

- The SmartBuildings Detroit program leverages other incentives and energy optimization programs available to commercial property owners to encourage energy efficiency improvements in commercial, institutional and public buildings in downtown Detroit.
- The program is being implemented by the Economic Development Corporation of the City of Detroit (EDC) and is funded by a \$10 million U.S. Department of Energy grant.
- \$2.9 million has been allocated for direct assistance to building owners to make energy efficiency improvements.
- About \$6.1 million has been allocated for energy-saving work on key public buildings, such as the Coleman A. Young Municipal Center and the Cobo Convention Center, as well as other downtown institutions such as Wayne State University, Henry Ford Health Systems, and the Detroit Medical Center. These are fixed grants that leverage other funding sources.
- **Two forms of financial assistance are available for owners of commercial buildings** (they may be used separately or together):
  - The SmartBuildings Grant:** The grant is an incentive that can leverage other private and public sources of funding at a minimum 3:1 ratio up to the maximum assistance of \$100,000 per project. For example, for a \$60,000 energy improvement project, a property owner could apply for a \$15,000 incentive grant and the owner would be required to finance the additional \$45,000 through other sources such as the **Michigan Saves Commercial Energy Loan Program**.
  - The Green Fund Loan:** The program offers loans to cover 40% of eligible project costs, up to \$100,000 per project. For example, for the same \$60,000 energy improvement project, the property owner could apply for a \$24,000 Green Fund loan. If an owner also received a \$15,000 SmartBuildings grant, the owner would be responsible for the remaining \$21,000 for the project.
- Detroit businesses can combine SmartBuildings Detroit incentives with the **Michigan Saves Commercial Energy Loan Program** through Enterprise Detroit, DTE Energy rebates, federal tax credits, and other incentives.
- **The program offers any energy efficiency improvements identified in the SmartBuildings energy assessment.** These might include:
  - Building Enclosure:** Insulation and weatherization, glass replacement.
  - Building Systems:** Interior and exterior lighting and electrical, HVAC, low flow water/plumbing.
  - Alternative Energy:** Solar, geothermal, wind and water systems.
- The program area is bounded by the Detroit River on the south, the Lodge Freeway (M-10) on the west, Seward on the north, and the Walter Chrysler Freeway (I-75), including the Eastern Market area, on the east.
- Property owners and tenants of commercial buildings within the program area, including owners of mixed-use projects and residential projects with five or more units, are eligible to apply for the program.

Property owners within the program area must submit an application for funding to be considered. Henry Ford Community College staff and consultants are assisting the EDC in holding workshops, providing energy counseling assistance by an energy coach, tracking the energy savings for individual projects, and coordinating preliminary energy assessments for prospective commercial applicants. For more information, visit [www.degc.org](http://www.degc.org) or [SmartBuildingsDetroit.com](http://SmartBuildingsDetroit.com).
- Individual projects are approved by the EDC Board of Directors, with a funding agreement executed between the EDC and the participant. The Green Fund loan application and loan criteria are also available from the EDC. Applications can be obtained by visiting [www.degc.org](http://www.degc.org), [SmartBuildingsDetroit.com](http://SmartBuildingsDetroit.com) or by contacting: **SmartBuildings Detroit Program**, Economic Development Corporation of the City of Detroit, 500 Griswold, Suite 2200, Detroit, MI 48226, (313) 963-2940.