



**SMART  
BUILDINGS**  
DETROIT

ENERGY SAVINGS  
FOR YOUR  
COMMERCIAL BUILDING

# SmartBuildings Detroit

# Background

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- ▶ Economic Development Corporation of the City of Detroit (EDC) is using a \$10 million U.S. Department of Energy Grant to implement the SmartBuildings Detroit Program. EDC must leverage grant overall at a 5:1 ratio and achieve 15% energy savings for projects.
- ▶ \$6.1 million in funding is allocated for public and institutional buildings.
- ▶ \$3.9 million in funding is allocated for private owners of commercial properties, and EDC Program administration including: professional services, marketing and outreach, energy assessments, data-collection, quality assurance consulting, and post retrofit assistance.

# Overview

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- ▶ A \$1.9 million grant fund and \$1 million loan fund for privately owned buildings in greater downtown.
- ▶ Privately owned commercial buildings may apply for grants and loans up to \$100,000 for eligible projects.
- ▶ Grant funds for privately owned buildings must be leveraged at 3:1 ratio with Green Fund loans limited to 40% of project total. 3:1 is possible because other institutional and public projects have exceeded 5:1 leverage threshold.
- ▶ EDC Program is leveraging funding with other incentive programs such as the DTE Your Energy Savings Program.
- ▶ EDC is tracking energy savings for all completed projects and reporting results to US DOE.



# Possible Projects

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- ▶ **Building Enclosures**

- ▶ Insulation and weatherization
- ▶ Glass replacement

- ▶ **Building Systems**

- ▶ Interior and exterior lighting and electrical
- ▶ HVAC
- ▶ Low-flow water and plumbing

- ▶ **Alternative Energy Generation**

- ▶ Solar panels
- ▶ Geothermal
- ▶ Wind and water systems

# Financial Assistance

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## ▶ SmartBuildings Grant

- ▶ For privately owned buildings , grants must be leveraged at a 3:1 ratio up to the maximum assistance of \$100,000 per project.
- ▶ Example: A project totaling \$60,000 would be eligible for a \$15,000 grant.

## ▶ Green Fund Loan

- ▶ Loan to cover 40% of eligible project costs
- ▶ Example: A project totaling \$60,000 would be eligible for a \$24,000 loan
- ▶ Borrower must have a minimum 10% equity
- ▶ Remaining 50% can be senior debt or borrower's equity.
- ▶ Interest rate and loan terms will be negotiated on a case-by-case basis.

# Frequently Asked Questions

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- ▶ **What is the goal of the program?**
  - ▶ To help demonstrate how energy efficiency improvements can make a wide range of older properties economically viable.
- ▶ **Who is eligible to apply?**
  - ▶ Property owners of commercial buildings within the Program area, including owners of mixed use projects and residential projects with 5 or more units.
  - ▶ Energy improvements to vacant buildings are also eligible – with energy savings modeled by owner and approved.
- ▶ **What information will I need to apply?**
  - ▶ Information about the building and the improvements including: building size & type, energy usage and measures being installed.

# How the process works

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1. Submit a completed application including supporting documentation.
2. Schedule an energy assessment – done at Program expense to prioritize energy improvements needed.
3. Assist owner to determine financing required and energy improvements to be implemented.
4. Upon approval of project from EDC Board and execution of funding agreement begin energy upgrades.
5. Submit required verification to the EDC for your completed project.
6. Enjoy your energy savings!

# Marketing and Outreach for Program

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- ▶ Web site(s), printed materials & placement of articles in local publications, i.e., Crain's Detroit Business, Metro Times
  - ▶ Informational workshops coordinated with Detroit based organizations: Midtown Detroit Inc., & Eastern Market Corporation. Presenters include DTE (Your Energy Savings Program), WARM (Energy Assessments), as well as energy consultants.
  - ▶ Issue press releases as projects are approved by EDC Board
  - ▶ Segment large geographic area to reach smaller owner groups: Restaurants, apartment buildings, vacant buildings.
  - ▶ Leverage relationships & contacts from undertaking previous programs and initiatives, i.e., façade improvement program.
  - ▶ Meet with any group, individual at any time.
  - ▶ Pay attention to individual requests for information – screening
  - ▶ Provide neutral information on energy programs and improvements as well as convey appearance of seamless approval process.
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# For More Information

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- ▶ Visit the DEGC website

- ▶ [www.degc.org](http://www.degc.org)

- ▶ Contact Project Manager

- ▶ Scott Veldhuis

- Economic Development Corporation of the City of Detroit

- 500 Griswold, Ste. 2200, Detroit, MI 48226

- ▶ 313.237.4601

