

Welcome to
**FUTURE of
HEALTH:
DETROIT**

**COMMUNITY
BENEFITS
MEETING**



AGENDA

Welcome & Introductions

Neighborhood Advisory Council (NAC) Introductions + Roles

Future of Health Development Details

Project Economic Benefit and Tax Incentives

Future of Health Development Summary

NAC Discussion

General Q & A

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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

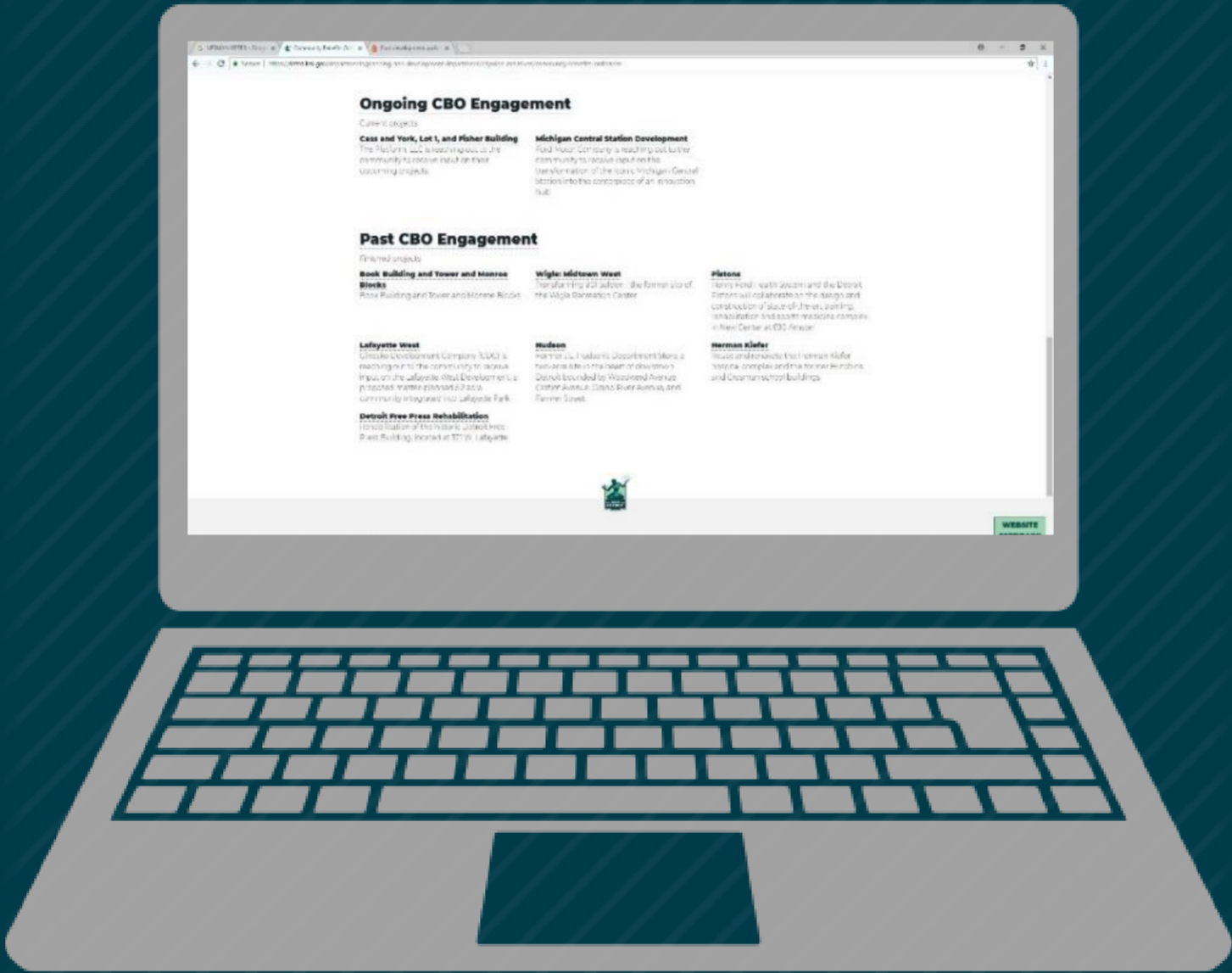
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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

*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

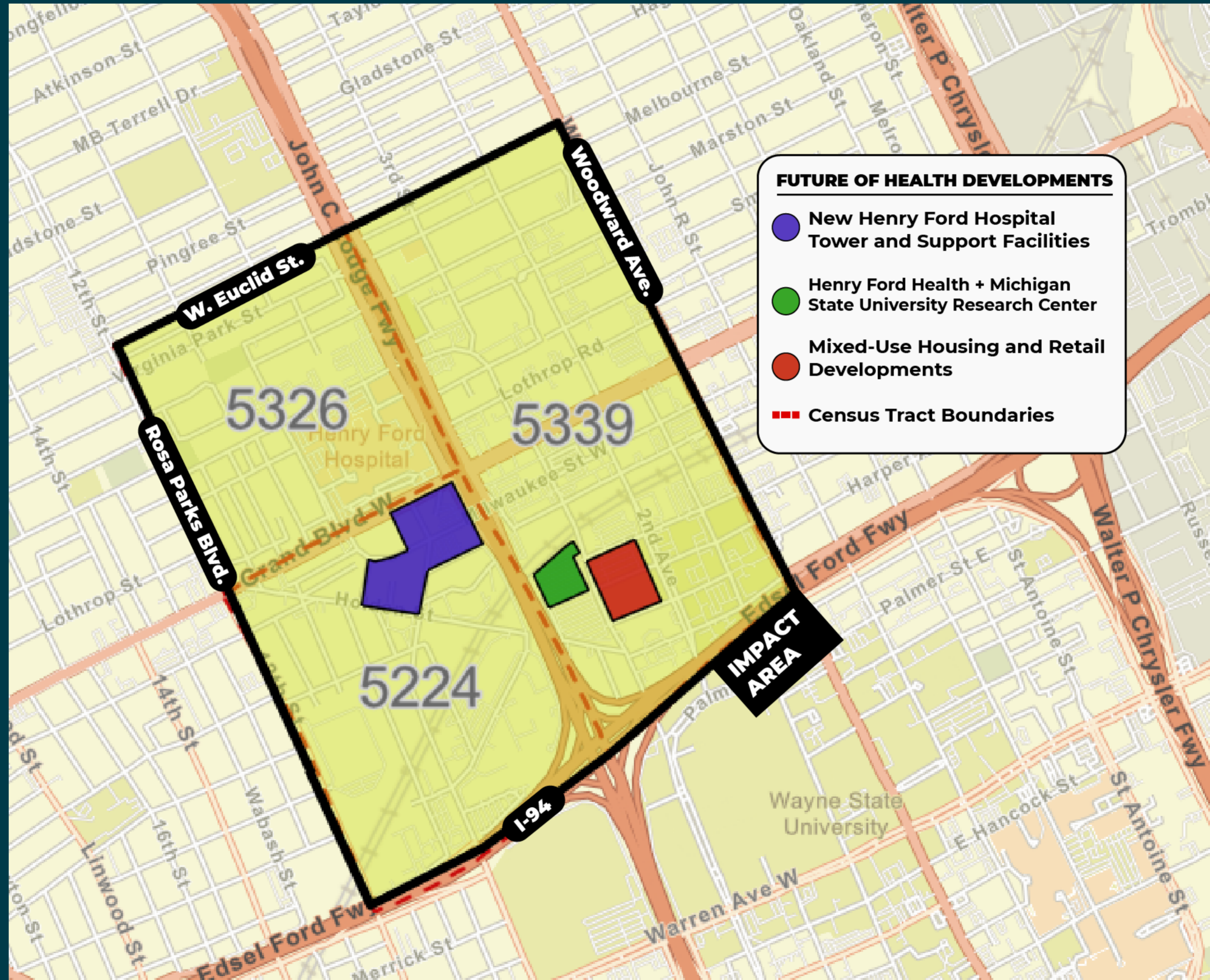


YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

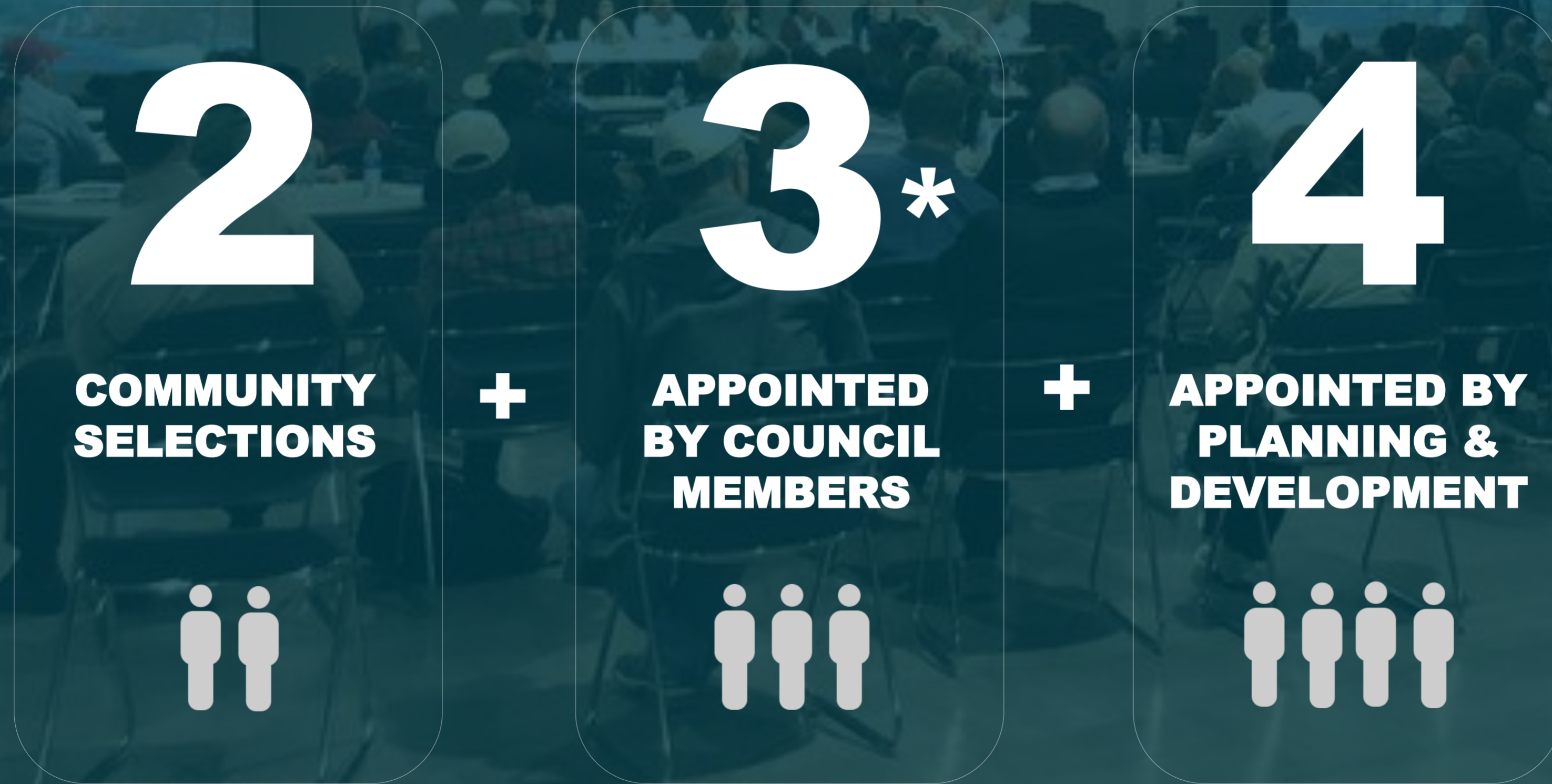
FUTURE OF HEALTH: CBO IMPACT AREA



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

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**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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HEALTH** SM

