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**City of Richmond**

**2019 TIFA PLAN**



Prepared with assistance from



Planning & Economic Development

**CITY OF RICHMOND TIFA PLAN**  
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## INTRODUCTION

In 1984, the City of Richmond established a tax increment authority district under the State of Michigan Public Act 450 (1980) entitled the Tax Increment Financial Authority Act. Through the operation of this Tax Increment Financing Authority (TIFA), the city worked to slow declining property values, incentivize growth and stimulate a recessed local economy. Over the past thirty years, Richmond's TIFA has continued this trend by encouraging economic development, supporting neighborhood revitalization and facilitating efforts of community development.

A series of development and tax increment financing plans were implemented to guide future development within the district. These overarching policy documents have allowed TIFA to facilitate community, economic and physical development initiatives. Leveraging state-mandated procedures, the City of Richmond has created, implemented and maintained these plans in order to access tax increment financing. These funds have been carefully reinvested into the City, supporting capital improvements, local business efforts and community-wide events. In order to maximize eligibility for future funding, the City of Richmond must update its development and tax increment financing plans.

In cooperation with the Macomb County Department of Planning and Economic Development (MCPED), the City of Richmond seeks to update its TIFA development and financing plans. This exercise will provide the city with an opportunity to integrate longstanding community ideals with innovative planning and economic development strategies. As new development, investment and administrative opportunities arise, it is imperative that the city is prepared to leverage the full support of TIFA and take advantage of these prospects. Under the direction of the TIFA Board, the city will review current planning documents, analyze existing conditions, engage the community and consult experts to create new policies and projects for the authority district.

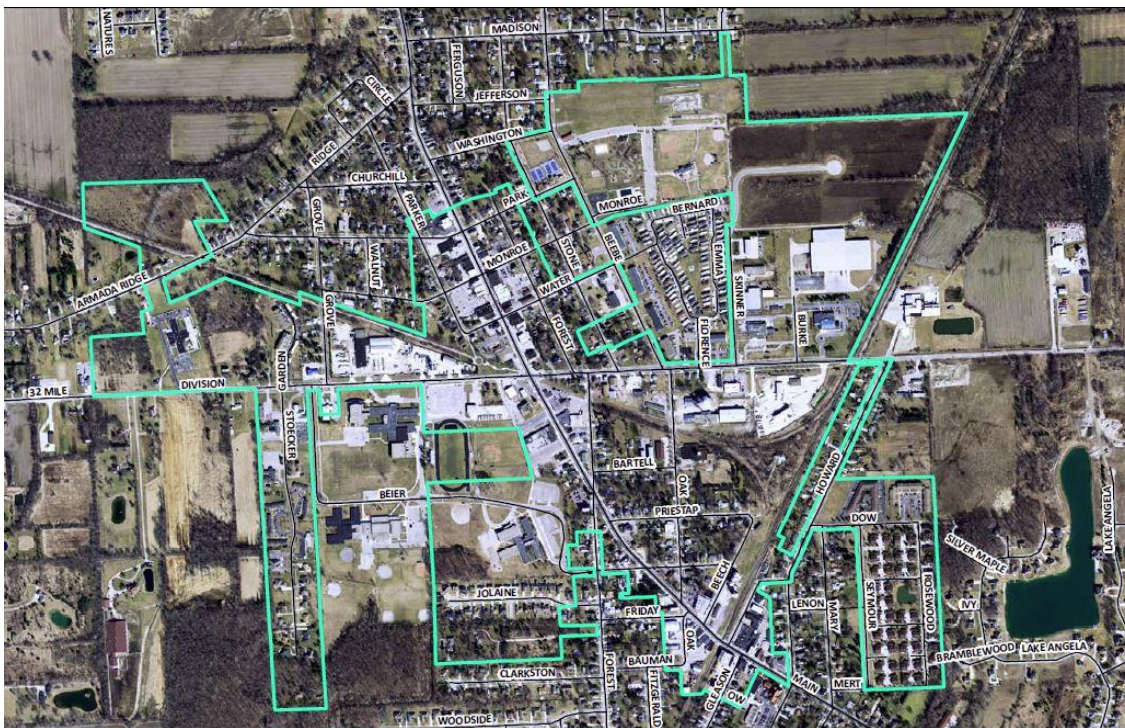
The following development and tax increment financing plans are the next step in advancing the City of Richmond TIFA. Following the state's legislative guidelines, this plan will create a dynamic set of goals, objectives and action items that aim to continue the success of the TIFA District. With the help of the districts vested stakeholders, community leaders, local administrators and the general public, this community exercise aspires to solidify the path of TIFA for the future. Ultimately, the development and tax increment financing plans lay the foundation for decade's worth of progress and solidify prosperity for the City of Richmond TIFA.



## TIFA FOUNDATION AND PURPOSE

The City of Richmond is located in northeast Macomb County. Straddling both Macomb and St. Clair counties, the City was first incorporated as a Village in 1879 from portions of both Richmond and Lenox Townships. The voters approved a City Charter in 1966 switching the form of government from Village to City. Since its incorporation, the City of Richmond has positioned itself as a community and economic development hub in northern Macomb County. Surrounded by predominately rural townships with low density development, the City has utilized its small-town atmosphere and compact scale to attract residents, businesses and visitors. In the early 1980's, the City sought to strengthen its community and economic growth through the establishment of a Tax Increment Financing Authority.

