

**EXTENSION OF  
GREEN GROCER PROJECT NOTICE OF FUNDING AVAILABILITY  
AND  
NOTICE OF REQUEST FOR PROPOSALS**

Economic Development Corporation of the City of Detroit  
500 Griswold Suite 2200  
Detroit, Michigan, 48226

THE FOLLOWING GREEN GROCER PROJECT NOTICE OF FUNDING AVAILABILITY AND  
NOTICE OF REQUEST FOR PROPOSALS HAS BEEN EXTENDED TO JULY 27, 2021

**PROGRAM OVERVIEW**

The Economic Development Corporation of the City of Detroit (“EDC”) is making up to \$400,000 of funding available through its Notice of Funding Availability (“NOFA”) to support the Green Grocer Loan Program that seeks to improve the quality of the grocery sector in Detroit. Projects seeking these funds must have a verifiable, demonstrative impact on the physical, financial or operational capacity of the store. Loans ranging from \$50,000 to \$300,000 can be used for pre-development, construction, renovation and operating costs.

The funding source that will be available is from the United States Department of Housing and Urban Development (“HUD”) Community Development Block Grant (“CDBG”). Use of this funding must comply with requirements to meet the CDBG Low-Moderate Income Area Benefit National Objective for Special Economic Development Activities.

**QUESTIONS REGARDING THE REQUEST FOR PROPOSALS AND LOAN APPLICATIONS  
SUBMISSION**

The EDC will receive questions and completed loan applications in electronic format only. Questions and electronic applications must be submitted in PDF format to Mariangela Pledl via email to the following address: [mpledl@degc.org](mailto:mpledl@degc.org). The EDC will accept questions regarding this RFP until 5:00 p.m. on Friday July 23, 2021.

**THE EDC MUST RECEIVE ALL APPLICATIONS BY 5:00 PM ON TUESDAY JULY 27, 2021.**

**ELIGIBILITY**

Applicant must be an owner or partner of a full-service grocery store in the city of Detroit.

Applicant must own the building where the grocery store is located or otherwise demonstrate site control through an agreement with the property owner with minimum 5-year lease agreement.

Applicant’s use of this funding must comply with requirements to meet the CDBG Low-Moderate Income (“LMI”) Area Benefit National Objective for Special Economic Development Activities.

The service area of any grocery store must be defined by a map with a 1-mile radius around the store and the neighborhoods served within that radius must be majority populated with LMI persons.

The service area for applicant grocery stores shall be defined as the land area within a one mile radius of the store, per U.S. Department of Agriculture standards for urban grocery store service areas. Within the defined service area, the Public Benefits threshold must be met to ensure that at least 1 LMI person is served for every \$350 of CDBG funds applied for through the loan program. When making this count, any non-residential areas or non-income eligible areas within the service area must be excluded; exclusions of these areas does not allow for expansion of the service area to maintain a full 3.14 square mile area.

Applicant must demonstrate need for gap financing.

The loan must have a positive impact on the neighborhood and/or citywide economy of Detroit and its residents.

Prohibited Lending Activities: projects located outside the City of Detroit, projects on which there is not a reasonable assurance of repayment of the proposed loan, projects that will not have a net positive impact on Detroit communities, subsidy of interest payments on loans, any activity that would violate any applicable HUD or CDBG requirements or restrictions.

### **SELECTION CRITERIA**

EDC staff will review, evaluate, and score the applications and select the most qualified application(s) based on the following criteria:

- Applicant's financial condition and systems.
- Owner experience and management history.
- Availability and amount of collateral to secure the loan.
- Likelihood of repayment based on the debt service coverage ratio.
- The term required for the loan and whether a balloon payment will be required upon maturity.
- Amount of equity expended for the project.

Awarded projects will be underwritten using EDC credit policies and CDBG underwriting criteria, as applicable. All other required funding must be secured and demonstratable through a pro forma submitted to the EDC following the selection of an applicant.

### **RIGHTS/DISCLAIMERS**

The EDC reserves the right to reject all proposals, to abandon the project, or to re-advertise for and solicit other proposals. The EDC reserves the right to request clarification on information submitted and request additional information of more than one applicant. The EDC may, in its discretion, waive any informalities and irregularities contained in the proposal or in the manner of its submittal and award a loan thereafter. The EDC further reserves the right to negotiate any and all terms of the proposal.

### **NOTICE OF NON-DISCRIMINATION**

The City of Detroit does not discriminate on the basis of age, color, creed, handicap, national origin, race, sex or sexual orientation. Persons or groups with discrimination complaints may file those complaints with the City of Detroit Human Rights Department, 2 Woodward Avenue, Suite 1240, Detroit, Michigan, 48226.



