RIGHT IN THE HEART OF DETROIT

BY THE  
NUMBERS

\$ 1.74 BILLION

1.2 MILLION  
SQUARE FEET

21 FLOORS

2.5 X EXPANDED EMERGENCY DEPARTMENT

420 SINGLE PATIENT ROOMS

50 NEW PROCEDURE ROOMS

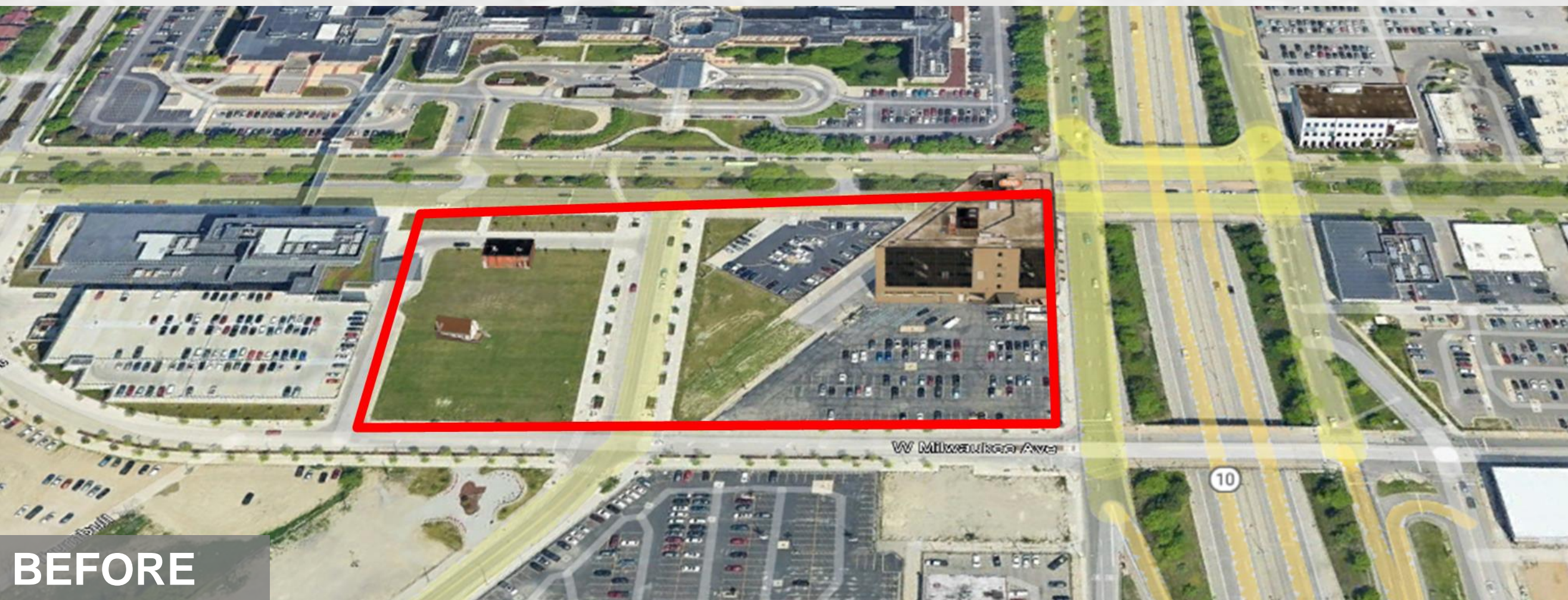
3 FLOORS SHIRLEY RYAN ABILITY LAB

16,089 CURRENT JOBS

4,698 CONSTRUCTION JOBS

+ 162 NEW PERMANENT JOBS

= 20,949 TOTAL JOBS



BEFORE



AFTER CONCEPTUAL RENDERING



# SHARED SERVICES BUILDING

CENTRALIZING SUPPORT SERVICES IN A BETTER LOCATION

BY THE  
NUMBERS

\$ 203.3  
MILLION

120,000  
SQUARE FEET

3 FLOORS

- 1 CAMPUS-WIDE SUPPORT SERVICES BUILDING – RELOCATE TRUCK & SUPPORT TRAFFIC AWAY FROM RESIDENTS
- 24,000 SQUARE FOOT FULLY ELECTRIC KITCHEN
- 22-28,000 SQUARE FOOT STATE-OF-THE-ART ELECTRIC STERILE PROCESSING

