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City of Richmond

Tax Increment Finance Authority

City of Richmond Tax Increment Finance Authority 2020 Annual Synopsis

Synopsis Overview

Under Public Act 57 of 2018, TIFA is required to place an Annual Synopsis of the activities of the City of Richmond TIFA. These "Annual Synopsis" must be uploaded to the City of Richmond Website 180 days after the end of the prior Fiscal Year. Beginning with this 2020 Annual Synopsis completed within 180 days after the end of TIFA's Fiscal Year 2019-2020 (July 1, 2019-June 30, 2020) the annual synopsis will be uploaded to the website each year.

Public Meetings

Under Public Act 57 of 2018, the City of Richmond TIFA is required to hold two "public information" meetings each year. Informational meetings are meetings for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. They are not for the purpose of voting on policy, budgets or other operational matters. The First public meeting was held at the Richmond Tax Increment Finance Authority meeting on October 29, 2020 and the second public meeting was as part of the Richmond Tax Increment Finance Authority meeting on November 23, 2020. Notices of these public meetings were sent to the City or Richmond Clerk, Macomb County Clerk and President of Macomb Community College.

Tax Increment Revenues not spent within 5 years

The City of Richmond Tax Increment Finance Authority does not have any tax increment revenues meeting this criteria. Under Public Act 57 of 2019, any such revenues not spent within 5 years would need to be discussed in this section. Although our TIFA does have a fund balance, it does not include funds that are 5 years old. The

fund balance is dedicated by resolution against future projects. The amount of the current fund balance and a copy of the resolution dedicating these funds against future projects can be found in the TIFA Budgets on the Tax Increment Finance Authority page of the City of Richmond website (www.cityofrichmond.net).

TIFA Accomplishments

In recent years our TIFA has accomplished many projects that have allowed us to make progress on our TIFA Plans and various amendments.

In the past four years TIFA has continued the Streetscape Improvements based on a Streetscape Framework Plan developed in 1998. Past projects included brick pavers, ornamental street lights, benches and trash receptacles. In the North Business District the improvements also included pedestrian bump outs; used as traffic calming measures to increase pedestrian safety in the Main Street Character Area. During FY2019/2020 TIFA installed the second set of cross road banner poles that allow community events held within the TIFA District to be advertised on banners hung across Main Street. The two sets also are used during Christmas to hang across the road Christmas Decorations.

This year TIFA completed the installation of additional directional signage throughout town that directs traffic toward the downtown areas within the TIFA District. In order to meet their goals within the plan, the TIFA has undertaken the second phase of the Streetscape Signage Project. This includes additional directional signage into the TIFA District as well as parking signage and signage to emphasize the Civic and Non-Profit Groups operating within the City. The new signage also included signs recognizing our high school level state champion teams throughout the years.

The past four years TIFA worked to replace the old worn out Christmas Decorations used in the two traditional downtown areas. These traditional downtown areas make up bulk of the Main Street Character Area. This year TIFA purchased 26 decorations that finished a 4-year program to replace all of the original decorations purchased roughly 20 years ago. They also purchased another across the road decoration for the second set of banner poles discussed above.

This past year, TIFA partnered with the Richmond Volunteer Fire Department to purchase a storage shed placed next to the Richmond Fire Hall. Along with providing much needed storage for the Fire Hall, this shed also houses a jointly owned John Deere Gator (RVFD and DPW) that in the summertime is used to water the flowers in the two traditional Downtown Areas within the TIFA District. Each year in January, TIFA approves the planting of 80 flower pots so they are ready to place in the downtowns the week before Memorial Day Weekend.

TIFA Projects and Investments

Through public private partnerships, TIFA has invested in many of the commercial buildings through TIFA's Façade Programs. The two façade programs that the City of

Richmond offers are the *Project Clean-Up Program* and the *Downtown Revitalization Program*. Each program offers either grants to businesses interested in doing exterior repairs or alterations to their storefronts. These programs are available to all commercial properties within the Tax Increment Finance Authority district.

Project Clean-Up offers \$2,000 per year for maintenance activities associated with commercial buildings in the TIFA District. In some cases, these funds can be “banked” to do a larger project, if the applicant agrees not to apply for the duration of the years banked.

The Downtown Revitalization Program is a larger grant program (\$15,000) that is geared at renovating properties within the TIFA District that have been vacant for more than one year.

Below is the investments made through TIFA’s Project Clean-Up and Downtown Revitalization programs for Fiscal Year 2017-2018. Between both programs, a total of \$29,650 dollars were awarded as façade grants, spurring a total of \$256,668 in private investment.