# GREEN GROCCER PROJECT

REFRESHING DETROIT'S  
GROCERY ECONOMY

## Green Grocer Project Loan Fund Application

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APPLICANT INFORMATION			
NAME		DATE:	
PERSONAL STREET ADDRESS:			
CITY:	STATE:	ZIP CODE:	
BUSINESS PHONE:		BUSINESS FAX:	
MOBILE PHONE:		EMAIL ADDRESS:	
BUSINESS INFORMATION			
NAME:			
BUSINESS STREET ADDRESS:			
CITY:	STATE:	ZIP CODE:	
BUSINESS PHONE:		BUSINESS FAX:	
MOBILE PHONE:		EMAIL ADDRESS:	
BUILDING AGE:	OWN OR RENT:	HOW LONG:	
TOTAL STORE SQ FT:		SALES SQ FT:	
BUSINESS ORG TYPE (Corp, LLC, etc):		STATE OF ORGANIZATION:	
TOTAL NUMBER OF EMPLOYEES:		FT:	PT:

<b>OWNERSHIP INFORMATION</b>		
<i>Please list all officers, partners and stockholders who own 20% or more of the business. Include additional names on a separate sheet if necessary.</i>		
NAME:	TITLE:	% OWNED:
NAME:	TITLE:	% OWNED:
NAME:	TITLE:	% OWNED:
NAME:	TITLE:	% OWNED:
NAME:	TITLE:	% OWNED:
<b>OTHER BUSINESS INFORMATION</b>		
<i>Please list all businesses in which the applicant/owners have any ownership interest. Include additional names on a separate sheet if necessary.</i>		
BUSINESS NAME:	INVOLVED PARTY:	% OWNED:
BUSINESS NAME:	INVOLVED PARTY:	% OWNED:
BUSINESS NAME:	INVOLVED PARTY:	% OWNED:
BUSINESS NAME:	INVOLVED PARTY:	% OWNED:
BUSINESS NAME:	INVOLVED PARTY:	% OWNED:
<b>LOAN REQUEST AND USES</b>		
TOTAL COST OF PROJECT: \$	LOAN AMOUNT REQUESTED FROM GGP: \$	
HAVE YOU SECURED FUNDING FROM AN OUTSIDE ENTITY?  YES          NO	IF YES, PLEASE LIST AMOUNT & LENDER(S): \$	
	LENDER(S):	
OWNER'S INVESTMENT:	FUNDING GAP: \$	
<b>PLEASE LIST BELOW WHAT THE LOAN WILL BE USED FOR</b>		
USE:	AMOUNT: \$	
USE:	AMOUNT: \$	
USE:	AMOUNT: \$	
USE:	AMOUNT: \$	

## QUESTIONNAIRE

IS THE ENTITY FOR WHICH YOU ARE APPLYING A FULL SERVICE GROCERY STORE LOCATED IN THE CITY OF DETROIT?

YES       NO

IF YES, PLEASE CHECK THE FOLLOWING BOXES FOR ITEMS THAT YOU SELL AND ESTIMATED PERCENTAGES OF SALES IN EACH AREA:

<input type="checkbox"/> PRODUCE	%
<input type="checkbox"/> MEAT	%
<input type="checkbox"/> DAIRY	%
<input type="checkbox"/> BAKED GOODS	%
<input type="checkbox"/> GROCERY ITEMS	%
<input type="checkbox"/> BEER & WINE	%
<input type="checkbox"/> LIQUOR	%
<input type="checkbox"/> CIGARETTES	%
<input type="checkbox"/> LOTTERY	%
<input type="checkbox"/> OTHER	%

ARE YOU CURRENT IN ALL TAXES?  
(Payroll, State, Local, etc)

YES       NO

IF NO, PLEASE LIST AMOUNT OWNED AND TO WHAT ENTITY:

\$

WHO:

ARE YOU UNABLE TO SECURE FINANCING OF THIS TYPE FROM OTHER SOURCES?

YES       NO

IS THERE A POSSIBILITY OF JOB ELIMINATION IF YOU ARE NOT ASSISTED BY THIS PROGRAM?

YES       NO

IF ASSISTED, ARE YOU COMMITTED TO RETAINING EXISTING JOBS AND CREATING ADDITIONAL JOBS WHEN POSSIBLE?

YES       NO

IF ASSISTED, ARE YOU COMMITTED TO HIRING FROM WITHIN YOUR LOCAL COMMUNITY?

YES       NO

## REPRESENTATIONS & AUTHORIZATIONS

I/WE, THE UNDERSIGNED, CERTIFY THAT ALL OF THE STATEMENTS MADE IN THIS APPLICATION ARE TRUE.

I/WE, THE UNDERSIGNED, AUTHORIZE THE DETROIT ECONOMIC GROWTH CORPORATION AND ITS AFFILIATES TO REVIEW THE ATTACHED MATERIALS AND TO UNDERTAKE ANY NECESSARY INVESTIGATIONS INTO MY/OUR CREDIT IN ORDER TO MAKE A DETERMINATION OF ELIGIBILITY FOR A LOAN UNDER THE GREEN GROCER PROJECT LOAN PROGRAM.

\_\_\_\_\_  
SIGNATURE

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