561 CONSTRUCTION JOBS





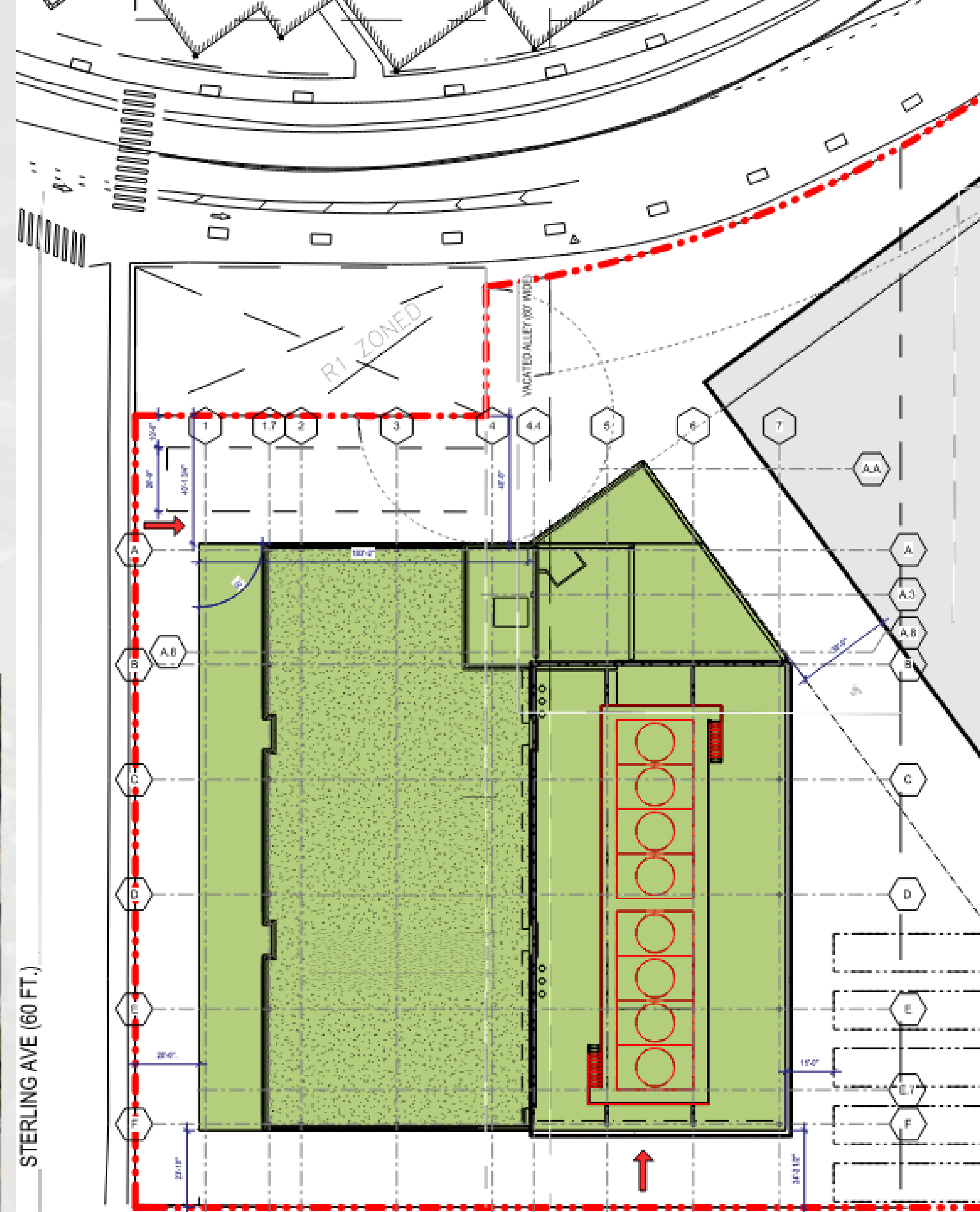
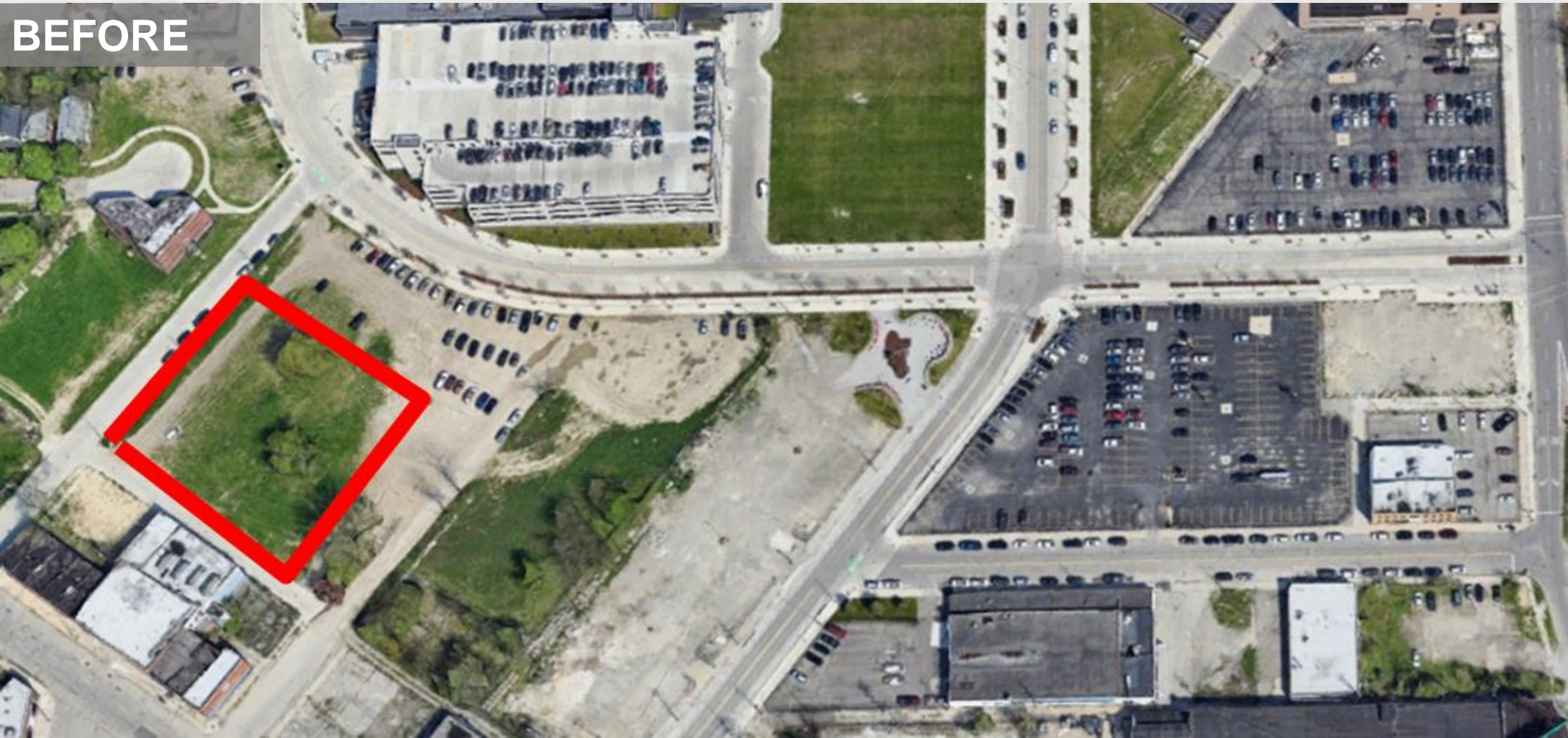
**CENTRAL ENERGY HUB**  
SUPPORTING SUSTAINABLE-DRIVEN DEVELOPMENT