**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**

**HENRY
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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

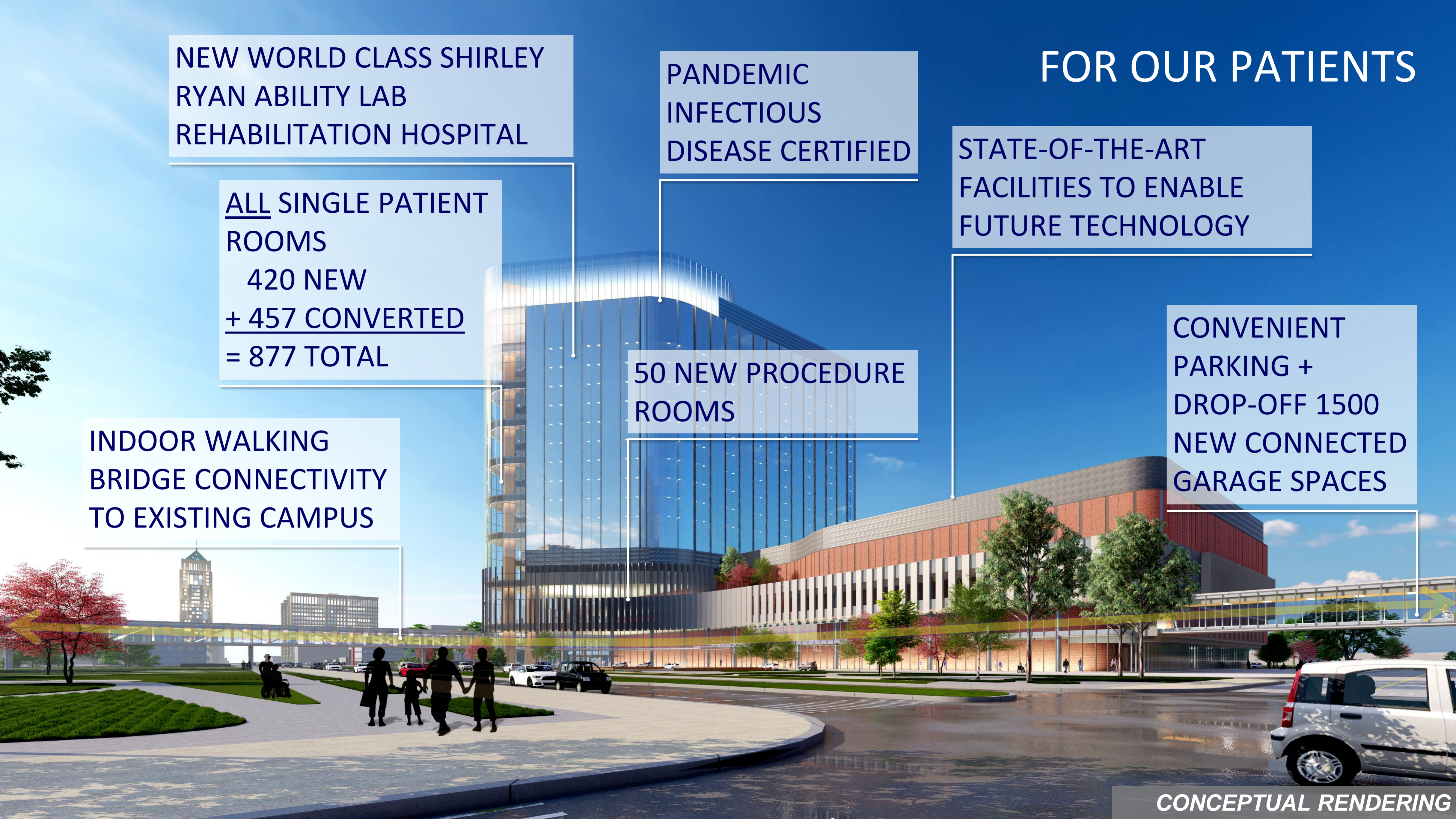
PANDEMIC
INFECTIOUS
DISEASE CERTIFIED

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

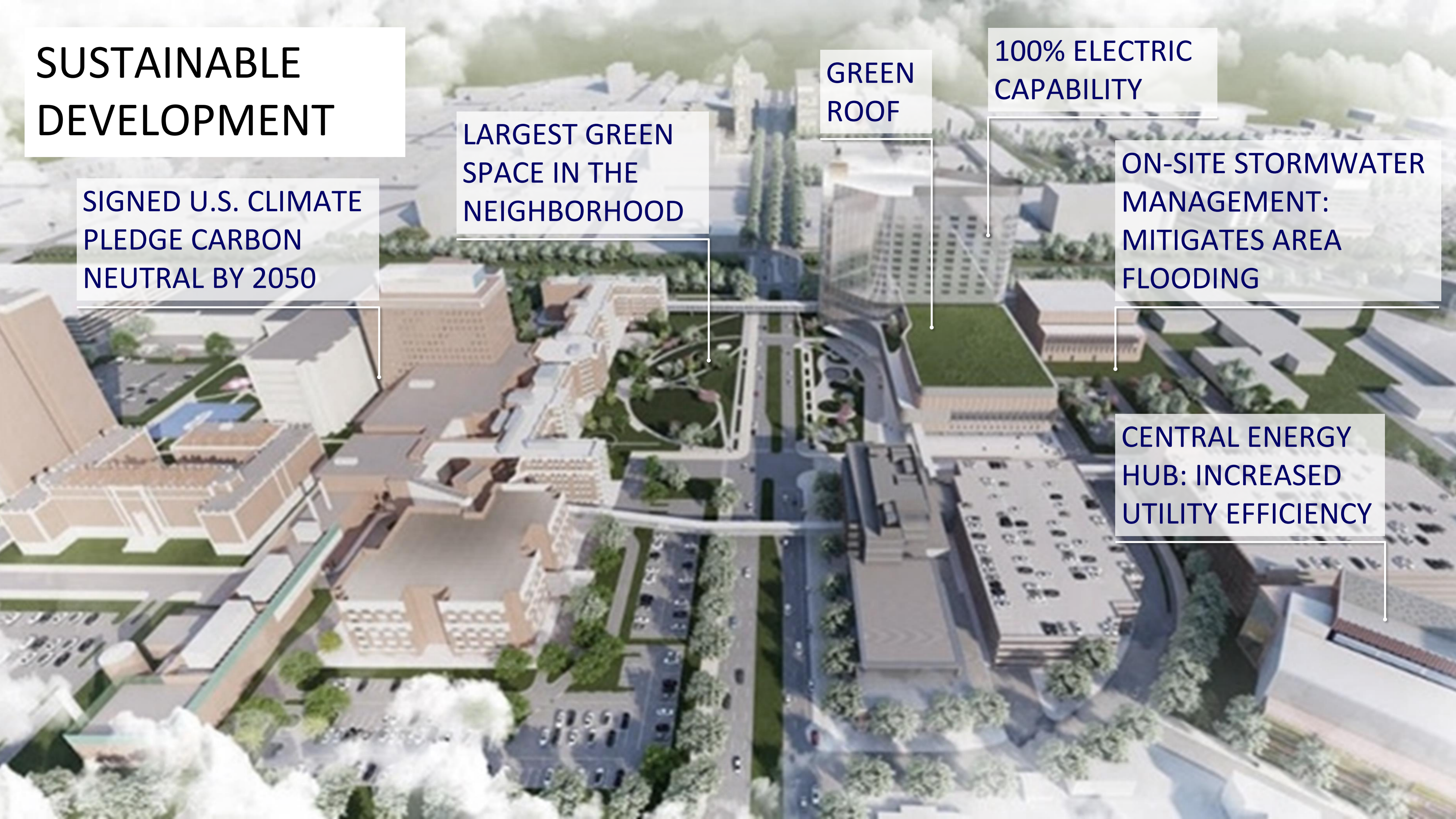
LARGEST GREEN SPACE IN THE NEIGHBORHOOD

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

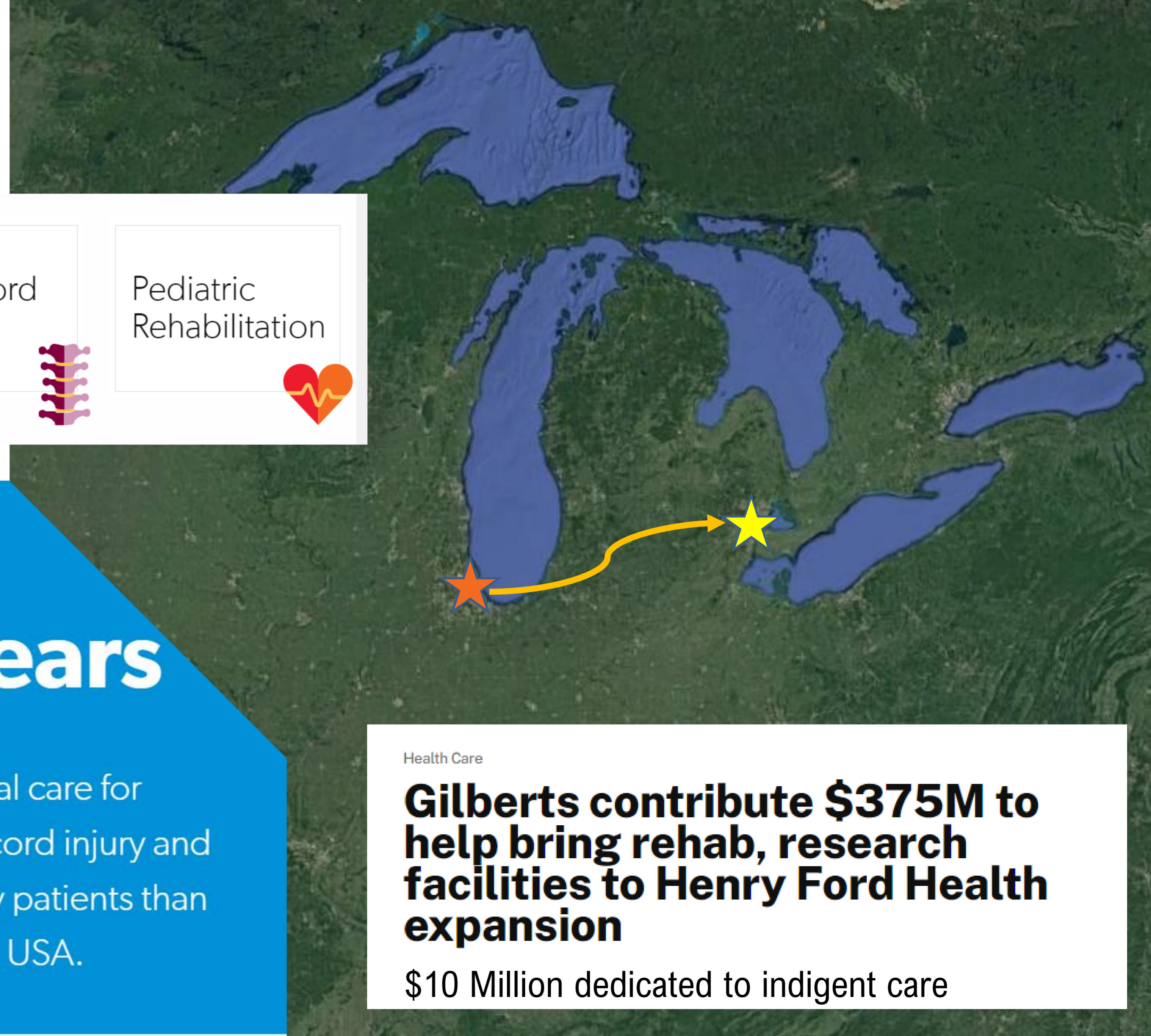


Providing exceptional care for more stroke, spinal cord injury and traumatic brain injury patients than anywhere else in the USA.