In August of 1984, the City of Richmond employed State of Michigan Public Act 450 (1980), titled the Tax Increment Authority Act, to establish a tax increment authority district. The purpose of this legislation was to assist communities in stabilizing and increasing their local tax base through the promotion of economic development and activity. Richmond was experiencing modest growth, and sought to stimulate further community development by establishing an authority district. This legislation was a trusted resource that could link the city's economic instability, to strategic plans and initiatives that would lead to additional interest and development.



*(See Appendix A for a TIFA Boundary Map and Appendix B for a listing of Parcels within TIFA)*

The City of Richmond TIFA District is anchored along Main Street and Division Road. The district was created to encompass a variety of land uses and development nodes. The City of Richmond TIFA District encapsulates both north and south Main Street commercial areas, the residential neighborhoods adjacent to Main Street, the industrial areas near Skinner Drive and Division, the Richmond Community Schools complex, and the recreational nodes at the Macomb Orchard Trailhead Park and Beebe Park.

With the establishment of this dynamic district, the City of Richmond is granted a broad spectrum of powers. TIFA has worked alongside local officials and community stakeholders to foster growth and activity. The legislation has provided the City of Richmond with a framework to draft development and tax increment finance plans which have led to a considerable amount of investment in the City. These development and tax increment financing plans have facilitated the use of tax increment financing, which allows the City to secure state equalized value (SEV) for the district. As development and investment has occurred, the City has been able to capture increases in SEV and finance numerous public improvements. Past TIFA accomplishments include:

- Main Street infrastructure and streetscape improvements
- Commercial building façade program
- Richmond Community Schools facility improvements
- City Hall renovations/relocation
- Residential neighborhood infrastructure improvements
- City of Richmond Police Post
- Downtown parking enhancements
- Fire Hall improvements
- Skinner Drive industrial area infrastructure improvements
- Division Road improvements
- Beebe Park enhancements

These projects illustrate several resounding successes for the City of Richmond TIFA. For nearly three decades, TIFA has invested in local initiatives that have had profound economic and community impacts. Through partnerships with the local business community, investors, community organizations and city administrators, TIFA has been instrumental in administering a number of transformative initiatives.

## **TIFA ADVANTAGE**

With a substantial variety of land uses in a condensed area, the City of Richmond TIFA is positioned to be a catalyst for growth and prosperity in northern Macomb County. The City of

Richmond TIFA possesses a number of characteristics that make it appealing to residents, visitors and businesses. Some of these advantages include:

- **TIFA’s Sense of Place** – The City of Richmond TIFA has a unique character and identity. As a vibrant hub of community and economic activity, TIFA offers numerous amenities. Richmond TIFA possesses a vibrant lifestyle that is linked to strong social and professional networks, a safe, efficient and accessible multi-modal transportation network, and active community resources. These characteristics have allowed TIFA to create an environment that is a desirable place to live, work and play.
- **TIFA’s Economic Advantage** – The City of Richmond TIFA provides a distinct economic advantage. With more than 100 businesses employing nearly 600 individuals, Richmond TIFA has cultivated an inviting business-friendly atmosphere. This vibrant business community is diverse, encapsulating commercial and service businesses along Main Street to large-scale industrial operations. With available storefronts and acres of industrial-zoned land, growth opportunities are present.
- **TIFA’s Residential Core** – From historic single-family estates to affordable multi-family housing complexes, the City of Richmond TIFA possesses a diverse mix of residential options. This array of single-family, multi-family and mixed-use residential options provides TIFA with housing opportunities that cater to the needs of existing and potential residents.
- **TIFA’s Service Network** – The City of Richmond TIFA has a dynamic network of community service providers. The TIFA District is supported by the City’s municipal services (ranging from public works to public safety), local business associations (such as the Richmond Area Chamber of Commerce), service organizations and faith-based institutions. These service networks provide TIFA stakeholders with multiple opportunities to engage potential customers and to promote the thriving community that Richmond has become.

These community benefits illustrate the City of Richmond TIFA’s position as a preferred destination to grow a business or raise a family. TIFA possesses the necessary infrastructure, amenities and service networks needed to support business activity and neighborhood vitality. Over the past three decades, the district, along with its expansive stakeholder network, has provided the City of Richmond with many opportunities for community advancement. This instrumental municipal tool has strengthened the community and given city administrators the ability to develop creative and resourceful initiatives. This document builds upon these past successes. With the help of this document, the City of Richmond is able to explore what future opportunities for the district. The following plan will help the community imagine what TIFA can become, and establish the structure to implement the City’s vision.