Project Clean-Up Report 2017/2018						Six (6) \$6,000 Awards Fourteen (14) \$2,000 Awards One (1) \$1,000 Award	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
7/11/2017	5/2/2018	36901 Dow Street - Richmond Manor Apts	New siding for entire building.	\$6,000.00	\$85,000.00	1 of 6 (\$6,000)	
7/11/2017	11/6/2017	69001 Main Street - Richmond Flower Shop	Building addition and parking lot renovations	\$6,000.00	\$16,500.00	2 of 6 (\$6,000)	
7/11/2017	Pending	68560 Stoecker Lane - All Ways Care, Inc.	Parking Lot Expansion	\$6,000.00	\$25,779.00	3 of 6 (\$6,000)	
7/11/2017	12/5/2017	69095 Main Street - (Old SDI Contracting)	Brick Repair	\$6,000.00	\$18,000.00	4 of 6 (\$6,000)	
7/11/2017	8/8/2017	69020 Main Street - Set in Stone Contracting	New wall sign on building	\$2,000.00	\$4,429.00	1 of 14 (\$2,000)	
8/8/2017	8/29/2017	68287 Main Street - Tivoli Pizza & Subs	Repaint building including patio	\$2,000.00	\$5,400.00	2 of 14 (\$2,000)	
8/29/2017	9/12/2017	68277 Main Street - Express Yourself Salon	Repaint building and clean awning	\$350.00	\$700.00	1 of 1 (\$1,000)	
11/6/2017	1/24/2018	69206 Main Street - Parker Plow Building	Tuck point brick, seal windows, new door and repaint building.	\$6,000.00	\$15,000.00	5 of 6 (\$6,000)	
11/16/2017	5/15/2018	69209 Forest Street - Starr Brewery	Install brick on storefront portion of building.	\$2,000.00	\$3,588.00	3 of 14 (\$2,000)	
12/5/2017	6/30/2018	69160 Skinner Drive - Prosper Tech LLC	Replace approximately 1/2 of parking lot. Crack and seal parking lot, repair aggregate base, and pour 4" of asphalt.	\$6,000.00	\$31,251.00	6 of 6 (\$6,000)	
1/18/2018	6/30/2018	69289 Main Street - Senior Helpers	Replace rear doors.	\$2,000.00	\$3,683.00	4 of 14 (\$2,000)	
3/29/2018	3/29/2018	69268 Main Street - Robert & Melissa Majchrzak	Install new windows on second floor of building	\$2,000.00	\$7,265.53	5 of 14 (\$2,000)	
5/15/2018	6/30/2018	68200 Grand Trunk - Shepherd Sales & Service	Parking Lot Sealing (one-time only)	\$2,000.00	\$4,070.00	6 of 14 (\$2,000)	
5/15/2018	6/30/2018	68230 Grand Trunk - Richmond Moose Lodge	Concrete Pad replacement in front and back	\$2,000.00	\$5,544.00	7 of 14 (\$2,000)	
			Total Initial Budget	\$65,000.00			
			Running Tally (Remaining)	\$14,650.00			
			Total Investment(s)		\$226,209.53		
Downtown Revitalization Projects							
7/20/2017	3/29/2018	69209 Forest Street - Starr Brewery	New siding, roof, and storefront for brewery	\$15,000.00	\$30,459.19	One (1) \$15,000 Award	
			Total Budget	\$15,000.00			
			Running Tally (Remaining)	\$0.00			

On the next page is the spreadsheet showing the investments made through TIFA’s Project Clean-Up and Downtown Revitalization programs for Fiscal Year 2018-2019. Between both programs, a total of \$33,578 dollars were awarded as façade grants, spurring a total of \$72,305 in private investment.