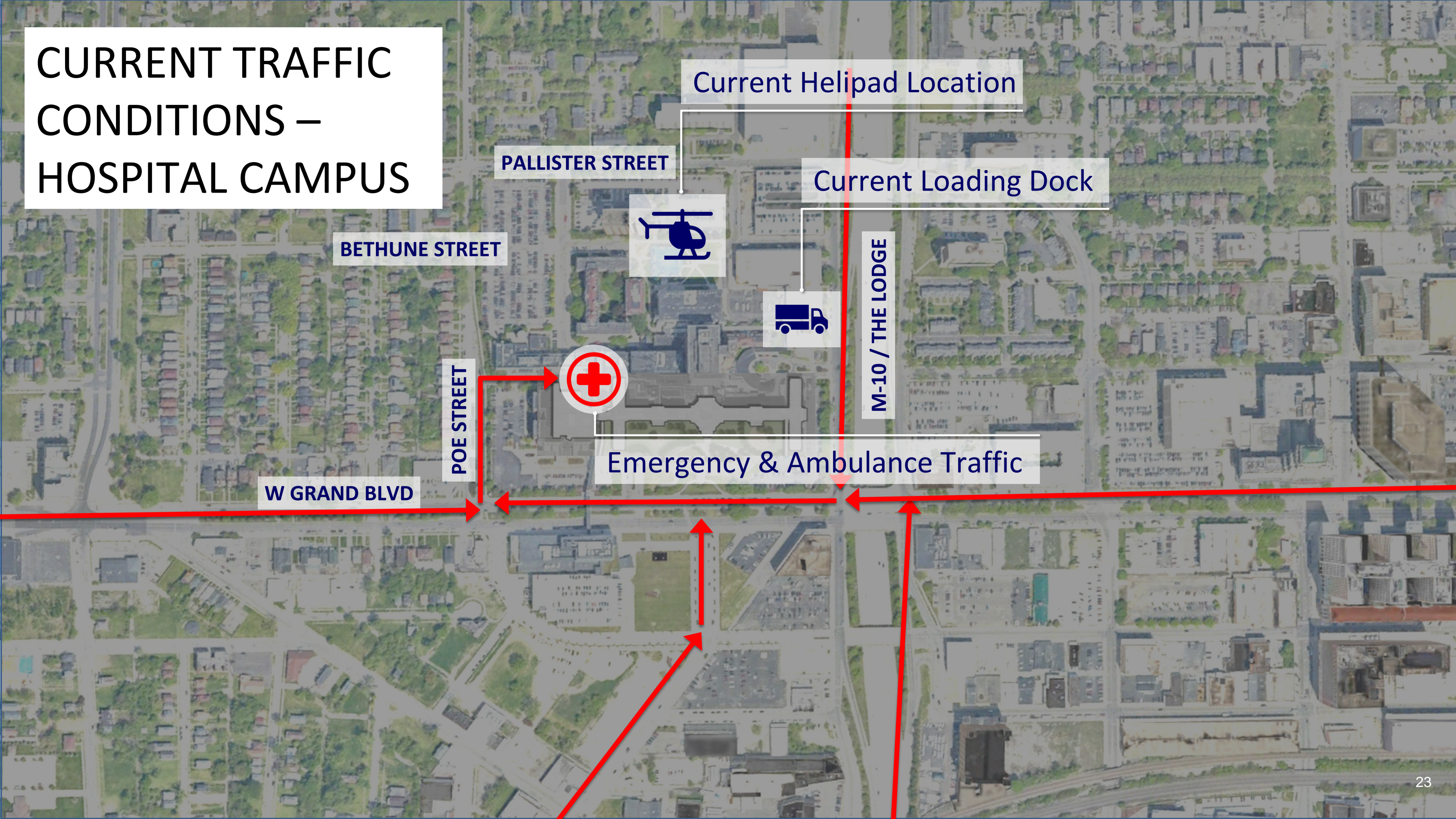
Health Care

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

PALLISTER STREET

Current Loading Dock

BETHUNE STREET



M-10 / THE LODGE

POE STREET



Emergency & Ambulance Traffic

W GRAND BLVD

IMPROVED TRAFFIC CIRCULATION FOR OUR NEIGHBORS



PALLISTER STREET

BETHUNE STREET

POE STREET

W GRAND BLVD

M-10 / THE LODGE

New Elevated Helipad Location

New Emergency and Ambulance Traffic

New Loading Dock Location

MDOT Rail Viaduct Improvement



Milwaukee Ave.

Baltimore Ave.

Holden St.

Trumbull St.

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

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HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY
Health Sciences