## TIFA'S VISION

In order to better unify the strategic development efforts within the TIFA District, the City of Richmond facilitated a series of community lead input sessions. Throughout the development of this plan, residents, businesses, community organizations, administrators and elected officials engaged in an ongoing discussion about the future of TIFA. Ultimately, the community focused on creating a cluster of high-quality places, businesses and experiences within the City of Richmond TIFA. Some of the overarching themes expressed during the visioning sessions were:

- **Community and economic development** – TIFA must continue to work as a driving force for community and economic development initiatives throughout the City of Richmond. Working closely with City officials, TIFA must develop plans and strategies which support the greater community.
- **Investing in the district/community** – TIFA plays a pivotal role in strategic reinvestment within the district by targeting prime redevelopment/development opportunities.
- **Alternative funding/revenue source** – Richmond TIFA provides the City with alternative sources to finance programs, projects and initiatives.
- **Business retention, expansion and attraction** – Richmond TIFA must cultivate a productive and purposeful relationship with the local business community.
- **Consensus building and community outreach** – TIFA must continue to engage and assist the diverse network of stakeholders and advocates that are invested in the future success of the district. Educating the public about the role TIFA plays can strengthen support for future projects.
- **Infrastructure Improvements** – Richmond TIFA can orchestrate major transportation and utility projects that lay the foundation for additional investment in the City.
- **Bricks and Mortar** – TIFA should continue its success in facilitating the development of public facilities, private business and prominent structures.
- **Maintain community character and heritage** – TIFA should continue to invest in projects and activities that will foster and sustain the City's unique character.
- **Branding, marketing, promotions and events** – Richmond TIFA must expand branding, marketing, promotions and events to help generate positive momentum for the City.

These community driven themes illustrate the necessity for TIFA's continued work. In due course, the Richmond TIFA can continue to reinforce the existing foundation, and reinvigorate the City. The end goal is to create an inviting and safe physical environment that attracts new business and investment opportunities throughout TIFA. In order to better assist the City in prioritizing initiatives, the following vision will be the driving force behind TIFA's efforts:

**The City of Richmond TIFA is a dynamic, multi-use district, which will unite residents, businesses and stakeholders in the pursuit of transformative community-based initiatives.**

## TIFA ADMINISTRATIVE STRUCTURE

The functions of the City of Richmond TIFA are administered through a network of elected officials, boards, committees, administrators, businesses and volunteers. Over the past three decades, TIFA has leveraged state legislated mandates, local ordinances, and informal community outreach to operate in a transparent and engaging environment. TIFA and its network of stakeholders must continue to cultivate an active and receptive administrative structure. To build upon its past successes, TIFA has utilized this community exercise to reconnect with partnering agencies. By embracing the greater community, TIFA has been able to share opportunities, and solve common challenges. TIFA leadership is committed to remaining a driving force for communitywide investment and prosperity. The following section will highlight the roles and responsibilities of TIFA's administrative network.

TIFA's foundation is guided and supervised by the Richmond City Council. Following the prescriptive elements of the Tax Increment Financing Authority Act, the City created an authority board to manage TIFA operations. The City of Richmond TIFA Board is a seven member group appointed by the Mayor and approved by the City Council. The Board operates as an instrumentality of the City of Richmond, working alongside City Council and other community boards, including the Economic Development Corporation and the Historical Society. The TIFA Board coordinates monthly public meetings to execute the business of the District. From preparing financial statements to planning capital improvements, this citizen-driven board sets TIFA's priorities and acts as a sounding board for the greater community.

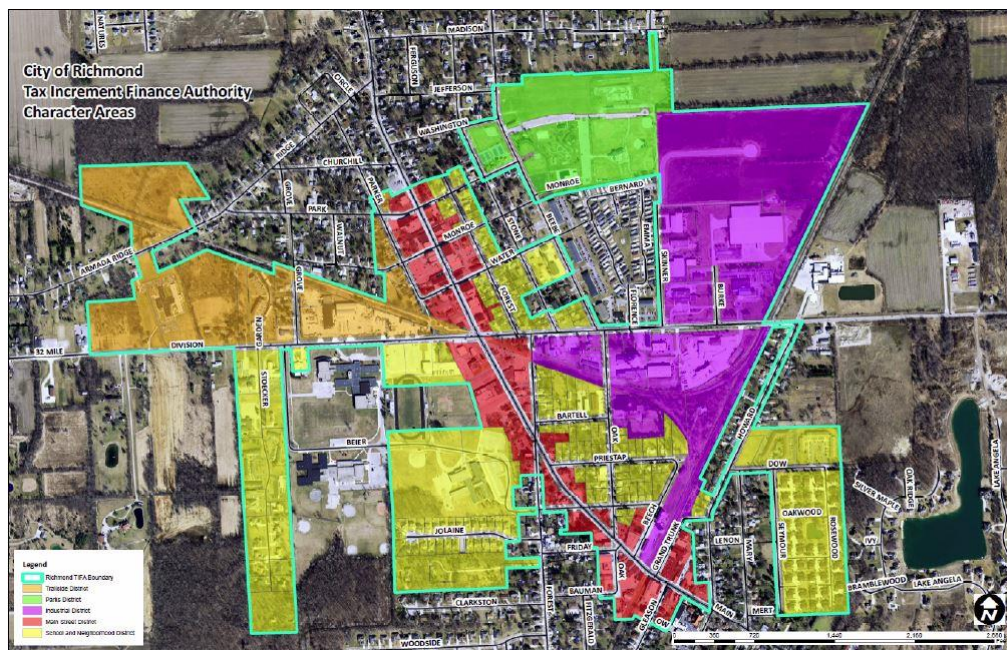
Another integral component of the TIFA's operations is the City's administrative staff. The city manager and planner are two primary administrative elements that support TIFA functions. The City Manager's office directly links TIFA to the City's administrative channels. From budget oversight to project coordination, the City Manager is appointed by the TIFA Board to serve as TIFA Executive Director, ensuring that TIFA business is fully integrated into the City's overarching strategies. In planning and community development, TIFA is supported by the City's planning staff. This vital connection allows TIFA to strategically plan and synchronize programs and initiatives. By connecting TIFA with the City's planning functions, Richmond has ensured that the community is optimizing the impact of their investments. As TIFA has undertaken capital improvement projects and facilitated business support services, the City's planning staff has been able to position TIFA's presence to best support the greater community. Whether it is developing comprehensive planning documents or administering façade enhancement programs, the City's planning staff is an integral component of TIFA's management structure. The City Clerk and City Treasurer are also integrated into the administrative support to the City or Richmond TIFA.