**BY THE  
NUMBERS**  
+/- \$ 234.6  
MILLION  
22-27,000  
SQUARE FEET  
2-3 FLOORS

- 2050 HENRY FORD BECOMES CARBON NEUTRAL
- 100% CAPABLE ALL ELECTRIC HOSPITAL
- HENRY FORD HAS SIGNED U.S. PRESIDENTIAL HEALTH SECTOR CLIMATE PLEDGE

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- TBD NEW JOBS DEPENDING ON FINAL PLAN
- 649 CONSTRUCTION JOBS



**AFTER** CONCEPTUAL PLAN

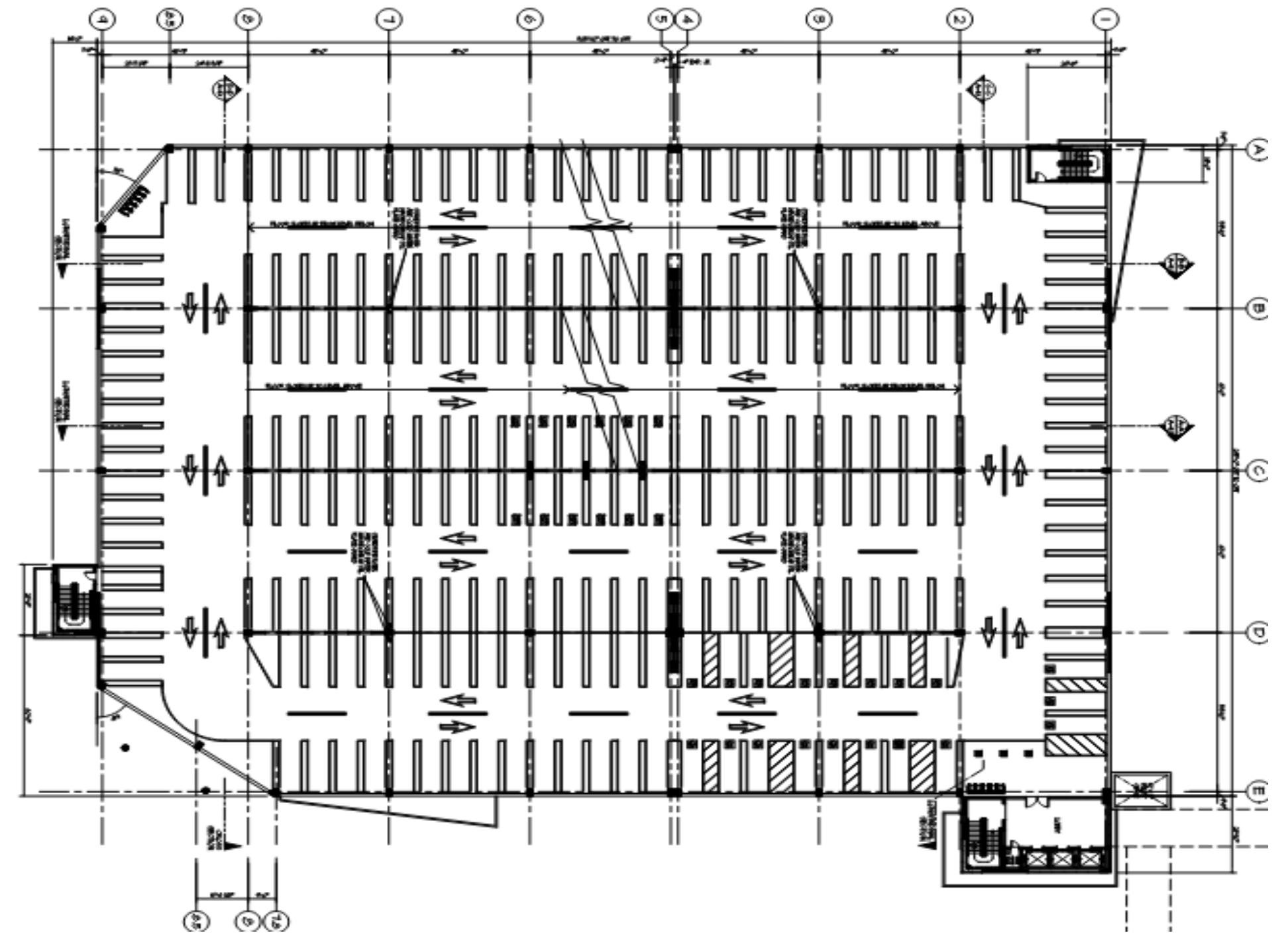
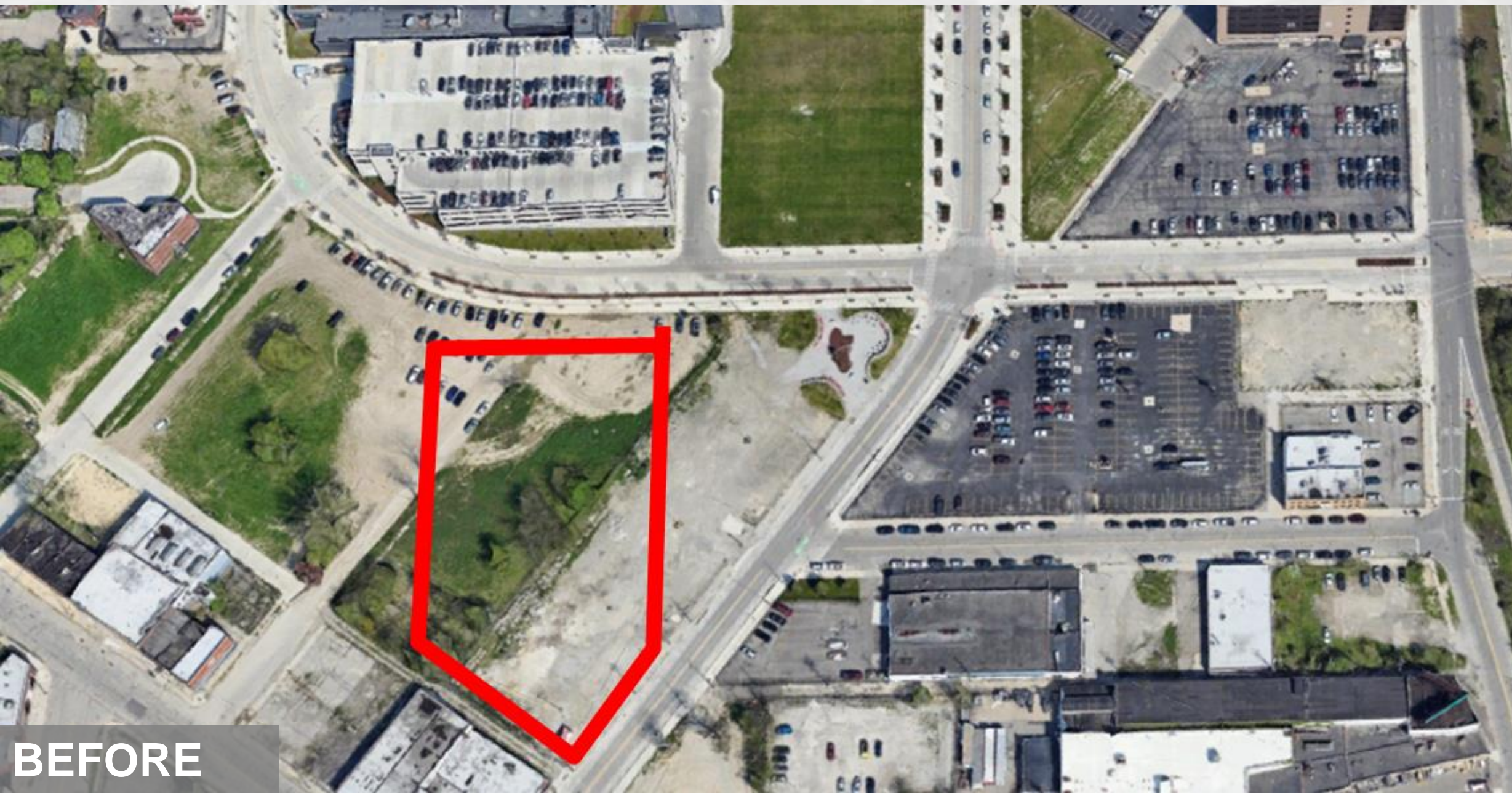