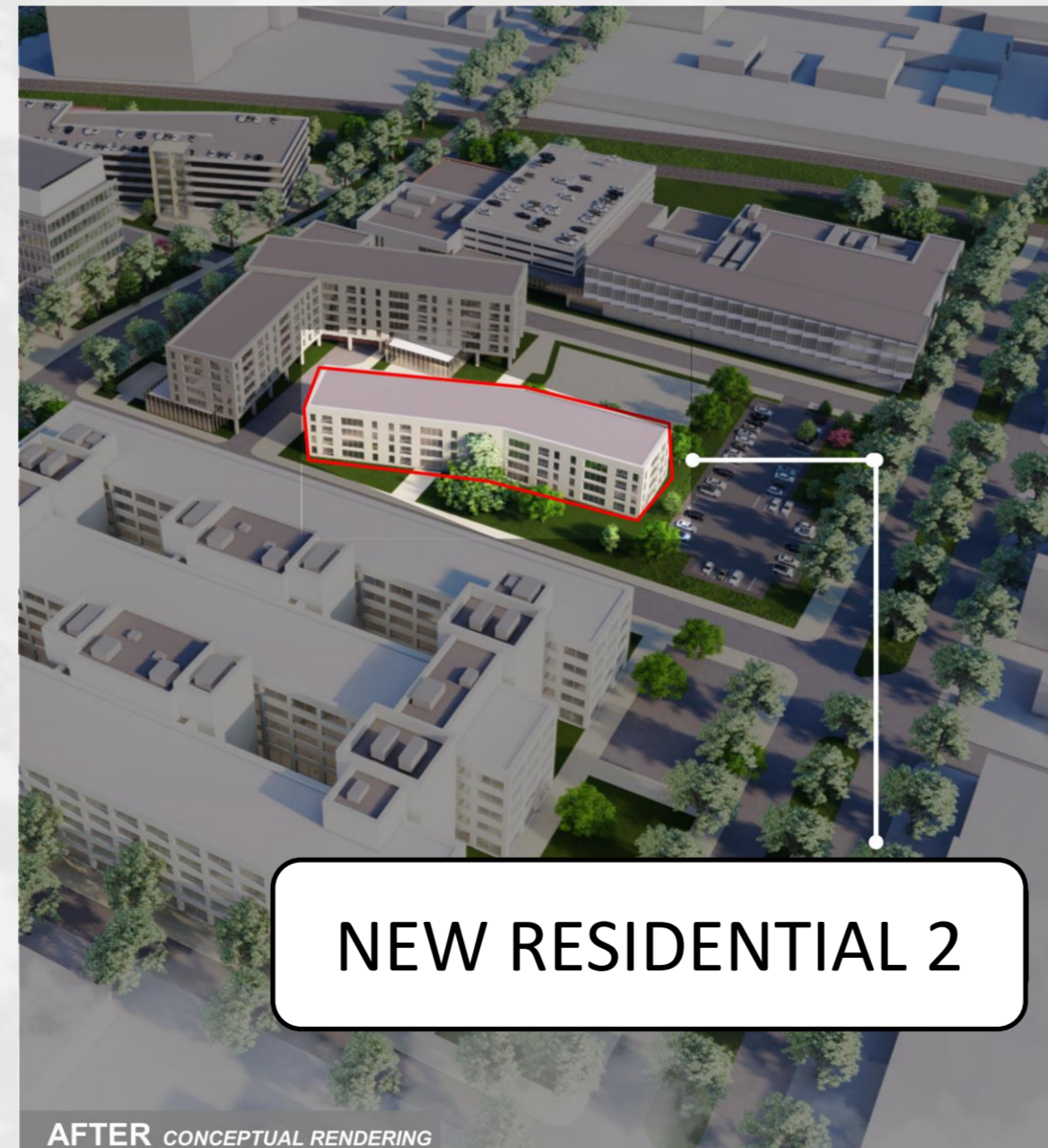
New Construction

\$79 MILLION
154 UNITS



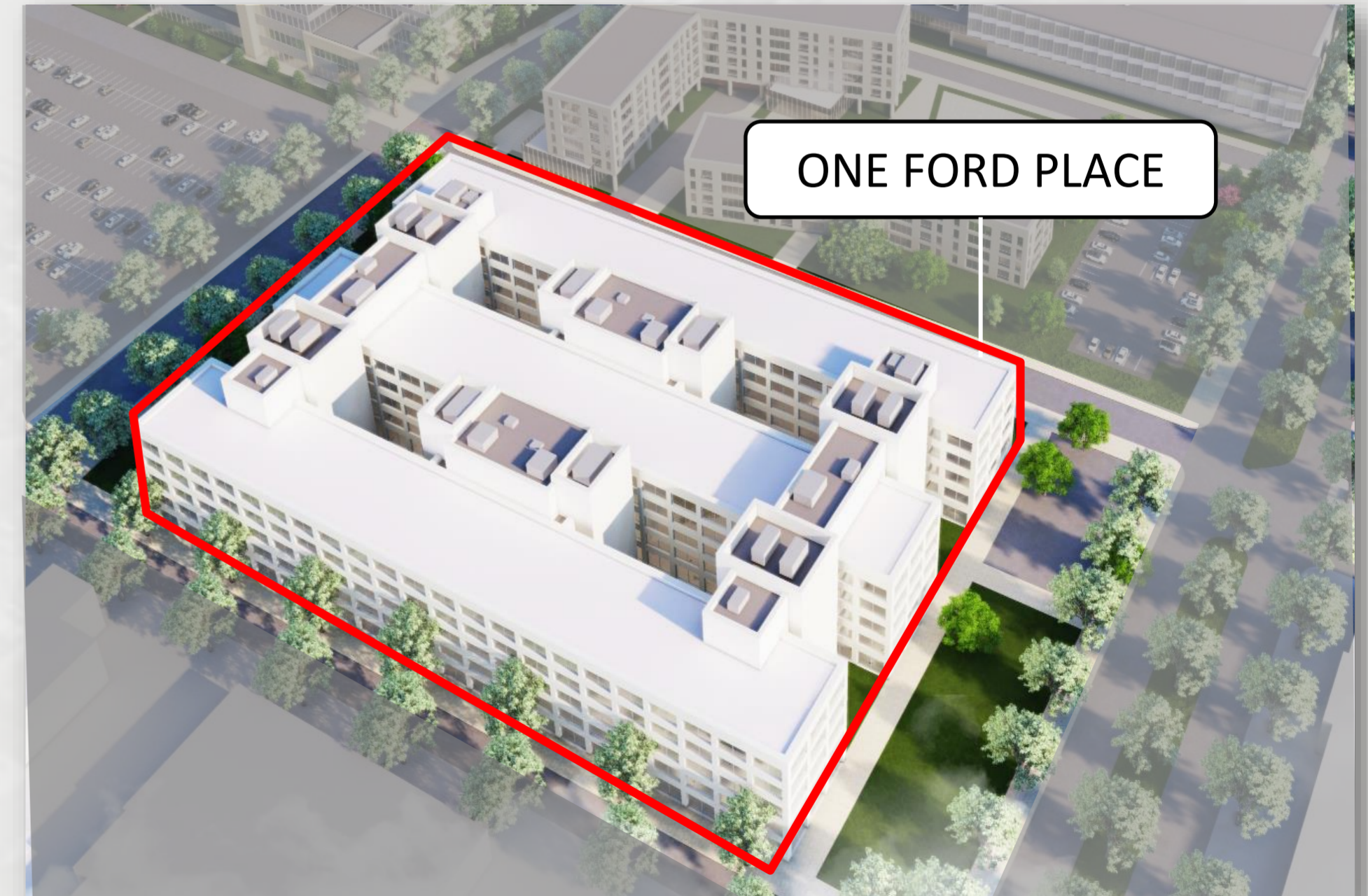
New Construction

\$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



	Total Units	Avg SF	% of Total	Affordable Units	% Affordable
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%

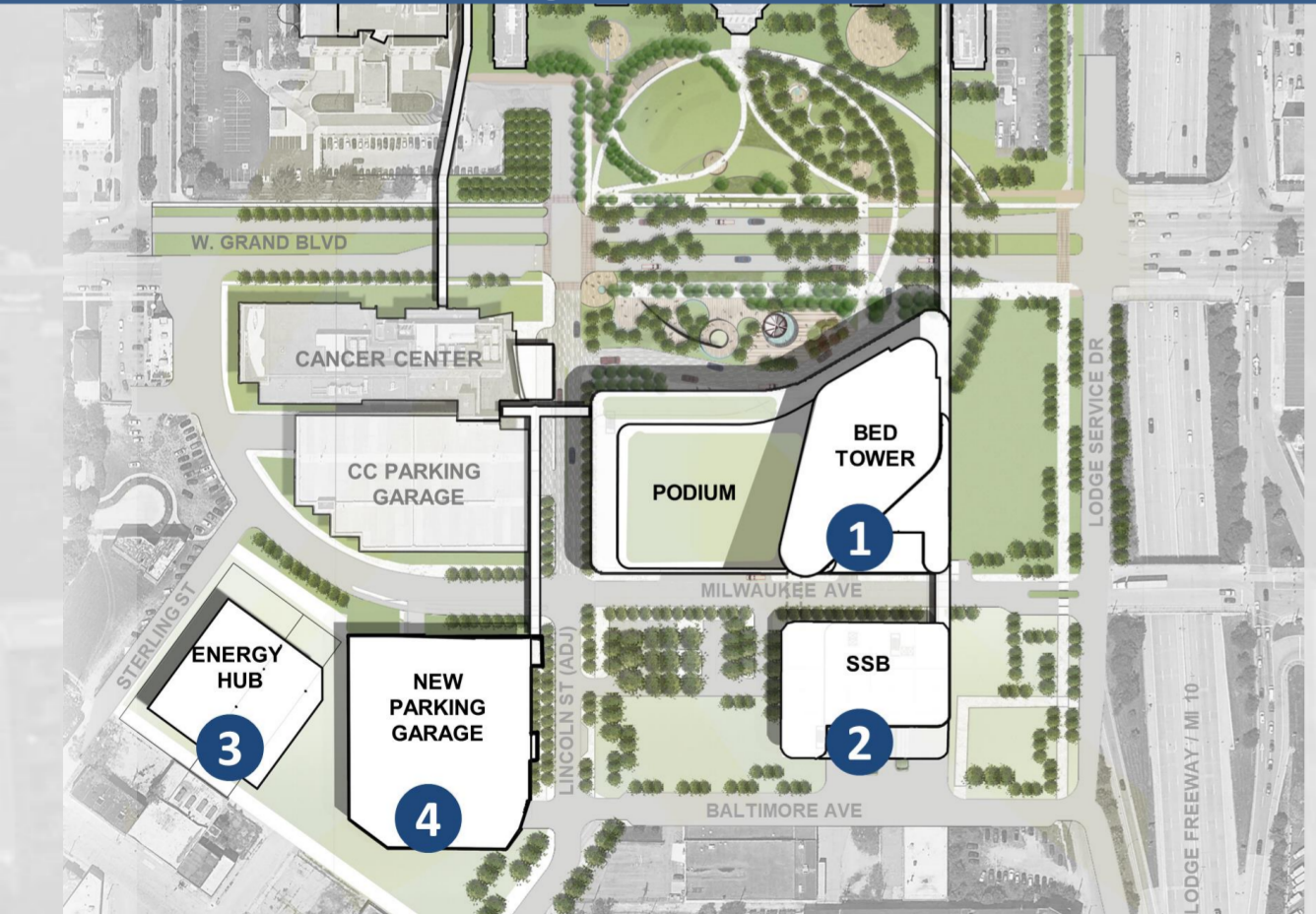
THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

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
	Total	1,552,000	662	800	\$772,500,000

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
	Total	1,835,000		1,500	\$2,247,530,000

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

04 BROWNFIELD TAX INCREMENT FINANCING (TIF)

05 HOW DOES THIS PROJECT IMPACT DETROIT

WHO IS THE DEGC?

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)

WHAT ARE INCENTIVES?

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

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

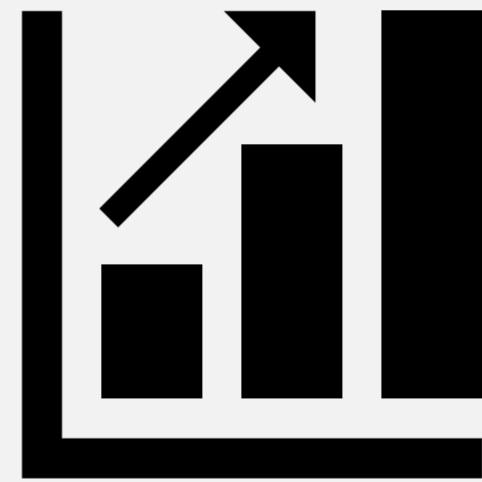
Requested	Commercial Rehabilitation Act Exemption (PA 210)	Commercial Redevelopment Act Exemption (PA 255-R)	Neighborhood Enterprise Zone (PA 147)
Benefit	Provides a discount on the value of the <u>improvements</u> for new construction	Provides an exemption on the value of <u>commercial improvements</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

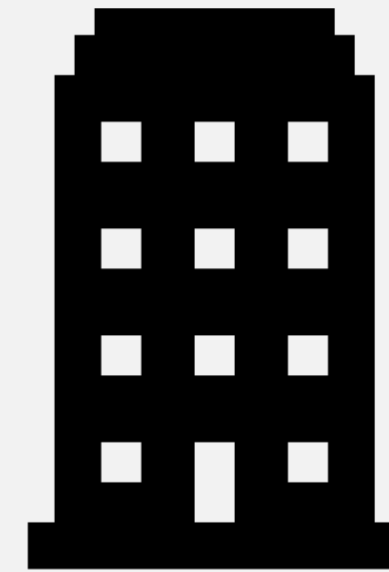
Policy Objectives of Tax Abatements



**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

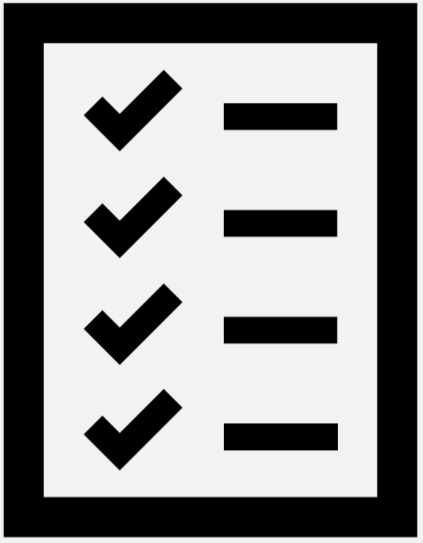
8,200 construction



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

DEGC “BUT-FOR” ANALYSIS

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%	

BROWNFIELD TAX INCREMENT FINANCING (TIF)