The future success of TIFA rests upon a strong and collaborative relationship with the City. By working together, TIFA and the City can effectively implement new programs and services. Ultimately, TIFA is a municipal investment tool which allows the City to purposefully invest in the district. Throughout the lifespan of this document, TIFA will continue to work alongside the City's boards and administrators. By strengthening municipal ties TIFA will be able to initiate projects that will have a positive influence on the greater community. Through continuous dialogue and collective management TIFA will uphold its administrative integrity and stance as an essential community partner.

## TIFA CHARACTER AREAS

The City of Richmond TIFA possesses a cluster of dynamic uses. From a historic Main Street to regional non-motorized trails, there are incredible assets throughout TIFA. These vibrant activity nodes make TIFA a unique destination. In order to help develop a viable action plan for TIFA, the City created five TIFA character areas. The TIFA character areas are generalized geographic areas, which are classified by distinctive characteristics and physical elements. The five TIFA character areas are as follows: Main Street District; Industrial District; Trailside District; Recreation District; and the School and Neighborhood District. These character areas will assist the City in targeting community and economic development initiatives. The following section will highlight each of the five TIFA character areas providing a description of each area and cataloguing strengths, weaknesses, challenges, opportunities, and potential projects/initiatives.



*(See Appendix D for a larger Character Map)*

## **Main Street Area**

Main Street is the heart of Richmond's TIFA. This roadway, and adjoining properties, possess a distinct character that illustrates the true personality of the City of Richmond. Main Street is a hub of social activity, an anchor for entrepreneurial vitality, and a source of community pride. This nearly mile-long stretch of M-19 is occupied by a diverse mix of businesses and community uses. Main Street is home to multi-story mixed-use buildings, which provide residents and visitors with a traditional downtown environment to access local restaurants, shops and professional services. The visual appeal of Main Street is enhanced by an assorted mix of building types that display various architectural styling. From Victorian style estate homes to historic auditorium space, Main Street is both visually intriguing and user friendly.

The heart of Richmond's central business district is situated along the city's primary arterial, Main Street. This dynamic and lively thoroughfare offers a variety of distinct uses. Mixed-use development ensures that Main Street remains healthy and vibrant by encouraging residential housing, retail storefronts, office space and commercial uses to cooperatively coexist. Those within the TIFA district can enjoy greater functionality, connectivity and sustainability. The Main Street area is home to a unique array of multi-use buildings, many of which have historic significance. These notable community structures includes portions of the St. Augustine Church campus, First United Church of Christ, a historic one room school house, a fire hall and a blacksmith shop. TIFA can leverage the benefits of integrating diverse historic buildings with newer developments by creating a dynamic and magnetic district exclusive to the City of Richmond. The properties within Main Street's TIFA come together to form an unmistakable district that evokes an emotional response from its residents and visitors. This emotion is often tied to a sense of place, or a combination of characteristics that make a place special and memorable. Maintaining a unique sense of place is crucial to the long-range vitality of Richmond's TIFA: this sense of place encourages residential activity, fosters economic development, and creates and strengthens connections between people and the places they share.

The Main Street District does have its weaknesses including occupancy rates, traffic flow, a lack of pedestrian amenities and no cohesive character. Main Street showcases some of Richmond's premiere amenities: quaint retail storefronts, restaurants, theaters, historical landmarks and commercial business. The city's major thoroughfare houses a substantial amount of mixed-use property, some of which remains vacant. To combat these vacancies, TIFA can incentivize commercial activity by stimulating economic growth and increasing local property values. Higher occupancy rates on Main Street ultimately translate into a more dynamic, lively and profitable arterial for the City of Richmond.

Efficiently managing the path and flow of vehicles through a designated area is perhaps one of the biggest indications that a downtown is welcoming to both drivers and pedestrians. Improving the performance of these shared spaces allows for a much more inviting, accessible and safe experience for the City's residents and visitors. Benefits of these improvements include a reduction in congestion and pollution, increased pedestrian activity, alleviation of heavy traffic flow and substantially lower infrastructure costs. TIFA should encourage local government officials to emphasize efficient traffic routes throughout the city's core.