# PARKING | HOSPITAL CAMPUS

DIRECT ACCESS

BY THE  
NUMBERS  
\$ 69.6 MILLION  
560,000  
SQUARE FEET  
7 FLOORS

- 1,500 SPACES
  - DIRECT CONNECTIVITY TO HOSPITAL EXPANSION
  - CENTRAL-CAMPUS SHUTTLE DROP OFF LOCATION
- 
- 188 CONSTRUCTION JOBS





# LIFE-CHANGING RESEARCH CENTER

## TOMORROW'S DISCOVERIES TODAY

**BY THE NUMBERS**  
\$ 392.6 MILLION  
335,000 SQUARE FEET  
7 FLOORS

6 FLOORS	HENRY FORD + MSU RESEARCH CENTER
1 FLOOR	NICK GILBERT NEUROFIBROMATOSIS RESEARCH INSTITUTE (NGNRI)
1,096	CONSTRUCTION JOBS
195	CURRENT JOBS
+ 363	<u>NEW PERMANENT JOBS</u>
= 1,654	TOTAL JOBS



**BEFORE**







# PISTONS LIVE, WORK, PLAY DEVELOPMENT

## ONE FORD PLACE | HISTORIC ADAPTIVE REUSE CONVERSION TO RESIDENTIAL

BY THE NUMBERS

\$ 188.8 MILLION

627,000 SQUARE FEET

5 FLOORS

	403	TOTAL RESIDENTIAL UNITS
	81	PROPOSED AFFORDABLE UNITS
	\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
	17,000	SF COMMERCIAL / RETAIL SPACE
	539	CONSTRUCTION JOBS
+	<u>98</u>	<u>NEW PERMANENT JOBS</u>
=	637	TOTAL JOBS



AFTER CONCEPTUAL RENDERING



BEFORE



ONE FORD PLACE





# PISTONS LIVE, WORK, PLAY

## NEW CONSTRUCTION | NEW RESIDENTIAL 1

BY THE  
NUMBERS

\$ 79.2 MILLION

159,000  
SQUARE FEET

6 FLOORS

- 154 TOTAL RESIDENTIAL UNITS
- 31 PROPOSED AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)

