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City of Richmond

Tax Increment Finance Authority

City of Richmond Tax Increment Finance Authority 2021 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. This is the 2021 Annual Synopsis completed within 180 days after the end of TIFA's Fiscal Year 2020-2021 (July 1, 2020-June 30, 2021). This is the third annual synopsis to be uploaded to the website.

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 November 23, 2021 and the second public meeting was as part of the City of Richmond City Council meeting on December 6, 2021. Notices of these public meetings were sent to the City of 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 FY2020/2021 TIFA began working on the design of the parking lots in the North Business District. TIFA contacted DTE to inquire about putting the utilities in the parking lots underground to get rid of an eyesore as well as freeing up the space to be more creative in the parking layouts. Unfortunately, due to COVID-19, DTE has been slow in getting a conceptual plan to the City. We received the plan in October, and are waiting on the cost estimate from DTE. Once TIFA has the answers from DTE, our engineers will begin working on the layout.

This year TIFA budgeted for two facility projects (masonry repair and roof replacement) for the Roosevelt Auditorium in the City of Richmond. The Roosevelt Auditorium is a civic auditorium built in the mid-1930s as a WPA project. The City of Richmond recently purchased the building for a dollar (\$1.00) from the Richmond Community Schools. The City of Richmond with TIFA's assistance is going to work to bring this civic auditorium back to a functional building that offers programming for all ages. Due to the time it took to complete the sale, the masonry repairs and roof repair projects are just being bid out as we file these reports.

The past four years TIFA worked to replace the old worn out Christmas Decorations used in the two traditional downtown areas. This year TIFA purchased a new star for the City Christmas Tree.

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 2020-2021. Between both programs, a total of \$34,593 dollars were awarded as façade grants, spurring a total of \$74,093 in private investment.

Project Clean-Up Report 2020/2021						Seven (7) \$6,000 Awards (4 of 7 Used) Eleven (11) \$2,000 Awards (10 of 11 Used) One (1) \$1,000 Award (0 of 1 Used)	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
7/28/2020	11/25/2020	68200 Grand Trunk - Shepherd Sales & Ser	Re-skin canopy awnings on front of	\$3,643.00	\$7,280.00	1 of 7 (\$6,000)	
8/27/2020	12/10/2020	68225 Main Street - Printall Old City Hall Im	Reset limestone panel that is pulling	\$2,000.00	\$4,000.00	1 of 11 (\$2,000)	
8/27/2020	12/10/2020	69289 Main Street - Senior Helpers	Reroof portion of building.	\$6,000.00	\$11,900.00	2 of 7 (\$6,000)	
9/17/2020	11/25/2020	68365 Main Street - Thomas McGovern Red	Porch and garage re-roof.	\$2,000.00	\$6,500.00	2 of 11 (\$2,000)	
9/17/2020	9/29/2020	36111 Beier Street - Ed Maedel Investments	Power wash and repaint main buildin	\$2,000.00	\$3,800.00	3 of 11 (\$2,000)	
11/25/2020	6/30/2021	68271 Grand Trunk - Richmond Motorcycle	Seal Coating parking lot	\$1,950.00	\$2,950.00	4 of 11 (\$2,000)	
11/25/2020	12/21/2020	69334 Main Street - Michael Kerr Slate Farr	Removed and replaced signage on t	\$2,000.00	\$3,450.50	5 of 11 (\$2,000)	
1/25/2021	5/18/2021	69283 Main Street - Simmons Insurance	Reinstall support beams on rear port	\$2,000.00	\$8,094.74	6 of 11 (\$2,000)	
3/24/2021	5/18/2021	68089 Main Street - Ted March	New Roof	3,000.00	6,783.00	7 of 11 (\$2,000) and 1 of 1 (\$1,000)	
4/22/2021	5/18/2021	69342 Main Street - Michael Kerr	Install new door and entrance	2,000.00	4,000.00	8 of 11 (\$2,000)	
4/30/2021	6/30/2021	69209 Forest Street - Starr Craft Brewery	Install new fence and expand enclos	6,000.00	15,515.00	3 of 7 (\$6,000)	
4/30/2021	6/30/2021	68216 Grand Trunk - The Vinyl Works	Install new awning on front of buildin	2,000.00	7,100.00	9 of 11 (\$2,000)	
4/30/2021	N/A	68345 Main Street - Starlite Arcade	Repair existing awning on front of building.			10 of 11 (\$2,000)	\$1,505.00 \$2,505.00
5/20/2021	N/A	67919 Gleason Street - New Hummingbird H	Replace garage doors on front of building with windows.			11 of 11 (\$2,000)	\$2,000.00 \$6,500.00
5/27/2021	N/A	68224 Main Street - Backyard Living	Install new roof on building.			4 of 7 (\$6,000)	\$6,000.00 \$14,840.00
			Total Initial Budget	\$65,000.00			
			Funds Distributed	\$34,593.00			
			Running Tally (Remaining)	\$30,407.00			
			Total Investment(s)		\$74,093.24		
Downtown Revitalization Projects							
8/20/2020	1/21/2021	68225 Main Street - Printall Old City Hall	Restore front façade of building.	\$15,000.00	\$48,500.00	1 of 1 (\$15,000)	