The smallest details often determine whether a person feels comfortable in a place. These details, aptly referred to as principles of good urban design, include balance, innovation, simplicity, aesthetic focus and sustainability. Encouraging people to visit a place ultimately comes down to these details. TIFA should encourage the allocation of municipal funds to ensure that Richmond's downtown remains a regional destination. Amenities that encourage pedestrian activity and create a unique sense of place include benches, landscaping, crosswalks, pedestrian malls and squares, bike lanes, awnings and outdoor seating for cafes and restaurants.

The overall character of a downtown can be as important as the elements that comprise it. Richmond's TIFA should encourage strategic zoning practices to differentiate a given zones from its surrounding structures. It should also facilitate the promotion of a unified vision and brand to its residents and visitors: those who know and love the city will find it reinforces their values, while those that are new to Richmond will be captivated by its appeal. TIFA should also strive to help implement a variation of form-based code in order to unify business facades in its downtown, keeping it in character with its turn-of-the-century style. It may also find it prudent to encourage local businesses to keep within this style.

However, this district has plenty of opportunities for improvement, and will be the focus of the TIFA funds over the next 5 years. As the heart of the city's central business district, Main Street serves as not only a connective node, but as a destination. In its current state, Main Street provides the City of Richmond with substantial opportunity for future growth and development. TIFA should leverage this potential to help spur positive change throughout the city. Richmond has the opportunity, in conjunction with its TIFA, to increase overall commercial occupancy, incentivize residential occupancy, improve the aesthetic uniformity of its core and heighten the quality of its municipal services. As the city progresses, it is crucial that TIFA keep lines of communication open and actively address the concerns of its residents.

### ***Industrial Area***

The eastern portion of the City of Richmond TIFA is characterized by industrial uses. This area has developed into a cluster of industrial activity and investment because of the presence of an

active rail corridor and its close proximity to I-94. Occupied by production establishments, warehousing facilities, and agricultural processing operations, TIFA's industrial area has grown into a major employment center for the community. As TIFA continues to refine its operations it is imperative that this industrial node is allowed to grow and prosper.

The inclusion of industrial businesses within the city's TIFA district holds distinct advantages for Richmond. Primarily, this inclusion leads to an increase in tax revenue. Because industrial businesses are often much larger in size than commercial retail spaces, TIFA can capture a higher amount of property tax to be used for physical improvements and business attraction, among many others. Industrial businesses in Richmond hold a great deal of potential for spurring positive change within the city. Primarily, industrial businesses have the power to collaborate with other local retail, commercial and industrial businesses. Collaborative partnerships ultimately contribute to raising tax revenue for the city, encouraging unique and productive business practices and making the region more attractive to both residents and visitors. TIFA should encourage collaborations between the businesses that fall within its boundaries.

The City of Richmond has over 30 acres of land adjacent to municipal services and roads. This is ideal for both the attraction of new industrial businesses and the expansion of existing industrial business. The available land is primed for immediate development, including the property located along Skinner Drive. This parcel, completely within TIFA, is zoned solely for industrial use and provides ample opportunity for future development. Financial Runoff: Allowing for the development and expansion of industrial business ultimately serves to benefit the community at large. Increased industrial business activity means a greater number of people in the city that shop, eat and spend a portion of their disposable income. This revenue generation may ultimately lead to increasing attracting new residents and visitors, increasing the variety of retail and commercial businesses and improving the quality of services offered.

Richmond's industrial district houses several vacant properties. It is in the best interests of TIFA to use this available land to its distinct advantage. Because of these vacancies, the City is able to market itself to potential industrial business owners. The city has a substantial amount of industrial property (32 acres) that TIFA should advertise and incentivize to potential developers and investors appropriately.

Industrial districts are often located in the outer boundaries of a city in order to ensure a proper distance from residential and commercial districts.

There are many opportunities for improvement in this district, including 32 acres of industrial zoned property primed for development. A strong focus on marketing of these sites, as well as investing in infrastructure improvements will help promote revitalization throughout this district.



### ***Public & Semi-Pubic (Trailside & Parks District)***

The City of Richmond TIFA is a terminus for the Macomb Orchard Trail. This 24-mile non-motorized trail traverses 7 northern Macomb County communities, and connects to other regional and local trail systems. Since its inception, Richmond has embraced the Macomb Orchard Trail by investing in capital projects. One of the most notable investments was the creation of the Trailhead Park at the intersection of the trail, Division Road and Main Street. This recreational area and community gathering place is a prime example of the transformative opportunities associated with the having a major non-motorized asset in the community. The Trailside Area is comprised of the properties surrounding the Macomb Orchard Trail. This area of the TIFA District is occupied by a number of different land uses including single-family residential, multi-family residential, industrial and public uses. With the trail now entrenched in the district the community is committed to optimizing development in this area. The Trailside area is a key gateway for the City of Richmond, and TIFA can play an integral role in improving its aesthetics and functionality. TIFA's Recreational area is centered on Beebe Street Memorial Park and Bailey Park. This gathering place, located in the northern portion of the TIFA district, provides residents and visitors with staging area for major community events, recreational programs and historical gatherings. Beebe Street Memorial Park is the City's largest park. It is home to the Richmond Area Good Old Days Festival grounds, Richmond Little League, the city pool, playgrounds, a skate park and walking paths. Bailey Park is home to the Richmond Area Historical and Genealogy Society Historic Village, which houses a cluster of historic structures from the City of Richmond. The Recreational area is a sanctuary for the TIFA district. Users can engage in both passive and active recreational offerings in a safe public setting that showcases the City's natural beauty. This key community gathering place is an incredible asset for the district.