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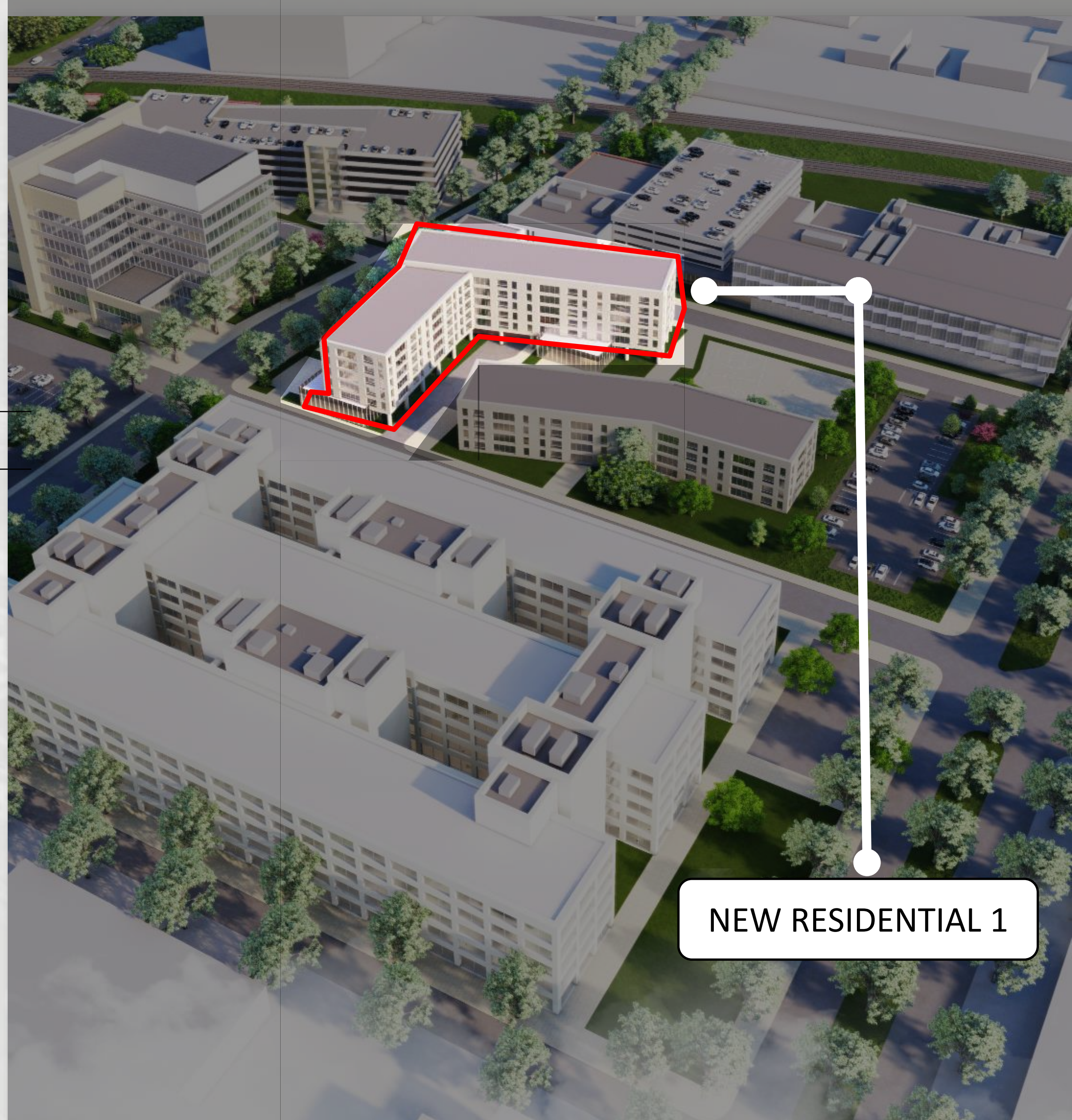
- 8,000 SF COMMERCIAL / RETAIL SPACE

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- 248 CONSTRUCTION JOBS
- + 45 NEW PERMANENT JOBS
- = 293 TOTAL JOBS



BEFORE



NEW RESIDENTIAL 1

AFTER CONCEPTUAL RENDERING





# PISTONS LIVE, WORK, PLAY

## NEW CONSTRUCTION | NEW RESIDENTIAL 2

BY THE NUMBERS

\$ 54.2 MILLION

112,000 SQUARE FEET

5 FLOORS

- 105 TOTAL RESIDENTIAL UNITS
- 21 PROPOSED AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
- 6,000 SF COMMERCIAL / RETAIL SPACE
- 158 CONSTRUCTION JOBS
- + 34 NEW PERMANENT JOBS
- = 192 TOTAL NEW JOBS



