

BEFORE





Third & Grand

2911 West Grand Boulevard, Detroit

COMPLETED 2019

Project overview

Third & Grand, a mixed-use project, was constructed at Third Avenue and West Grand Boulevard, between the historic Fisher Building and Henry Ford Hospital in the city of Detroit. The Michigan Strategic Fund (MSF) board approved a \$2 million incentive from the Michigan Community Revitalization Program as part of funding for the \$54.6 million development that features 20,000 square feet of commercial space, parking and 230 residential apartments. Fifty-five jobs were created for retail and property management.

The MSF board also approved \$15,101,616 in local and state tax capture for the City of Detroit Brownfield Redevelopment Authority to alleviate brownfield conditions and prepare the site for redevelopment, which was an infill development on a surface parking lot previously owned by Henry Ford Health System in the New Center neighborhood on 1.52 acres of property

The development team secured \$39 million in senior financing from Fifth Third Bank and \$4 million in subordinate financing from Invest Detroit, while also contributing \$7.9 million in equity and deferred \$1.7 million in developer fees. The remaining financing gap was filled by a Michigan Community Revitalization Program \$2 million Performance-Based Loan Participation with Invest Detroit.

Located near the M1-Railcorridor and within Midtown Detroit Inc. and Henry Ford Health System's targeted redevelopment areas, Third & Grand was the first newly constructed apartment building in New Center in over 30 years. Demolition activities were necessary to remove the parking lot and other site challenges. Site preparation activities included rough grading, utility relocation and related architectural and engineering costs. Infrastructure improvements including a 343-space parking facility beneath the residential and behind the retail space were necessary to support the new development and the urban design of the site.

MEDC investment: \$2 million Michigan Community Revitalization Program;
\$15.1 million State Brownfield Tax Increment Financing

Private investment: \$54.6 million

Local investment: \$9.9 million Local Brownfield Tax Increment Financing;
\$3.2 million Commercial Rehabilitation Act

Jobs created: 55