

Why a Rivertown BIZ?

Rivertown is a unique and growing district, but sustainable growth requires a sustainable plan. The Rivertown Business Improvement Zone (BIZ) is an opportunity to directly enhance property values and foster a vibrant community.

A BIZ is a Proven Tool in Detroit

The Downtown Detroit BIZ has successfully served Downtown for more than a decade. In 2023, Downtown property owners unanimously voted to renew the BIZ for another ten years.

Downtown BIZ Stats 2014-25



263%

Increase in Downtown Property Values



6,792

Tons of trash collected



30,000+

Instances of Graffiti Removed



329,878

Pedestrians Assisted

Calculate Your BIZ Assessment

Find your commercial property's parcel ID by scanning below or visiting

<https://downtowndetroit.org/rivertownmap>



Property classified as **residential** ("residential real property") under section 34c of Michigan's general property tax act, 1893 PA 206, MCL 211.34c, or real property exempt from the collection of taxes under the general property tax act are **EXCLUDED** from the assessment for the proposed Business Improvement Zone.

BIZ Structure and Services

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 that are open to the public, ensuring transparency and accountability.



Property owners



BIZ Board



Nonprofit Contractor

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 minimize overhead costs.

Your contribution will mean consistent, reliable services and a standard of care benefitting all property owners, tenants, and other stakeholders in the Rivertown District.



Safety Patrols

Reduce crimes of opportunity and improve perception of safety



Clean Services

Litter pick up and branded trash cans emptied regularly



Graffiti Removal

Graffiti, sticker and illegal sign removal and sidewalk power washing

Current Funding is Not Sustainable

Currently a small group of donors voluntarily fund services benefiting the entire district. The funding is insufficient to meet property-owner demand for safety and cleaning in Rivertown, and the need continue to grow. A BIZ is a sustained funding source for equitable and consistent services in the areas of safety, beautification, and maintenance of public areas like sidewalks. The BIZ also ensures that everyone contributes proportionally, reducing the burden on existing donors while keeping costs manageable for smaller properties.

FAQs About the BIZ

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

No. A BIZ is a special purpose assessment. BIZ revenue is exclusively used for what the property owners within the BIZ agree upon.

The following parcels are not assessable: If a parcel is **not assessable** under Michigan General Property Tax Act (MCL Act 206 or 1893), it is also **not BIZ assessable**. This generally means that residential (single family homes and condos and residential buildings with four or fewer units) and nonprofit and government owned parcels used for tax-exempt purposes are not assessable.

- **How much will my property be assessed?**

The assessment amount is based the parcel's square footage of floor area and assessed value. Estimates are based on 2025 City of Detroit records.

- The median per parcel estimated Rivertown BIZ assessment is \$663.
- 65% of parcels will be assessed less than \$100 per month, 21% less than \$100 per year.

- **How does my property benefit?**

Commercial Districts with a BIZ report an **increase** in **property values, retail sales, and visitors**.

- **Does the government provide 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. Instead, a BIZ provides **elevated services** to meet the priorities and standards set by property owners.

How You Can Support the Rivertown BIZ

- **Attend the NOV. 13th City Council Public Hearing and share your support**
- **Vote "YES" when you receive a ballot in the mail**
- **Encourage your neighbors to support the BIZ**



More Questions?

Scan here for more information