Brownfield Act



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

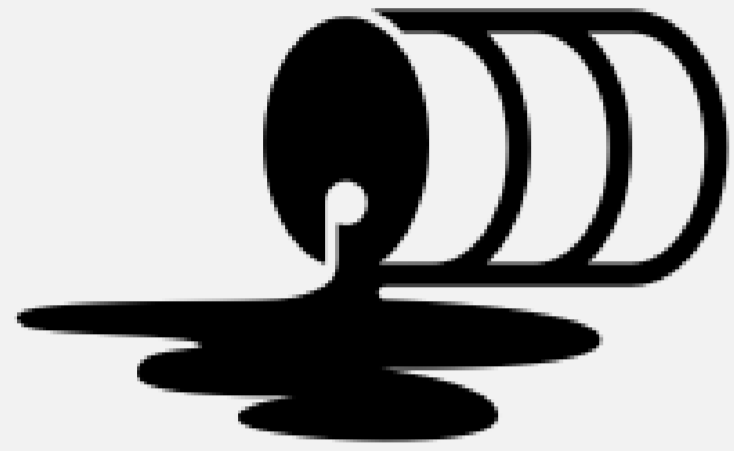


Detroit is a Qualified Local Governmental Unit



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

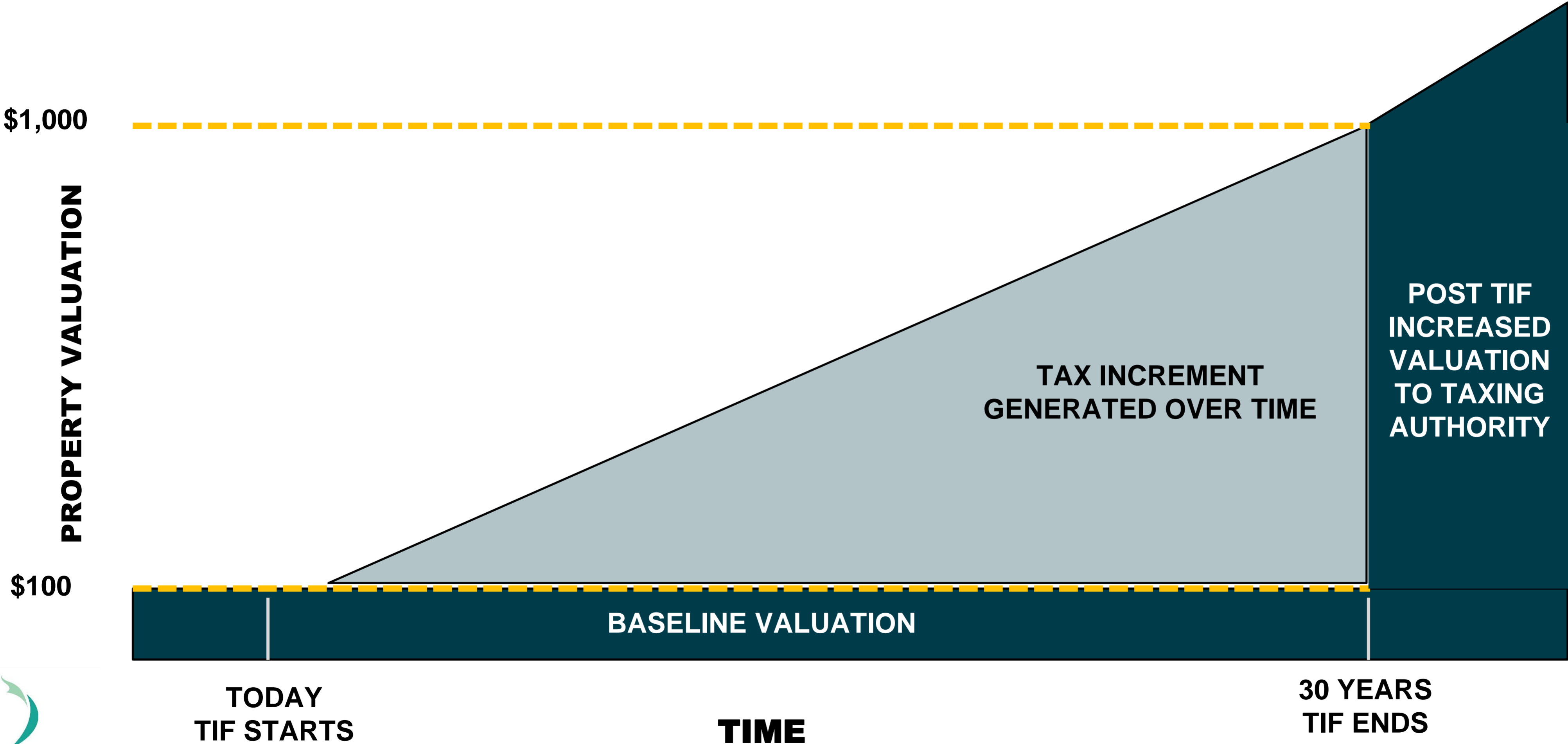


Adjacency

Parcels directly adjacent to an eligible property

Tax Increment Financing (TIF)

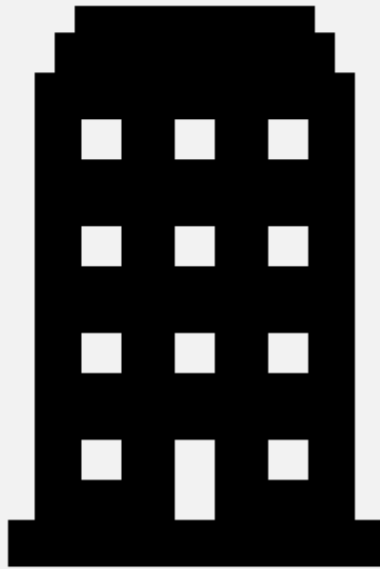
How It Works



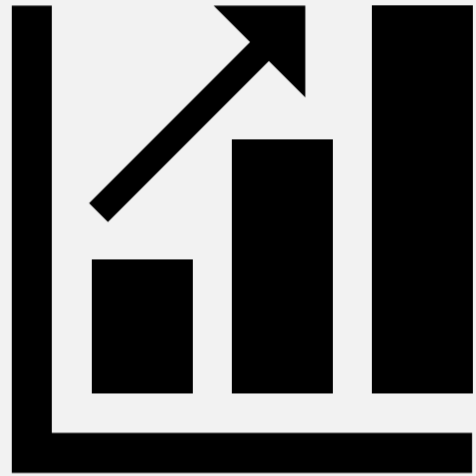
Transformational Brownfield Plan (TBP) Amendments



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

TBP Tax Overview

(\$ in Millions)								
	PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES ^[1]	NON-CITY PROPERTY TAXES	CITY PROPERTY TAXES	TOTAL TBP (35 YEARS)	PRESENT VALUE OF TBP (2023 DOLLARS) ^[2]	
South Campus	New Patient Tower	\$1,740M	NO INCENTIVES					
	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	
	TOTAL	\$3,020M	\$114.4M	\$69.1M	\$36.1M	\$219.6M	\$79.8M	



[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

WHY IS THIS A GOOD DEAL FOR DETROIT?



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

<u>TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT</u>	<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

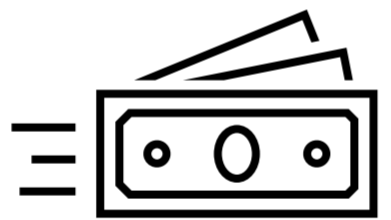
THE DEVELOPER RECEIVES NOTHING IF THEY DO NOT BUILD

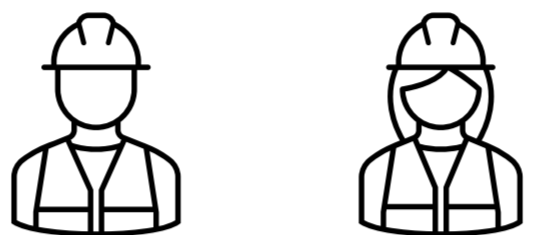
THE DEVELOPERS CAN EARN THESE INCENTIVES OVER 35 YEARS BY BUILDING THE PROJECTS & FILLING THE BUILDINGS WITH CITY OF DETROIT RESIDENTS & EMPLOYEES

