

Why a Rivertown Business Improvement Zone?

VALUE PROPOSITION

The Rivertown Business Improvement Zone (BIZ) will enhance property values and foster a vibrant community.

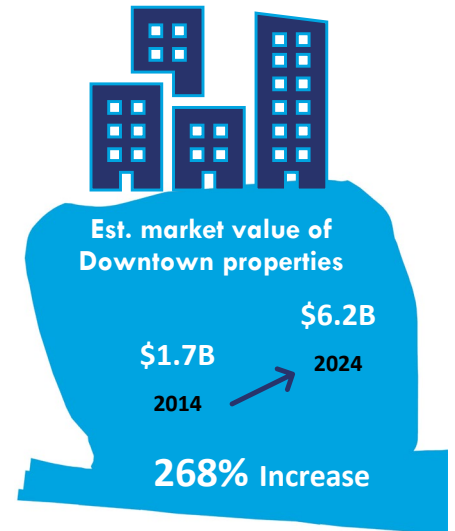
Supporting Evidence: The Downtown Detroit BIZ has successfully served the Downtown for more than a decade. In 2023, Downtown property owners unanimously voted to renew the BIZ for another 10 years, a testament to its value.

Downtown Detroit BIZ (2014-2024)

 **6,044 Tons**
Trash Collected

 **29,461 Instances of**
Graffiti Removed

 **278,524**
Pedestrians Assisted



ONLY PROPERTIES ASSESSED AS COMMERCIAL BY THE CITY PAY A BIZ ASSESSMENT: Residential parcels like houses and owner-occupied condos are not BIZ-assessable. Additionally, if a parcel is exempt from property taxes because it is owned and used by a tax-exempt entity like a church or school, it is also exempt from the BIZ assessment.

FREQUENTLY ASKED QUESTIONS

- **Is the BIZ Assessment a tax?**
No. The Rivertown BIZ would be funded by a special purpose assessment that can only be used for projects the property owners within the Zone have approved. All decisions are made at public meetings of a board of directors, volunteers selected by Rivertown property owners plus one City representative.
- **How much will I pay?**
This depends on the size (floor area) and assessed value of your property.
 - Median Rivertown BIZ Assessment based on 2024 City of Detroit data: \$598.29
 - 45% of parcels will be assessed less than \$500 annually
- **How does my property benefit?**
Commercial districts within a BIZ report an increase in property values, retail sales, and visitors. See above for the success and positive impact of the Downtown BIZ.
- **Don't my taxes pay for these services?**
No. BIZ services go above and beyond city services and are not a replacement. A BIZ cannot legally fund services that a city is required to provide. A BIZ provides elevated services to meet the standards and priorities set by property owners.
- **Who pays for the extra services I see in Rivertown like extra trash cans and safety patrols?** Currently, two non-profit organizations solicit donations, and only small group of donors voluntarily pay for services benefiting the entire district. The voluntary donations are insufficient to meet the current demand for safety and cleaning in Rivertown, and the needs continue to grow. This funding structure is not sustainable.

PROPOSED STRUCTURE

The Rivertown BIZ will operate as an independent public body with its own Board of Directors who are required to make all decisions at meetings open to the public, ensuring transparency and accountability. The Rivertown BIZ Board may contract with a nonprofit entity to manage daily operations. It is also an option to collaborate with the Downtown Detroit BIZ and the Downtown Detroit Partnership to leverage existing infrastructure and reduce overhead.



PROPOSED SERVICES

Your contribution will mean consistent, reliable services with standard of care set by property owners for the benefit of the entire Rivertown BIZ district. Please go to detroitriverfront.org/rivertownbiz to read the proposed Rivertown Business Improvement Zone Plan.



Increased safety patrols to reduce crimes of opportunity and improve the perception of safety



Litter pickup and branded trash cans emptied regularly



Grafitti, sticker, and illegal sign removal



Sidewalk power washing

THE ASK: PLEASE SUPPORT THE RIVERTOWN BIZ!

- Attend the City Council public hearing on April 10th and share your support.
- Vote “YES” when you receive a ballot in the mail.
- Encourage fellow property owners to support the Rivertown BIZ.
- Reach out if you have questions. We will gladly discuss



WANT MORE INFORMATION OR TO READ THE PROPOSED RIVERTOWN BIZ ZONE PLAN?

- Visit detroitriverfront.org/rivertownbiz or scan the QR code on the right
- Send an email to info@detroitriverfront.org
- Find your parcel and calculate your proposed assessment at downtowndetroit.org/rivertownmap

Scan to Learn More



detroitriverfront.org/rivertownbiz