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City of Richmond

Tax Increment Finance Authority

City of Richmond Tax Increment Finance Authority 2025 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 2025 Annual Synopsis completed within 180 days after the end of TIFA's Fiscal Year 2024-2025 (July 1, 2024-June 30, 2025) 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 September 24, 2025 and the second public meeting was at the TIFA meeting on November 25, 2025. 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. TIFA funds are utilized to maintain the streetscape elements.

During FY2024/2025 TIFA completed the reconstruction of the main Municipal Parking Lot on the west 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 the replacement of old-style guardrails with decorative black iron fencing with masonry columns, landscaping beds and a concrete picnic table and tree.



The City's DPW also replaced a sewer line that serviced the buildings on the north end of the block. This parking lot is in the middle of the City's Social District which enhances community events hosted at this location.

TIFA continues to purchase replacement lights for the City's Christmas decorations used in the Downtown areas. 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 funded the replacement of the floor at the Roosevelt Civic Auditorium (The Aud). The Aud is a civic auditorium built in 1934 under the WPA program (Works Progress Administration, later Work Projects Administration). The WPA program was a U.S. government program during the Great Depression (1935-1943) that employed millions to build public infrastructure (roads, bridges, schools, hospitals, airports) and fund arts/cultural projects (murals, music, writing), aiming to relieve unemployment, with projects ranging from construction to creative work, leaving lasting public assets and cultural legacies, though facing criticism for wages and allocation. The floor that was replaced by TIFA this year was original to the building. The building is utilized by all age groups in the Community for recreational and community events.



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.



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.

Scarecrow Event – This is a partnership between TIFA, Recreation Department and DPW that places scarecrows at the light pole bases within the traditional downtowns in the Main Street Character Area within TIFA. TIFA funds the straw bales and cornstalks that form the base for the scarecrows. Businesses, organizations and families then make scarecrows that are placed on the straw bales. Sixty (60) 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 and the Recreation Department. This year, the event was held in the newly reconstructed municipal parking lot in the City’s Social District portion of the TIFA District. The event draws families to the TIFA District to get candy from participating businesses and organizations (14).

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 the Richmond Good Old Days Festival, Shop Richmond, the Recreation Department 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 gift boxes that are given to each child who gets their photo taken with Santa.



Chili Cook Off – TIFA provides funds to have ice carvings placed in front of the Roosevelt Civic Auditorium (the Aud) for the Recreation Department’s Chili Cook Off event. There is also carving done on-site during the event. The addition of the ice carvings has increased the attendance of the event, which is in the TIFA District.

Summer Social District Concert – New for FY2024/2025, TIFA in partnership with Maniaci’s Banquet Center held a concert in the Social District the first Friday in August. The Beatles Tribute Band concert was well received in the community.



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

Northern Macomb Regional Chamber of Commerce – TIFA provides funding for an ad in the Chamber of Commerce’s annual membership directory.

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.

Social District

The City’s Social District was established in FY2023/2024 to encourage increased economic activity in the North Business District that is part of TIFA. TIFA paid for the signage required by the State of Michigan to inform the public of the Social District boundaries.

Initial indications are that the Social District has enhanced many of the events held in the TIFA District including the Community Tree Lighting, Richmond Good Old Days Festival and Homecoming Parade.

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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