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



NEW EMERGENCY DEPARTMENT

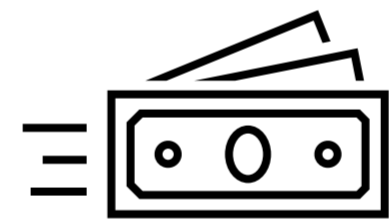


ADVANCED RESEARCH + TECHNOLOGY



662
MIXED INCOME UNITS

New City Property Taxes, Income Taxes, Other Taxes

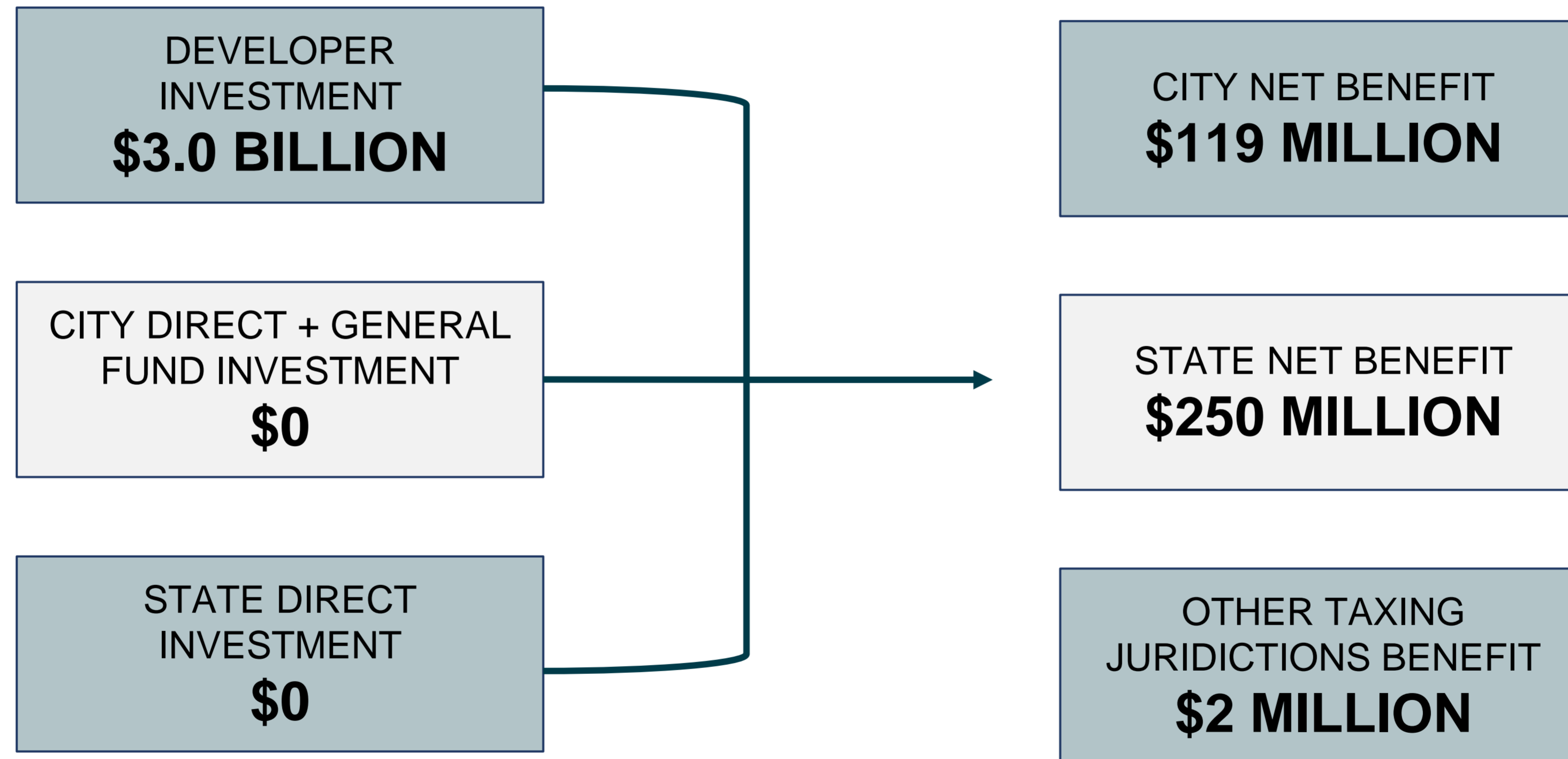


City Resident Income Taxes



- 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



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



Comment cards also available

NAC Discussion



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

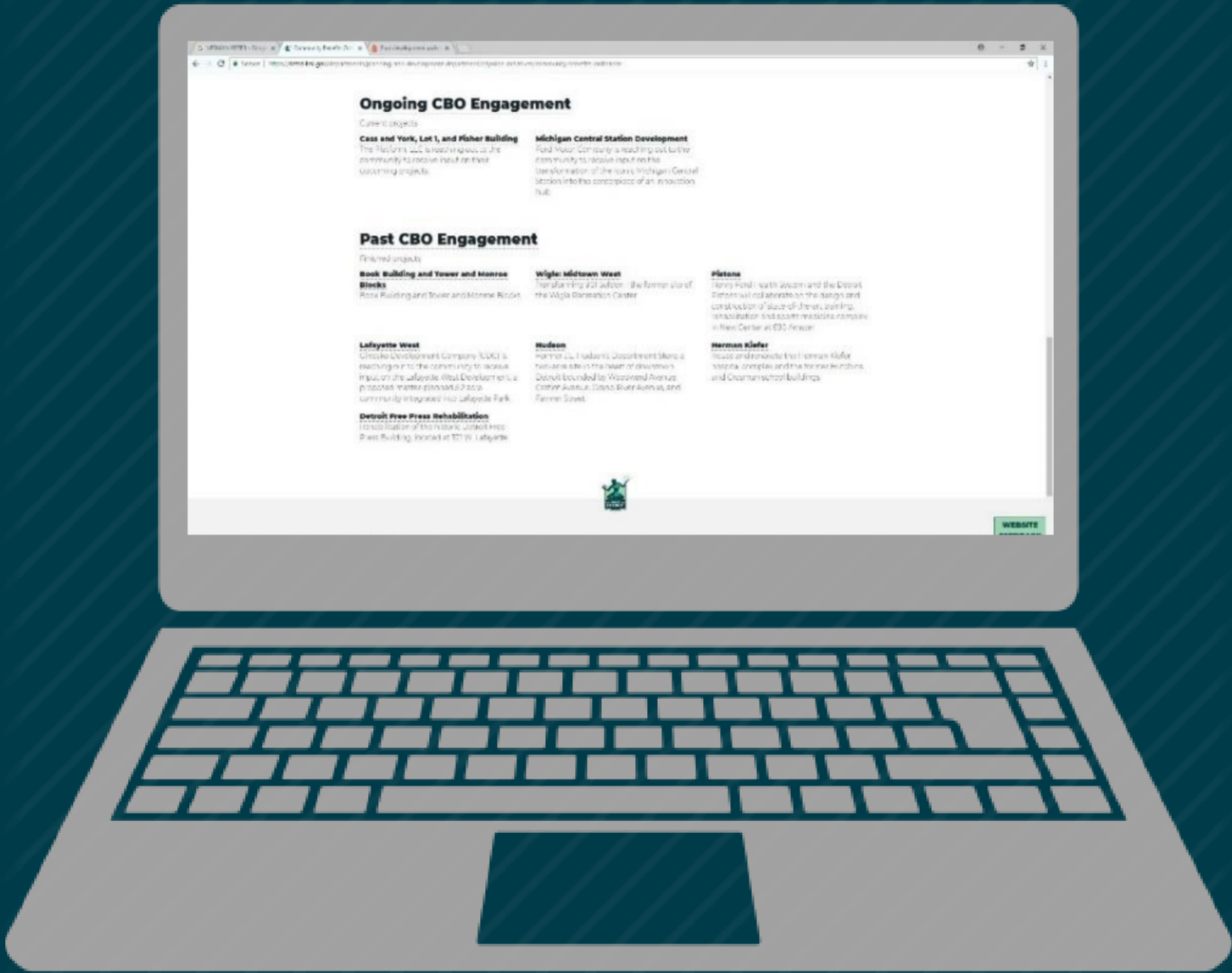
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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

*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



Upcoming Public Hearing

**City Planning Commission:
Thursday November 2nd 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, 13th 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

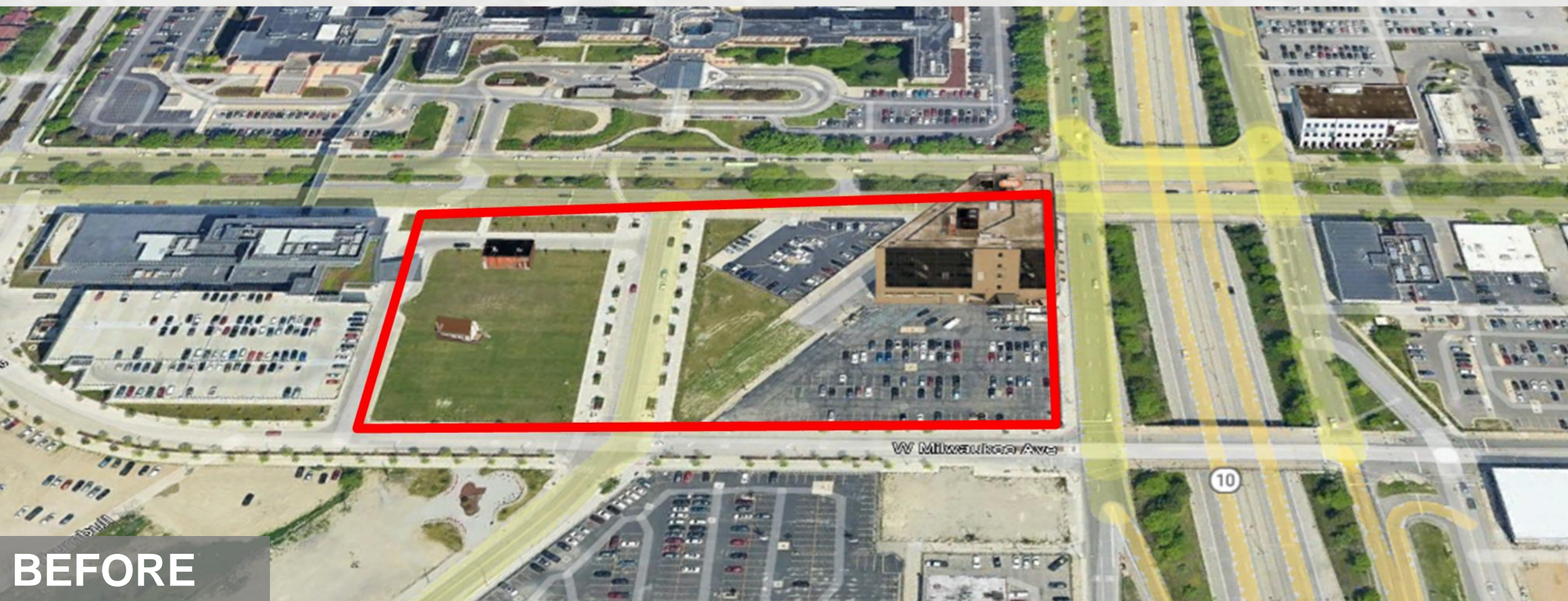
3 FLOORS SHIRLEY RYAN ABILITY LAB

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

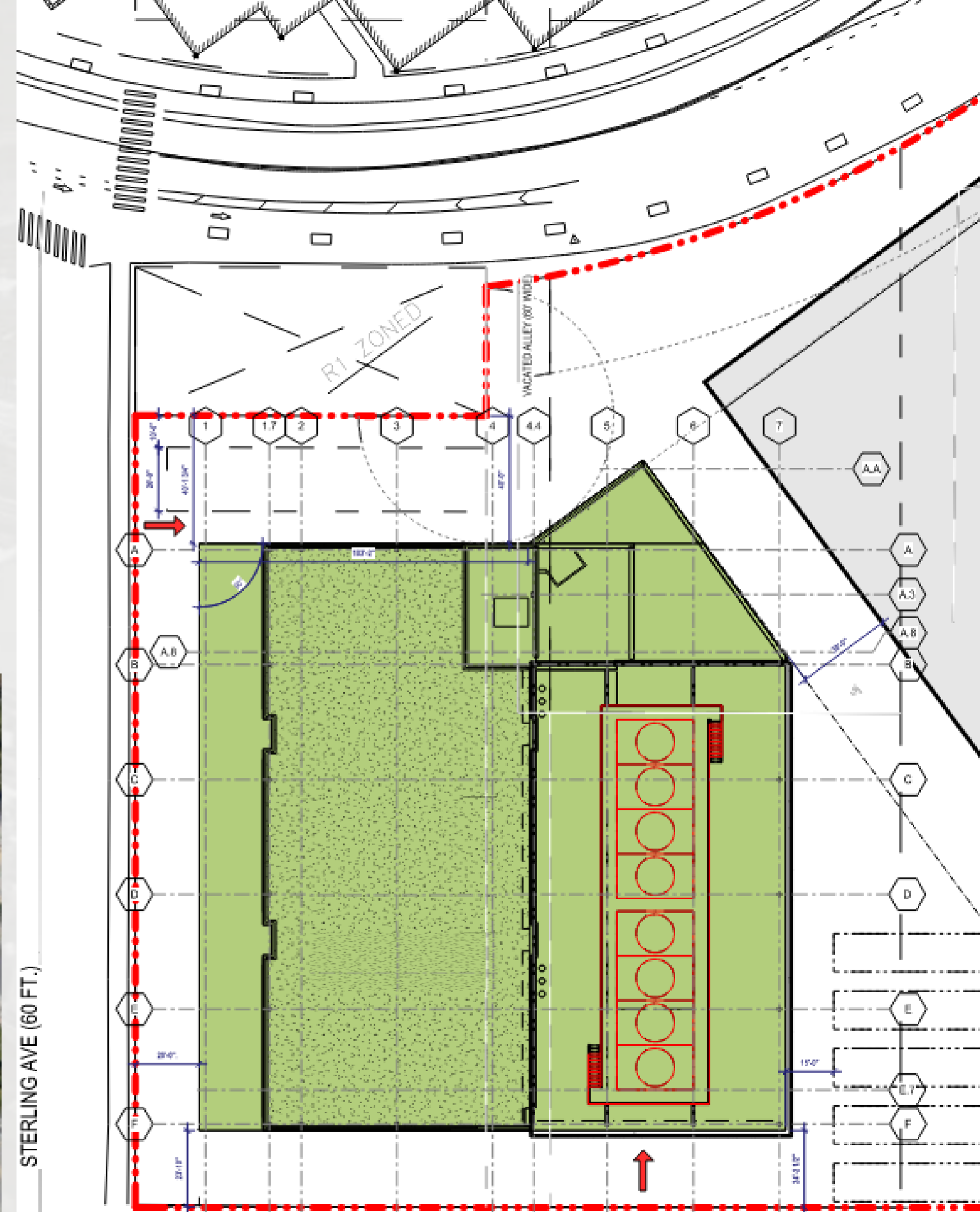
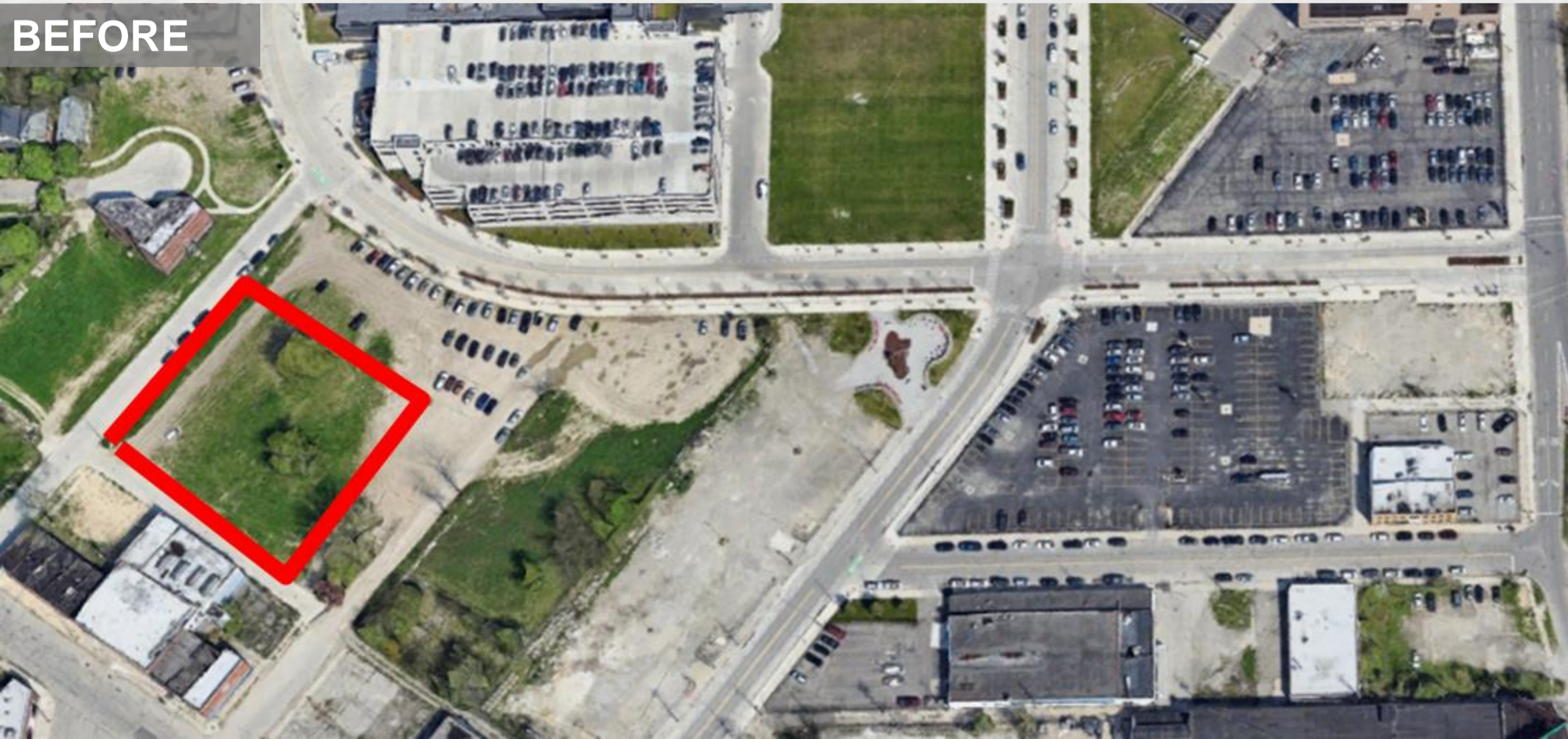