Richmond's parks and trails draw visitors from around the region and a continued focus on maintenance and new facilities will only make the district more successful. A specific focus should be placed on improved signage, ADA accessibility at all Richmond facilities and new facilities that will benefit residents and visitors while also acting as future revenue sources, such as larger pavilions or a portable stage for events.

### ***School and Neighborhood Area***

The School and Neighborhood areas are scattered throughout the TIFA district. These areas are characterized by strong residential neighborhoods and the presence of Richmond Community Schools. The mixture of assorted residential housing options situated in close proximity to educational facilities, is a perfect environment for community vitality and social interaction. The

residential neighborhoods are home to a core group of TIFA users. With close proximity to all of TIFA's assets these individuals have a greater likelihood to frequent local businesses, attend a community event, and engage in school activities. A strong residential housing stock coupled with an active community school district can undoubtedly lead to more activity and interest in the City of Richmond.

Richmond's schools and neighborhood district has many strengths that make it uniquely successful. There is a steady population base and the school district is engaged in the community. The district is fairly walkable and has a variety of housing options, including single family, multi-family, apartments and townhomes. Additionally, many of the homes in the district are historical, bringing character and a sense of place to the community.

There are of course opportunities for improvement. Many of the historic properties have not been properly maintained and have become victims of blight. Lighting throughout the district is relatively poor and sidewalks and other infrastructure is in need of improvement. A focus on better pedestrian links to parks and blight removal should continue to be a focus of the TIFA board.

## **TAX INCREMENT FINANCING PLAN**

Tax increment financing is an effective financing tool for the redevelopment of designated development areas within a District. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the source of the taxes. Tax dollars generated from new private property developments and from improvements and to existing private property within a designated development area are "captured" and utilized by the TIFA to finance public improvements within the development area. This process supports and encourages continued private investment.

"Captured Assessed Value" is defined in the Act as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. "Initial Assessed Value" is defined as the most recently assessed value, as finally equalized by the State Board of Equalization, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved. In the case of a change in the boundaries or a development area, the initial assessed value of those properties added is based upon the SEV in effect at the time of change. Unaffected properties maintain the same initial assessed valuation as originally determined. Properties deleted from a development area have the appropriate initial assessed valuation removed from the TIFA base.

**Table 1**, which follows, indicates the sources of income available to the City of Richmond TIFA to pay the costs of the development plan and the estimated amounts of each source for the next 20 years, based on taxable value and captured assessed value of real and personal property within the Development Area, assuming annual growth in the Development Area of 2 % on real and personal property.

<b>Tax Increment Revenue Projections</b>				
<b>Year</b>	<b>Current Taxable Value</b>	<b>Captured Taxable Value</b>	<b>Aggregate Millage Levied</b>	<b>Tax Increment Revenue</b>
2019	\$43,945,105.00	\$34,882,198.00	22.131	\$771,977.92
2020	\$44,824,007.10	\$35,761,100.10	22.131	\$791,428.91
2021	\$45,720,487.24	\$36,657,580.24	22.131	\$811,268.91
2022	\$46,634,896.99	\$37,571,989.99	22.131	\$831,505.71
2023	\$47,567,594.93	\$38,504,687.93	22.131	\$852,147.25
2024	\$48,518,946.83	\$39,456,039.83	22.131	\$873,201.62
2025	\$49,489,325.76	\$40,426,418.76	22.131	\$894,677.07
2026	\$50,479,112.28	\$41,416,205.28	22.131	\$916,582.04
2027	\$51,488,694.52	\$42,425,787.52	22.131	\$938,925.10
2028	\$52,518,468.41	\$43,455,561.41	22.131	\$961,715.03
2029	\$53,568,837.78	\$44,505,930.78	22.131	\$984,960.75
2030	\$54,640,214.54	\$45,577,307.54	22.131	\$1,008,671.39
2031	\$55,733,018.83	\$46,670,111.83	22.131	\$1,032,856.24
2032	\$56,847,679.20	\$47,784,772.20	22.131	\$1,057,524.79
2033	\$57,984,632.79	\$48,921,725.79	22.131	\$1,082,686.71
2034	\$59,144,325.44	\$50,081,418.44	22.131	\$1,108,351.87

2035	\$60,327,211.95	\$51,264,304.95	22.131	\$1,134,530.33
2036	\$61,533,756.19	\$52,470,849.19	22.131	\$1,161,232.36
2037	\$62,764,431.32	\$53,701,524.32	22.131	\$1,188,468.43
2038	\$64,019,719.94	\$54,956,812.94	22.131	\$1,216,249.23

*(See Appendix F for a listing of each taxing authority separately)*

The actual dollars collected by the taxing jurisdictions vary significantly from year to year. The funds will be based upon an annual levy approved by the governing body of each unit. The estimates of taxes to be captured in this report are based upon the difference between the 1984 SEV Base and the 2019 SEV and the tax rates levied by the taxing units. The applicable millage rates are summarized below. Since the millage rate will vary each year according to the annual approved rates, these rates should be considered illustrative only and not considered firm rates.