Project Clean-Up Report 2018/2019						Seven (7) \$6,000 Awards (3 of 7 Used) Eleven (11) \$2,000 Awards (5 of 11 Used) One (1) \$1,000 Award (1 of 1 Used)	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
07/03/18	10/01/18	68200 Grand Trunk - Shepherd Sales & Service	The building was powerwashed, scraped, lock-pointed, and repaired. Also installed three new awning eaves.	\$3,550.00	\$7,100.00	1st \$6,000.00	
07/03/18	10/01/18	68230 Grand Trunk - Richmond Moose	The building was powerwashed, scraped, lock-pointed, and repaired. Also installed three new awning eaves.	\$2,250.00	\$4,500.00	Award	
07/03/18	06/25/19	35660 Park Street - Ken's Tire & Wheel	The building had a new roof installed on it.	\$6,000.00	\$16,050.00	2nd \$6,000.00 Award	
08/09/18	Denied	69305 Main Street - Richmond Masonic Lodge	Install awnings on front of building.	\$2,773.00		Not Eligible until 7/1/19	
08/30/18	11/15/18	69214 Main Street - Richmond Dinettes	Install three new smaller awnings.	\$3,475.00	\$6,950.00	1st \$2,000.00 + 1st \$1,000.00	
10/01/18	01/15/19	68365 Main Street - McGovern Red House	Install 18 new windows on first and second floors of the building.	\$3,725.90	\$7,451.80	3rd \$6,000 Award	
10/25/18	11/15/18	68216 Grand Trunk - Vinyl Works	Roof repair	\$1,500.00	\$2,500.00	2nd \$2,000 Award	
01/25/19	02/28/19	68265 Main Street - John Ikera Building	Brick work and windows.	\$6,000.00	\$25,000.00	4th \$6,000 Award	
05/16/19	Pending	69321 Main Street - Old Pop's Sweets &	New royal blue awnings	\$1,698.00	\$2,698.00	3rd \$2,000 Award	
05/22/19	06/25/19	69289 Main Street - Senior Helpers	Asphalt in alleyway and crackseal	\$2,000.00	\$3,305.00	4th \$2,000 Award	
05/22/19	06/25/19	69233 Main Street - Former Richmond Flower shop	Added doorway to Municipal Parking Lot Side of building	\$2,000.00	\$3,851.00	5th \$2,000 Award	
				Total Initial Budget	\$65,000.00		
				Running Tally (Remaining)	\$33,578.10		
				Total Investment(s)		\$72,305.80	
Downtown Revitalization Projects							
				Total Budget	\$15,000.00		
				Running Tally (Remaining)	\$15,000.00		

Below is the spreadsheet showing the investments made through TIFA's Project Clean-Up and Downtown Revitalization programs for Fiscal Year 2019-2020. Between both programs, a total of \$38,091 dollars were awarded as façade grants, spurring a total of \$162,088 in private investment.

Project Clean-Up Report 2019/2020						Seven (7) \$6,000 Awards (5 of 7 Used) Eleven (11) \$2,000 Awards (7 of 11 Used) One (1) \$1,000 Award (1 of 1 Used)	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
07/16/19	01/16/20	68243 Main Street - Flower Carousel	New fabric on existing awnings.	\$1,784.00	\$2,784.00	First \$2,000 award	
07/16/19	09/17/19	68311 Main Street - Country Real Estate	Powerwashed, scraped, and repainted building.	\$2,000.00	\$3,664.09	Second \$2,000 award	
07/16/19	10/17/19	69227 Main Street - Maniaci Banquet Center	New PVC roof	\$6,000.00	\$29,800.00	First \$6,000 award	
07/16/19	10/17/19	69233 Main Street - (Former Flower Shop)	Tear off and replace roof	\$6,000.00	\$14,250.00	Second \$6,000 award	
08/09/19	09/17/19	69267 Main Street - Former Frank West	Roof patching	\$900.00	\$1,800.00	First \$1,000 Award	
06/25/19	09/17/19	69209 Main Street - Deluxe Party Store	New awnings on building	\$4,664.00	\$9,328.00	Third \$6,000 Award	
10/01/19	10/17/19	68271 Main Street - Richmond Motorcycle	Roof repairs	\$1,995.00	\$2,995.00	Third \$2,000 Award	
10/17/19	06/30/20	69294 Main Street - Chaps	Brick façade stabilization and refacing.	\$6,000.00	\$39,400.00	Fourth \$6,000 Award	
10/31/19	02/18/20	69273 Main Street - Carl Ventimiglia	Façade Repairs below windows.	\$2,000.00	\$5,500.00	Fourth \$2,000 Award	
10/31/19	06/19/20	69006 Main Street - Diane Brusca	Install new mansard shingle roof as well as repaint entire building in same colors.	\$4,475.00	\$8,950.00	Fifth \$6,000 Award	
01/07/19	02/18/20	68277 Main Street - Tish McClellan	Replace awnings on building and add second floor awnings.	\$1,875.00	\$2,875.00	Fifth \$2,000 Award	
05/18/20	06/25/20	69268 Main Street - Flora's Trask to Treasure	New roof on rear portion of building	\$2,000.00	\$5,300.00	Sixth \$2,000 Award	
06/30/20	06/30/20	68224 Main Street - Backyard Living Co.	Repainted entire building.	\$2,000.00	\$5,100.00	Seventh \$2,000 Award	
				Total Initial Budget	\$65,000.00		
				Running Tally (Remaining)	\$25,091.00		
				Total Investment(s)		\$128,962.09	
Downtown Revitalization Projects							
11/21/2019	6/19/2020	68085 Main Street - Ted March former Crimson and Clover Flower Shop.	Restore original brick façade, add handicap ramp on side of building and install new windows.	\$15,000.00	\$33,126.67	One of one Revitalization.	
				Total Budget	\$15,000.00		
				Running Tally (Remaining)	\$0.00		