CENTRAL ENERGY HUB
SUPPORTING SUSTAINABLE-DRIVEN DEVELOPMENT

**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

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



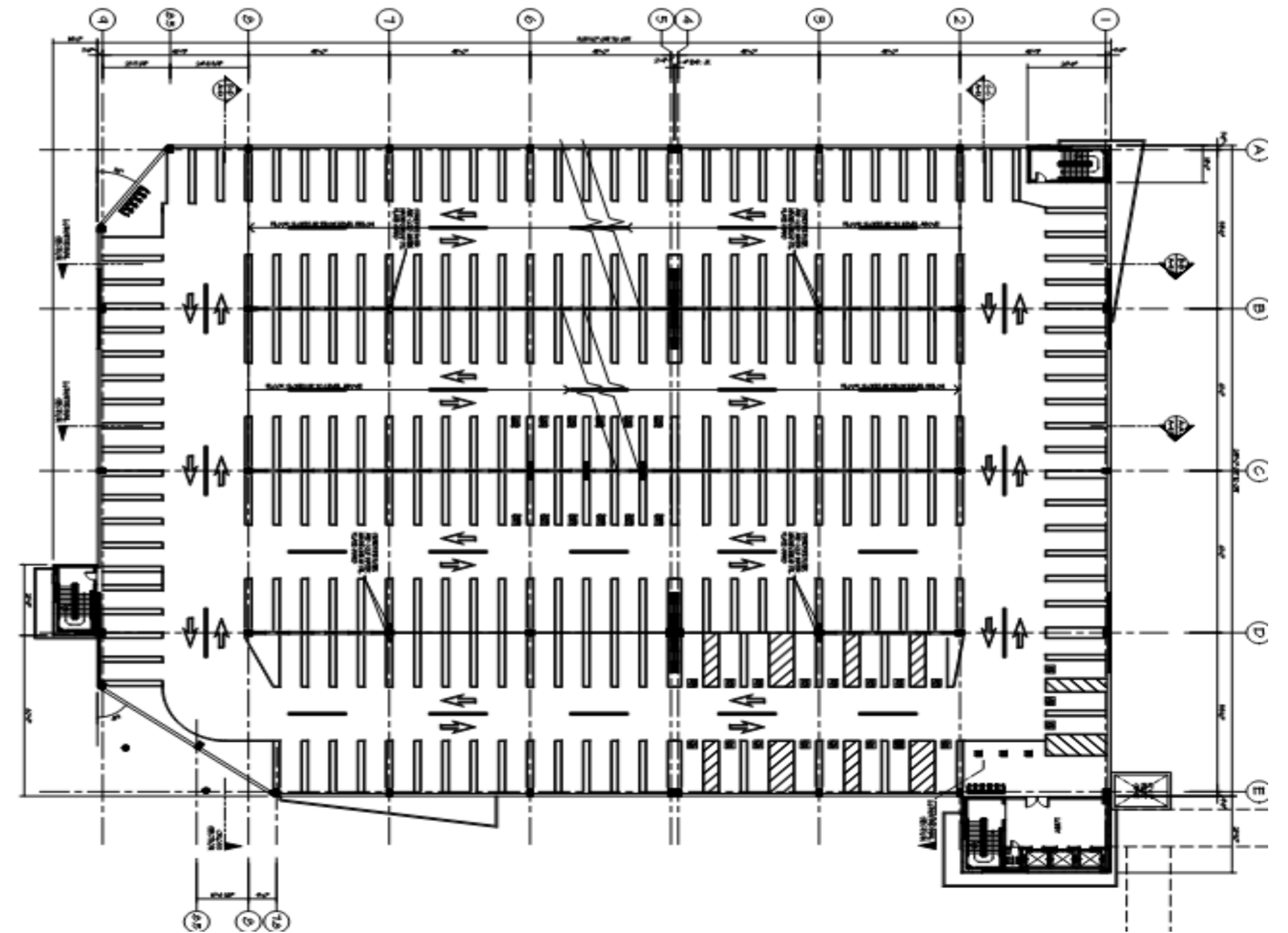
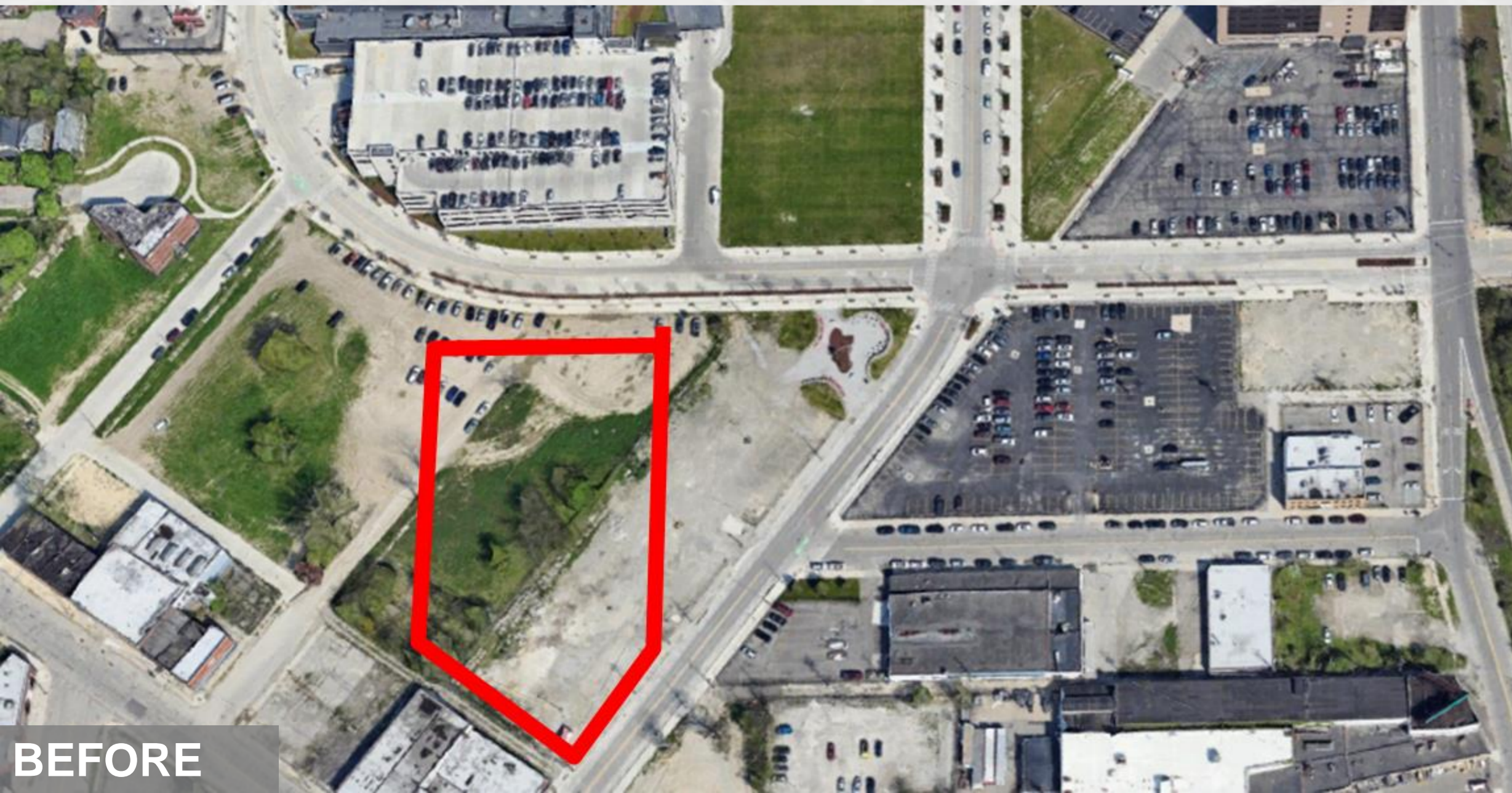
AFTER CONCEPTUAL PLAN

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





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> NEW PERMANENT JOBS
=	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

