

Why a Rivertown Business Improvement Zone?

VALUE PROPOSITION

The Rivertown Business Improvement Zone (BIZ) is an investment that will directly 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 (Stats from 2014-2024)



6,044 Tons
Trash Collected



29,461 Instances of
Graffiti Removed



278,524
Pedestrians Assisted



Est. market value of
Downtown properties

\$1.7B
2014

\$6.2B
2024

268% Increase

ADDRESSING CONCERNS ABOUT THE ASSESSMENT

- **Is the BIZ Assessment a tax?**

No. The Rivertown BIZ would be funded directly from a special purpose assessment, and this fund is only used for what the property owners within the zone agree upon.

*The following parcels are **not** assessable: Owner-occupied residential, nonprofit and governmental owned parcels. If a parcel is not taxable it is also not assessable.*

- **How much will I have to pay?**

This depends on the size and assessed value of your property.

- Median Rivertown BIZ Assessment: \$598.29
- 45% of parcels will be assessed less than \$500 annually

- **How does my property benefit?**

Commercial districts with 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?**

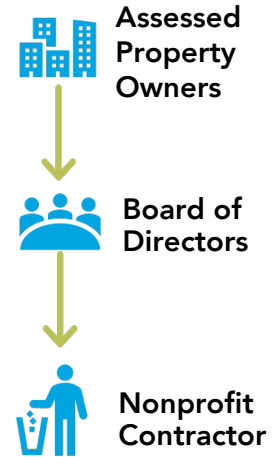
No. BIZ services go above and beyond city services and are not a replacement. A BIZ cannot legally fund services that a city is required to provide. A BIZ provides elevated services to meet the priorities set by property owners.

CURRENT FUNDING STRUCTURE IS NOT SUSTAINABLE

- Currently, a small group of donors voluntarily fund services benefiting the entire district. The funding is insufficient to meet the demand for safety and cleaning in Rivertown, and the needs continue to grow.
- A Rivertown BIZ will create a sustained funding source for equitable and consistent services in the district.

PROPOSED STRUCTURE

The Rivertown BIZ will operate independently as a 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 and standard of care benefiting all property owners and tenants in the Rivertown district.



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



Litter pickup and branded trash cans emptied regularly



Graffiti, sticker, and illegal sign removal



Sidewalk power washing

THE ASK: SUPPORT THE RIVERTOWN BIZ

- Sign the petition.
- Attend the City Council public hearing and share your support.
- Vote "YES" when you receive a ballot in the mail.
- Encourage fellow property owners to support the Rivertown BIZ.



HAVE ANY QUESTIONS?

- Visit detroitriverfront.org/rivertownbiz or scan the QR code on the right.
- Send an email to info@detroitriverfront.org

Find your parcel ID at:

- <https://downtowndetroit.org/rivertownmap>

Scan to Learn More



detroitriverfront.org/rivertownbiz