<b>Captured Revenues</b>	<b>Millage Rate</b>
City Operating	16.2187
Macomb Community College	1.4531
Macomb County	4.4592
<b>Total Levy</b>	<b>22.131</b>

## **PLANS FOR EXPENDITURE AND PROJECT LIST**

The TIFA Board anticipates completing projects on a “pay-as-you-go” basis, committing funds only as dollars become available. Below is a list of projects and programming that the TIFA Board has deemed important to complete throughout the duration of the TIFA program. Priority projects are underlined and will be completed as funds become available.

### ***General TIFA Administrative Needs:***

- Website promotion and education; promoting the TIFA Programs and educating why TIFA is important and what the board accomplishes
- Developing and executing a comprehensive marketing and branding strategy for the two traditional downtown areas within the TIFA District



- Underutilized property analysis (develop a better understanding of vacancy rates and how to successfully market these properties)
- Grant writing – consider hiring a grant writer to assist with various funding opportunities
- Strengthening stakeholder relationships with chambers of commerce, businesses and civic groups
- Technology advancements including wireless internet and telecommunications
- Purchase new property – purchase of additional property for parking lots and/or park land

**Character Area Priority 5-year projects:**

**1. Main Street**

- a. Continue and enhance the Façade Program:
  - i. Focus on improvements to the rear entrances of businesses, including parking lots
  - ii. Promote green building techniques –connect property owners with architects that can help preserve historic buildings building and while also making their buildings more sustainable (public/private partnerships to maintain buildings)
- b. Sidewalk improvements throughout the district
- c. Install poles for cross-road banners
- d. Install decorative lights across Main Street that can remain on throughout the year
- e. Purchase Holiday Decorations for every season
- f. Replace street light poles within the traditional downtown areas, consider using something other than the standard Edison poles
- g. Consolidated dumpster areas within the downtown district and/or a more aesthetically pleasing trash management system
- h. Utility relocation along the rear of the businesses
- i. Research private/public parking improvements. In particular the area from Water to Monroe on the east side of Main Street
- j. Look at cost estimate for parking improvements in the downtown
- k. Develop a program to promote murals on the side of the buildings
- l. Purchase and install a community events sign. This would inform the community about events and other happenings in Richmond
- m. Promote statues and/or sculptures throughout the downtown area
- n. Plan concerts or events specifically in downtown. This has the potential to further promote the restaurants and shops
- o. Purchase a portable stage for downtown events
- p. Four corner improvements (intersection of Main and Division)

## 2. Industrial

- a. Market the vacant industrial properties (there are 32 acres ready for new development)
- b. Cross-road banner poles for Division Street
- c. Maintenance of city facilities and purchase of new equipment
- d. Fencing around Beebe Park and Baseball Facilities (industrial property abutting – Master’s Machine)

## 3. Trailside

- a. Plan for future Macomb Orchard Trail expansion east (Bridge-Bay trail connector) and amenities. This section of trail is also a link for the Great Lake to Lake Trail Route 1 from South Haven to Port Huron
- b. Cross-road banner poles for Division Road and possibly Main Street (M-19)
- c. General improvements to “grass circle” and Trailhead Park. These improvements may include a water feature or some type of public art
- d. Improve the tree plantings or other vegetation that would successfully screen adjacent parking lot within the Trailhead Park
- e. Macomb Orchard Trail bathroom maintenance

## 4. Parks and Recreation

- a. Install a splash pad in Beebe Street Park
- b. Extending the electricity to Beebe Park Diamond C for lighting on-field
- c. Renovate the dugouts on Diamond C to match other dugouts
- d. Add an additional small pavilion by the community center (current pavilion is rented out every week in the summer). Exact location TBD
- e. Add a restroom to Bailey Park
- f. Schedule more frequent updates and improvements to play structures at City parks. Consider different styles of structures that target various age groups
- f. Assist the recreation department with the implementation of City’s 5-Year Parks and Recreation Master Plan
- g. Potential multi-use Pavilion where “beer tent” sits during Richmond Good Old Days Festival. Currently, the Festival pays a yearly rental fee for a large tent of roughly \$8,000 May work with the Festival on financing the large pavilion
- h. Develop an ice rink as part of large pavilion. If no pavilion, then consider a stand-alone ice rink facility
- i. Parking improvements at Bailey Park. Paving and striping the existing limestone parking areas and research an expansion of the parking located along Stone Street

- j. Assistance to implement of the Richmond Area Historical and Genealogical Society's 5-year plan
- k. Research potential for a camp site
- l. Continue to improve ADA accessibility at parks and throughout the district
- m. Festival and event improvements and enhancements
- n. Amphitheater or some type of stage within the TIFA district. Potentially coupled with the restroom renovations in Beebe Park

