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**City of Richmond**

**Tax Increment Finance Authority**

## City of Richmond Tax Increment Finance Authority 2019 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 2019 Annual Synopsis completed within 180 days after the end of TIFA's Fiscal Year 2018-2019 (July 1, 2018-June 30, 2019) 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 City Council meeting on December 2, 2019 and the second public meeting was as part of the Richmond TIFA meeting on December 16, 2019. 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](http://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 three years TIFA has continued the Streetscape Improvements including pedestrian bump outs in the north business district. These traffic calming measures increase pedestrian safety in the Main Street Character Area. We have also installed the first set of cross road banner poles that allow community events held within the TIFA District to be advertised. This year 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 past three 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. Each year TIFA purchased 20-25 decorations and next year will finish a 4 year program to replace all of the decorations when they replace the remaining 26 old style decorations.

This past year, TIFA partnered with the Richmond Area Good Old Days Festival to construct a storage facility within Beebe Street Park. This project also included running an electrical service to this building. The service not only provides electricity to the building but also to the Demolition Derby Pit and the potential to service the remaining unlit field in the Richmond Little League area of Beebe Street Park.

TIFA provided a portion of the funds necessary to enclose the City of Richmond DPW yard with a masonry wall that screens the heavy equipment and DPW Yard from the residential properties adjacent to the DPW. These residential properties are located within the School and Neighborhood Character Area of the TIFA District.

TIFA also contributed to the purchase of the recent Fire Department Quint. The Quint is an aerial truck that is instrumental in providing fire protection to the two and three story buildings within the TIFA District especially in the Main Street Character Area.

### **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	Repair 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. Excavate out old 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)	
			<b>Total Initial Budget</b>	<b>\$65,000.00</b>			
			<b>Running Tally (Remaining)</b>	<b>\$14,650.00</b>			
			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	
			<b>Total Budget</b>	<b>\$15,000.00</b>			
			<b>Running Tally (Remaining)</b>	<b>\$0.00</b>			

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 receivers.	\$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 receivers.	\$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 \$6,000.000 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	
			<b>Total Initial Budget</b>	<b>\$65,000.00</b>			
			<b>Running Tally (Remaining)</b>	<b>\$33,578.10</b>			
			Total Investment(s)		\$72,305.80		
<b>Downtown Revitalization Projects</b>							
			<b>Total Budget</b>	<b>\$15,000.00</b>			
			<b>Running Tally (Remaining)</b>	<b>\$15,000.00</b>			

TIFA also has invested in the City of Richmond's Street Improvement Program through a transfer in of funds to the Street Improvement Program. The streets within the TIFA District that were worked in this past year were a portion of Monroe Street which lies within the Main Street and Trailside Character Areas of the TIFA District. Division Road was also resurfaced, which is the main east west transportation corridor for both the community and TIFA District. Division Road runs through four of the five Character Areas within the TIFA District.

### TIFA Events and Promotional Campaigns

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 provides funding for the plastic eggs, candy and toys that are placed within Beebe Street Park for the annual Easter Egg Scramble. Beebe Street Park is located within our Recreation Character Area within our TIFA Plan. The event brings parents and children ranging from infants to 10 years old to the park to hunt for Easter eggs.

*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.

*RACC Scarecrow Event* – This partnership between TIFA and the Richmond Area Chamber of Commerce 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. 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](http://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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