On the next page is the spreadsheet showing the investments made through TIFA’s Project Clean-Up and Downtown Revitalization programs so far for Fiscal Year 2021-2022. Between both programs, a total of \$36,240 dollars were awarded as façade grants, spurring a total of \$95,155 in private investment.

Project Clean-Up Report 2021/2022						Seven (7) \$6,000 Awards (2 of 7 Used) Eleven (11) \$2,000 Awards (6 of 11 Used) One (1) \$1,000 Award (0 of 1 Used)	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
4/30/2021	8/18/2021	68345 Main Street - Starlite Arcade	Repair existing awning on front of bu	\$1,505.00	\$2,505.00	1 of 11 (\$2,000)	
5/27/2021		68224 Main Street - Backyard Living	Install new roof on building.	\$6,000.00	\$14,840.00	1 of 7 (\$6,000)	
5/20/2021		67919 Gleason Street - Hummingbird Home	Replace garage doors on front with	\$2,000.00	\$6,500.00	2 of 11 (\$2,000)	
7/29/2021	8/18/2021	68753 Main Street - Tony Maniaci	Seal-Coat parking lot and driveway.	\$1,025.00	\$2,025.00	3 of 11 (\$2,000)	
8/18/2021		69233 Main Street - Wild Flower Yoga	New sign on building.	\$835.00	\$1,670.00	1 of 1 (\$1,000)	
8/18/2021		36045 Park Street - RAHGS	Repaint the historic schoolhouse	\$2,000.00	\$4,200.00	4 of 11 (\$2,000)	
8/25/2021	12/27/2021	68225 Main Street - Print All	New projecting sign on building.	\$6,000.00	\$16,995.00	2 of 7 (\$6,000)	
8/25/2021	12/20/2021	69394 Main Street - Old Time on Main	Building repair and repainting.	\$6,000.00	\$24,425.00	3 of 7 (\$6,000)	
9/27/2021		69273 Main Street - Green Thyme Workshd	Replacement of rear stair and decks	6,000.00	14,750.00	4 of 7 (\$6,000)	
9/27/2021		69210 Skinner Drive - American Energy Se	Replacement of 1,500 square feet of	4,875.00	9,750.00	5 of 7 (\$6,000)	
				Total Initial Budget	\$65,000.00		
				Funds Distributed	\$36,240.00		
				Running Tally (Remaining)	\$28,760.00		
				Total Investment(s)		\$95,155.00	
Downtown Revitalization Projects							

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 the Events and Promotional Campaigns that normally occurred the last couple of years have been impacted. In FY2020/2021, we began to see some of the programs brought back. 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 – This year the Recreation Department with TIFA funding was able to bring back the Easter Egg Scramble.

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. Thirty four (34) scarecrows were put out on the streets.

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. After moving it to Beebe Park last year due to COVID-19, it was brought back to the Fire Hall this past Halloween. The event draws families to the Fire Hall to get candy from participating businesses (16). 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. Unfortunately, this event was cancelled this past year.

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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