



City of Richmond Tax Increment Finance Authority 2023 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 2023 Annual Synopsis completed within 180 days after the end of TIFA's Fiscal Year 2022-2023 (July 1, 2022-June 30, 2023) is the second 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 May 24, 2023 and the second public meeting was as part of the City of Richmond City Council meeting on November 21, 2023. 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 five 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 FY2022/2023 TIFA began the reconstruction of a parking lot on the east side of Main Street (M-19) between Monroe and Water Streets. This parking lot project also included reconstruction and paving of parking areas adjacent to many of our downtown merchants. These improvements included a sidewalk along the rear entrances, landscaping beds and bike racks. A sewer line from the 1890s that services these commercial properties was also replaced.

This year TIFA completed the masonry repair 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 masonry project was originally scheduled to be completed the previous fiscal year, but due to timing with the contractor the repairs were completed this year. As a result of the investment by the City and TIFA, this historical civic auditorium is now being utilized by all age groups.

TIFA continues to purchase additional garland and replacement lights for the City's Christmas decorations used in the Downtown areas. They also purchased Holiday banners for the light poles. 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 are the investments made through TIFA’s Project Clean-Up and Downtown Revitalization programs for Fiscal Year 2022-2023. Between both programs, a total of \$36,240 dollars were awarded as façade grants, spurring a total of \$95,542 in private investment.

Project Clean-Up Report 2022/2023						Six (6) \$6,000 Awards (5 of 6 Used) Twelve (12) \$2,000 Awards (8 of 12 Used)	
Project Approved	Payment Approved	Address Business	Type of Work Done	Grant Amount	Project Amount	Eligibility	
5/25/2022	9/23/2022	69250 Burke Drive - Power Equipment Distr	Sealing of parking lot in conjunction	\$3,945.00	\$7,890.00	1 and 2 of 12 (\$2,000)	
7/12/2022	9/23/2022	69283 Main - Simmons Insurance Agency	Complete removal of old roof, install	\$6,000.00	\$17,600.00	1 of 6 (\$6,000)	
7/12/2022	11/17/2022	69006 Main - Dianne Brusca	Roof Repairs	\$5,287.50	\$10,575.00	2 of 6 (\$6,000)	
7/21/2022	2/24/2023	69273 Main Street - Green Thyme Worksho	Replace deck/stairwell on rear side c	\$6,000.00	\$16,795.00	3 of 6 (\$6,000)	
7/21/2022	11/10/2022	69278 Main Street - Old Prie's Site Melissa	Painting or the building façade	\$2,000.00	\$7,545.00	3 of 12 (\$2,000)	
7/21/2022	9/23/2022	69411 Main Street - Carl's TV	New signage	\$3,720.60	\$7,441.20	4 of 12 (\$2,000)	
8/11/2022	9/23/2022	68259 Main Street - Strucenski Insurance	New signage and cleaning of front fa	\$2,000.00	\$3,473.43	5 of 12 (\$2,000)	
9/22/2022	11/10/2022	68227 Main Street - Maniac's Banquet Hall	New flat roof over kitchen area.	\$6,000.00	\$14,800.00	4 of 6 (\$6,000)	
11/11/2022	7/7/2023	69348 Main Street - Former Shear Magic	Replace roof, bay windows, and fran	\$2,000.00	\$3,963.28	6 of 12 (\$2,000)	
11/17/2022	12/28/2022	69001 Main Street - Richmond Flower Shop	Replace western face of the pavilion	\$1,105.00	\$2,105.00	7 of 12 (\$2,000)	
5/5/2023	7/7/2023	69294 Main Street - Commercial House	remove and replace rear patio and s	\$6,000.00	\$12,645.00	5 of 6 (\$6,000)	
6/5/2023	7/7/2023	36111 Beier Street - Maedel Investments	remove tree stumps along old prop	\$600.00	\$1,200.00	8 of 12 (\$2,000)	
				Total Initial Budget	\$60,000.00		
				Funds Expended	\$40,713.10		
				Funds Remaining	\$19,286.90		
					Total Investment(s)	\$80,542.91	
Downtown Revitalization Projects							
7/21/2022	10/13/2022	69278 Main Street - Former Prie's and Ash	Tuck pointing, and repainting the bu	\$15,000.00	\$37,920.00	1 of 1 Revitalization Project	
7/21/2022	5/22/2023		First partial payment	\$4,440.00	\$10,560.00		
			Final partial payment	\$10,560.00			
				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 the Events and Promotional Campaigns that normally occurred the last couple of years have been impacted. In FY2022/2023, 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 – TIFA assists the Recreation Department with the annual Easter Egg Scramble in Beebe Street Park located in the TIFA District.

Farmers Market – Beginning with the summer/fall of 2022, TIFA partnered with a business owner to provide a Farmers Market in the North Business District that is one of the two traditional downtown areas in the TIFA district. The market was held each Thursday evening from 4:00 pm to 7:00 pm.

Vintage Road Trip Market and More – 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 – TIFA provides funds to our Recreation Department to purchase supplies for the Chili Cook Off event. Depending on the weather other events are sometimes scheduled this same weekend.

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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