BEFORE



NEW RESIDENTIAL 2

AFTER CONCEPTUAL RENDERING



# PARKING | RESEARCH + RESIDENTIAL CAMPUS

BY THE  
NUMBERS

\$ 57.7 MILLION

320,000  
SQUARE FEET

6 FLOORS

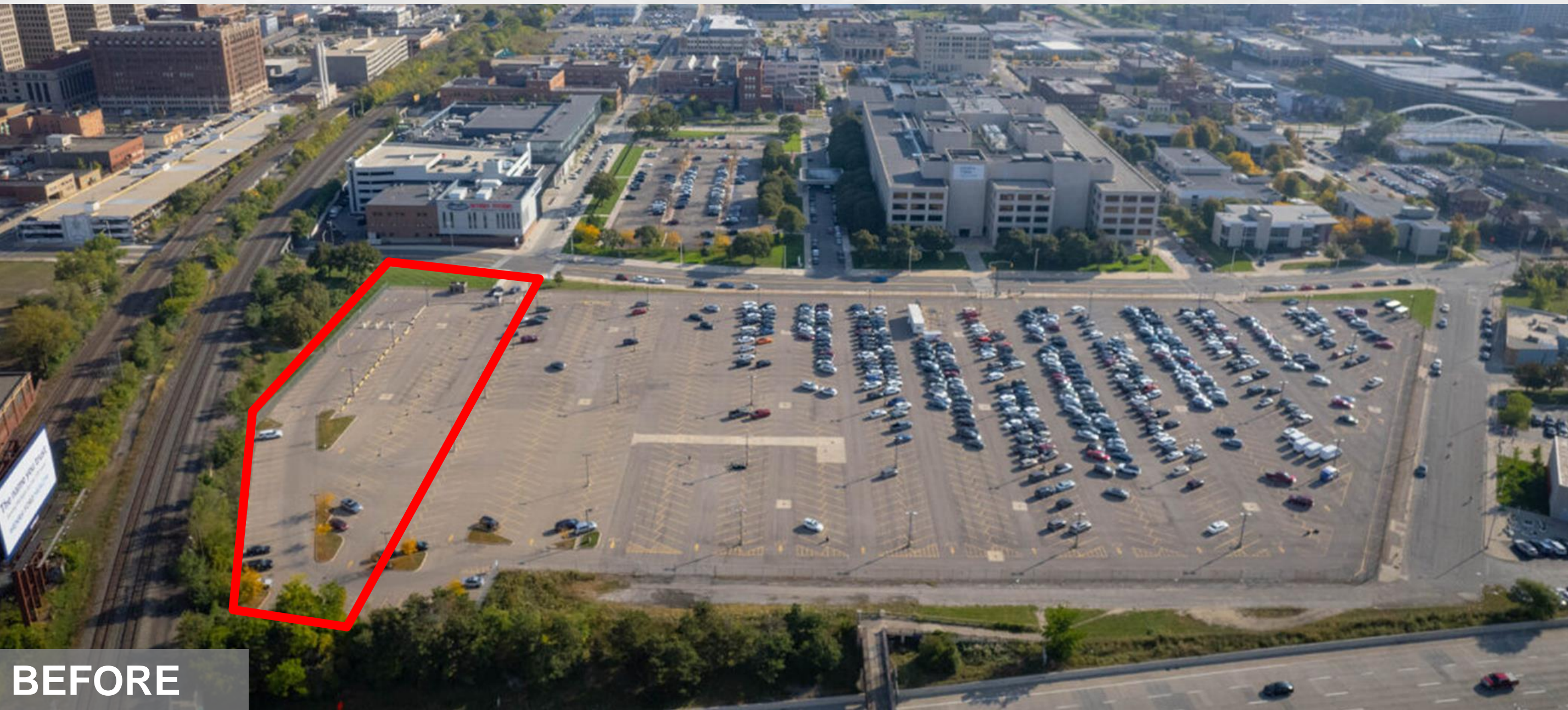
800 GARAGE SPACES

3 USES  
PARKING SERVES RESEARCH, RESIDENTIAL,  
+ TRANSIENT

104 CONSTRUCTION JOBS



AFTER CONCEPTUAL RENDERING



BEFORE

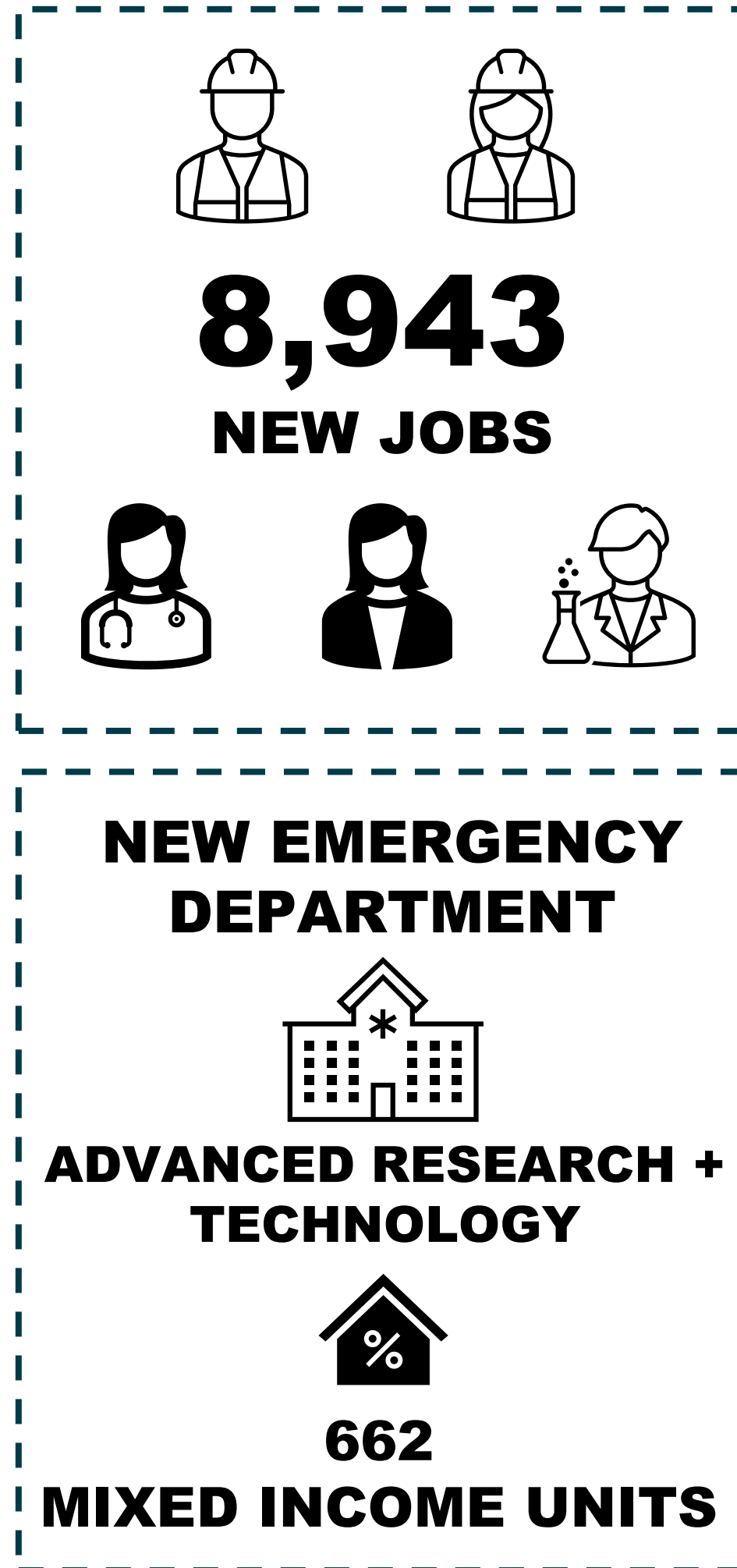
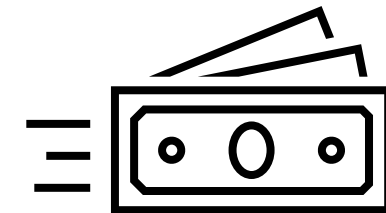


PARKING  
GARAGE

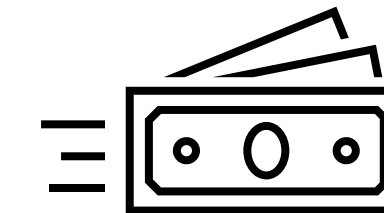


# The City Is Projected To See A New Net Benefit Of **\$119 MILLION** Over The Next 35 Years

**\$3.0 BILLION**  
MISSION-DRIVEN INVESTMENT



*New City Property Taxes, Income Taxes, Other Taxes*



CITY PROPERTY TAXES  
**\$18.5 MILLION**

CITY INCOME TAXES  
**\$96.7 MILLION**

Direct/Indirect FTEs: **\$69.1M**

Construction FTEs: **\$7.7M**

Corporate Income: **\$1.4M**

New Resident Income: **\$18.5M**

CITY UTILITY USER TAX, PERMITS, OTHER MISC. TAXES

**\$3.9 MILLION**

**TOTAL NET BENEFITS**  
**\$119 MILLION**  
*\$3.4M / Year*