

Development Finance Toolbox

Forging Public-Private Partnerships for Revitalization and Economic Development **December 5-7, 2023**

UNC School of Government Via Zoom

View pre-recording

Introduction and Pre-Course Assignment

Tyler Mulligan, Professor UNC School of Government

Tuesday, December 5

Understanding *Private Sector* Development Finance

10:00 am - 12:00 pm*

Workshop: Fundamentals of Developer Real Estate Financing -Understanding the Effect of Grants and Loans on Development Projects

Tyler Mulligan, Professor UNC School of Government

- ☐ Real estate development concepts
- ☐ Lender underwriting and attracting debt
- ☐ Return on equity
- ☐ Gap financing
- Exercises

1:00 pm - 2:45 pm*

Workshop (cont.): Fundamentals of Developer Real Estate Financing - Understanding the Effect of Grants and Loans on Development Projects

Tyler Mulligan, Professor UNC School of Government

* One break as determined by instructor

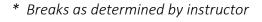


^{*} One break as determined by instructor



Tuesday, December 5 continued

3:00 pm - 4:00 pm **Tax Credit Financing** Rory Dowling Development Advisor, DFI **UNC School of Government** ☐ Historic Tax Credits ☐ New Market Tax Credits ☐ Project examples Wednesday, December 6 Public Sector: Accessing Federal Grant Programs 10:00 am - 11:30 am* Federal Grant Identification and Management Rebecca Badgett, Teaching Assistant Professor **UNC School of Government** ☐ Types of federal grants ☐ Grant research and identification ☐ Pre-application procedures ☐ Grant administration and controls * One break as determined by instructor State and Local Development Finance Tools Overview of Public Capital Finance for Community and 1:00 pm - 4:30 pm**Economic Development** Kara Millonzi, Professor **UNC School of Government** ☐ BIDs and Other Districts ☐ General Obligation Bonds ☐ Revenue and Special Obligation Bonds ☐ Installment Financing



☐ Project Development Financing (TIF)





Thursday, December 7

10:00 am - 11:45 am

1:00 pm – 2:30 pm

Public-Private Partnerships and Local Government Development Finance Tools

C. Tyler Mulligan, Professor

accountable

UNC School of Government

		Local Government P3 Toolbox Local Government Development Powers Public-Private Partnerships
* (ne bre	ak as determined by instructor
Ne	Ro De	ng Public-Private Partnerships with Developers ry Dowling velopment Advisor, DFI IC School of Government
		Local government role in predevelopment Using development finance tools to make projects possible
		How analysis supports negotiation of development deal points
		Securing public benefits and keeping developer

Adjourn