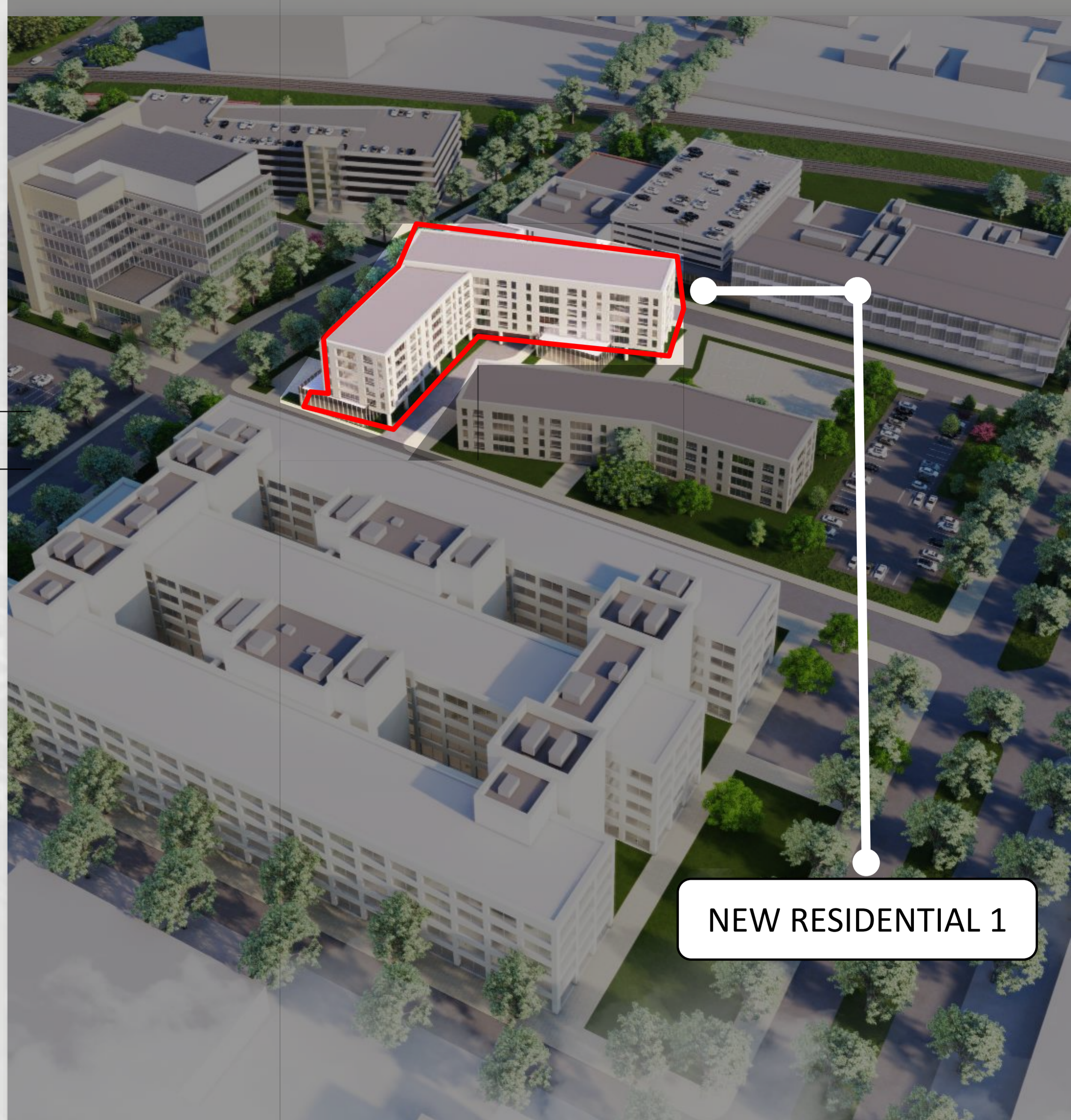
- 154 TOTAL RESIDENTIAL UNITS
- 31 PROPOSED AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)

- 8,000 SF COMMERCIAL / RETAIL SPACE

- 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

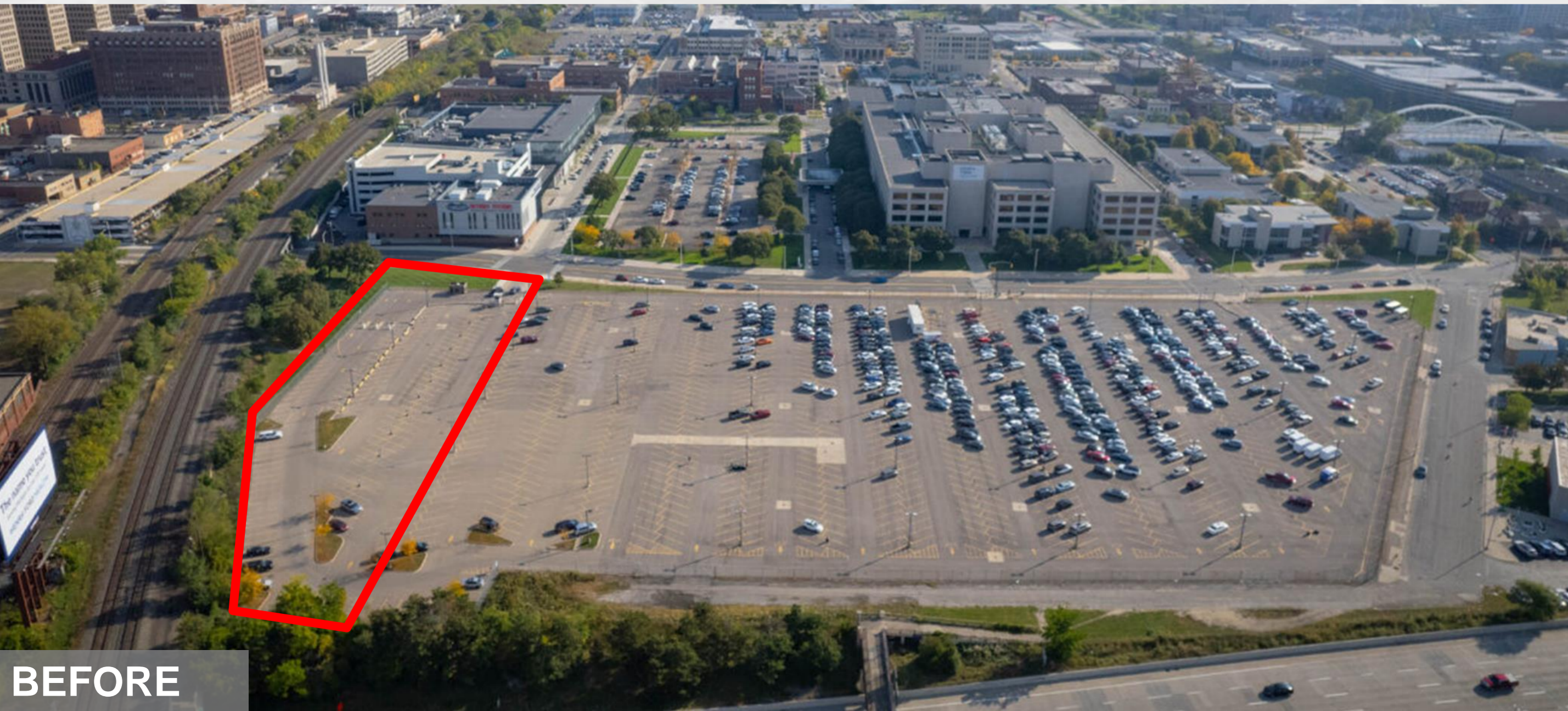
800 GARAGE SPACES

3 USES
PARKING SERVES RESEARCH, RESIDENTIAL,
+ TRANSIENT

104 CONSTRUCTION JOBS



AFTER CONCEPTUAL RENDERING



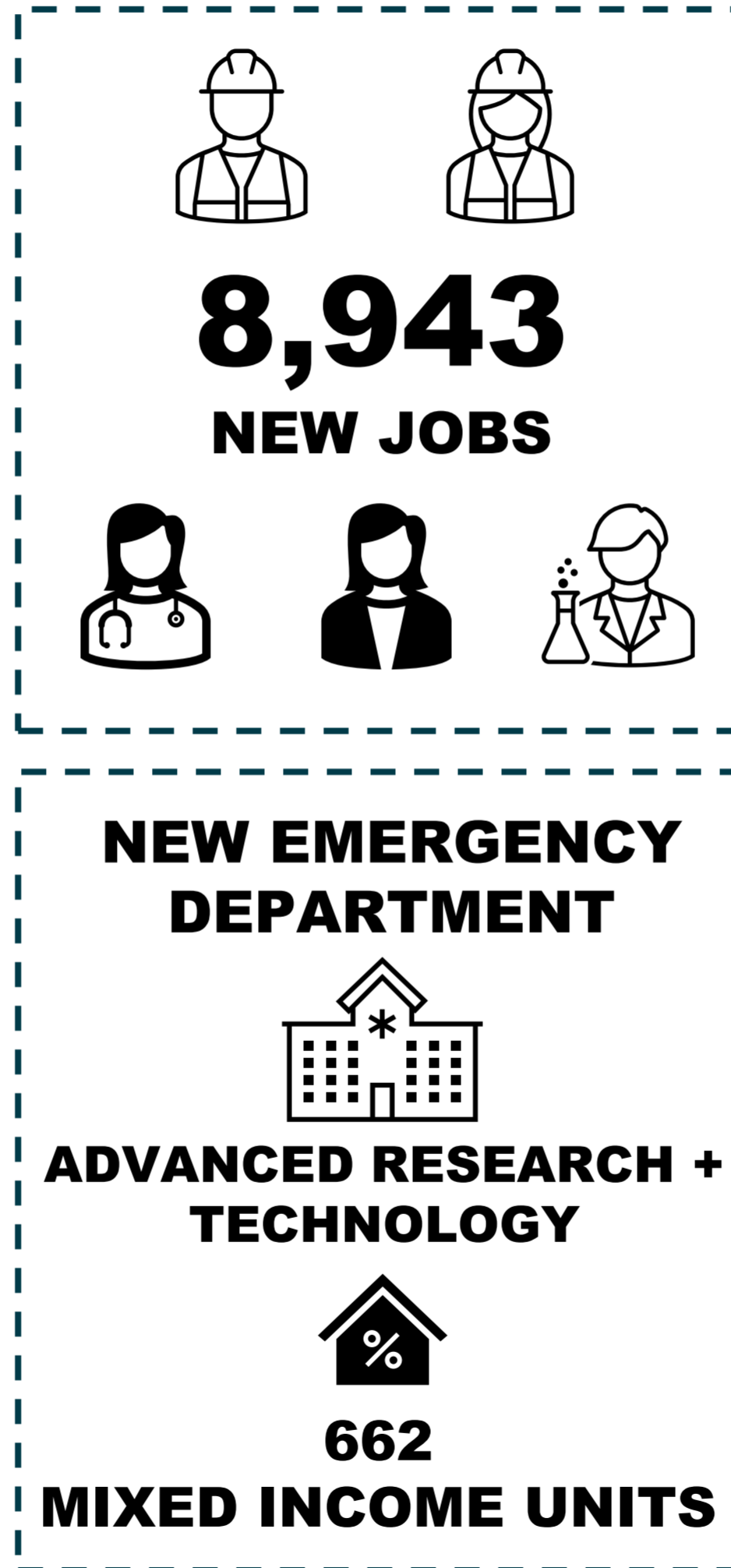
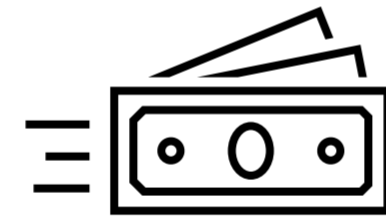
BEFORE



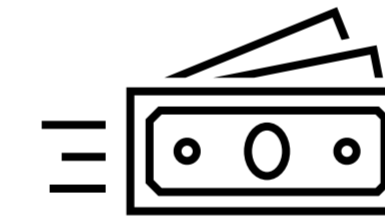
PARKING
GARAGE

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