TIFA also has invested in the City of Richmond's Street Improvement Program through a transfer in of funds to the Street Improvement Program.

TIFA Events and Promotional Campaigns

Due to COVID-19 some of the Events and Promotional Campaigns that occurred in the second half of FY2019/20 have been impacted or cancelled. Many more will be impacted for FY2020/2021. TIFA plays an active role in promoting several of our Community Events throughout the year designed to bring people into the TIFA District.

Easter Egg Scramble – Due to restrictions the Easter Egg Scramble was cancelled however, we were able to have our Easter Bunny ride through town on a fire truck and wave to the children.

Rummage and Relic Weekend – This event is a partnership between TIFA, the Richmond Recreation Department and Shop Richmond (a business organization). TIFA pays for signage and an across the road banner advertising the event that takes place in both the Recreational and Main Street Character Areas within the TIFA District. The event consists of a Vintage/Crafts Market in the north traditional downtown area and a community garage sale held in Beebe Street Park.

Scarecrow Event – This is a partnership between TIFA and the Richmond Area Chamber of Commerce that places scarecrows at the light pole bases within the traditional downtowns in the Main Street Character Area within TIFA. TIFA funds the hay bales and cornstalks that form the base for the scarecrows. Businesses and organizations then make scarecrows that are placed on the hay bales.

No Tricks Only Treats Halloween Event – This “Trunk or Treat” style event is a joint venture between TIFA, the Recreation Department and the Richmond Volunteer Fire Department. Traditionally, held in the Fire Hall which is part of the Main Street Character Area within TIFA, the event draws families to the Fire Hall to get candy from participating businesses. The Children also get a chance to be on our Community Television Station with “Count Richmond”. TIFA pays for the candy that Count Richmond hands out and any signage that is necessary.

Community Tree Lighting/Christmas Cash – TIFA funds the Community Tree Lighting that is located in the north traditional downtown in the Main Street Character Area. This event includes not only the Tree Lighting and a Lighted Santa Parade along Main Street, but a “Christmas Cash” program that is a partnership with Shop Richmond and the City's Economic Development Corporation. The Christmas Cash program encourages people to shop at businesses in the TIFA District. TIFA also provides for the decorations, tree and gift boxes that are given to each child who gets their photo taken with Santa.

Chili Cook Off during Richmond Good Old Winter Days – TIFA provides funds to our Recreation Department to purchase supplies for the Chili Cook Off event that

is part of the Richmond Area Good Old Days Festivals' "Good Old Winter Days" held the first Saturday in February. This event brings people to Beebe Street Park in the Recreation Character Area of the TIFA District. Along with the Chili Cook Off, the event includes hockey, broom ball and kids snowmobile drags.

TIFA also provides funding to advertise in various publications that attract visitors to the City of Richmond and our TIFA district.

Vacationland – Due to Richmond's proximity to St. Clair County and the Blue Water Area, TIFA provides funding for a full page add in the Port Huron Vacationland Magazine. This magazine is widely distributed in the Blue Water Area surrounding St. Clair County.

Momentum: Uniquely Macomb County Michigan – TIFA also purchases an ad in an issue of Momentum: Uniquely Macomb County Michigan, a magazine produced by Macomb County and the Macomb Daily to promote the County of Macomb and its communities.

City of Richmond Website – TIFA pays for a portion of the development and hosting fees for the City of Richmond's website, www.cityofrichmond.net. This is the main promotional tool for the City as well as TIFA and the TIFA programs. The website is also instrumental in TIFA's compliance with Public Act 57 of 2018.

Contact Information

If anyone has question regarding the Annual Synopsis or the City of Richmond Tax Increment Finance Authority, they can contact the TIFA Director at the contact numbers below.

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