### **5. School and Neighborhood**

- a. Contribution to the street improvement program
- b. Sidewalk improvements within the TIFA (Similar to the SWIP program, TIFA would provide 50% match, residents provide the other 50%)
- c. Library expansion (renovations + improved parking)
- d. Cross-road banner poles for Division Street
- e. Residential improvements – consider a fund to enhance residential character (this would fund rehabilitation of historical homes in the community. The program would be income-based with a focus on houses on Main Street)
- f. Improved street lighting. Extend the Streetscape lighting one block behind the traditional downtown areas

## **EXCERPTS FROM TIFA LEGISLATION**

- **125.1813 Preparation and submission of tax increment financing plan; contents and approval of plan; public hearing; taxing jurisdictions.**
  - Sec. 13.
  - (1) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body. The plan shall be in compliance with section 14 and shall include a development plan as provided in section 16. The plan shall also contain the following:
    - (a) A statement of the reasons that the plan will result in the development of captured assessed value that could not otherwise be expected. The reasons may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some means.
    - (b) An estimate of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used shall be clearly stated in the plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for

excluding growth in property value resulting solely from inflation. The percentage of taxes levied for school operating purposes that is captured and used by the plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Act No. 62 of the Public Acts of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. This limitation does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, Act No. 224 of the Public Acts of 1985, being section 125.2113 of the Michigan Compiled Laws.

- c) The estimated tax increment revenues for each year of the plan.
- (d) A detailed explanation of the tax increment procedure.
- (e) The maximum amount of bonded indebtedness to be incurred.
- (f) The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.
- (g) The costs of the plan anticipated to be paid from tax increment revenues as received.
- (h) The duration of the development plan and the tax increment plan.
- (i) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the development area is located.
- (2) Approval of the tax increment financing plan shall be in accordance with the notice, hearing, disclosure, and approval provisions of sections 17 and 18. When the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.
- (3) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions in which the development is located to express their views and recommendations regarding the tax increment financing plan. The authority shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed tax increment financing plan. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.
- **125.1814 Transmitting and expending tax increment revenues; disposition of surplus funds; abolition of tax increment financing plan; financial report.**
  - Sec. 14.
  - (1) The municipal and county treasurers shall transmit to the authority tax increment revenues.



- (2) The authority shall expend the tax increment revenues received for the development program only in accordance with the tax increment financing plan. Surplus funds may be retained by the authority for the payment of the principal of and interest on outstanding tax increment bonds or for other purposes that, by resolution of the board, are determined to further the development program. Any surplus funds not so used shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax laws or a local charter that provides a maximum authorized rate for levy of property taxes. The governing body may abolish the tax increment financing plan when it finds that the purposes for which the plan was established are accomplished. However, the tax increment finance plan shall not be abolished until the principal of and interest on bonds issued pursuant to section 15 have been paid or funds sufficient to make the payment have been segregated.
- (3) The authority shall submit annually to the governing body and the state tax commission a financial report on the status of the tax increment financing plan. The report shall include the following:
  - (a) The amount and source of tax increments received.
  - (b) The amount in any bond reserve account.
  - (c) The amount and purpose of expenditures of tax increment revenues.
  - (d) The amount of principal and interest on any outstanding bonded indebtedness.
  - (e) The initial assessed value of the development area.
  - (f) The captured assessed value retained by the authority.
  - (g) The number of jobs created as a result of the implementation of the tax increment financing plan.
  - (h) Any additional information the governing body or the state tax commission considers necessary.
- **125.1816 Development plan; preparation; contents.**
  - Sec. 16.
  - (1) When a board decides to finance a project in a development area pursuant to this act, it shall prepare a development plan.
  - (2) To the extent necessary to accomplish the proposed development program the development plan shall contain:
    - **(a) The designation of boundaries of the development area in relation to the boundaries of the authority district and any other development areas within the authority district.**
    - **(b) The designation of boundaries of the development area in relation to highways, streets, or otherwise.**

- **(c) The location and extent of existing streets and other public facilities within the development area and the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.**
- (d) A description of improvements to be made in the development area, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.
- (e) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.
- (f) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.
- (g) A description of any parts of the development area to be left as open space and the use contemplated for the space.
- (h) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.
- (i) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.
- (j) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.
- (k) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.
- (l) The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.
- (m) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the

estimated capacity of private and public housing available to displaced families and individuals.

- (n) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.
- (o) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, 42 U.S.C. 4601 to 4655.
- (p) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.
- (q) Other material which the authority, local public agency, or governing body considers pertinent.
- (3) It shall not be necessary for the board to prepare a development plan pursuant to this section where a development plan that adequately provides for accomplishing the proposed development program has already been prepared by any of the organizations described in section 4(1)(a) to (d) and where the development plan has been approved by the board and governing body pursuant to sections 17 and 18.
- **125.1817 Public hearing on development plan; publication, mailing, and contents of notice; presentation of data; record.**
  - Sec. 17.
  - (1) The governing body, before adoption of a resolution approving or amending a development plan or approving or amending a tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall not be less than 20 days before the date set for the hearing. Notice shall also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.
  - (2) Notice of the time and place of hearing on a development plan shall contain the following:
    - (a) A description of the proposed development area in relation to highways, streets, streams, or otherwise.
    - (b) A statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing.
    - (c) Other information that the governing body considers appropriate.

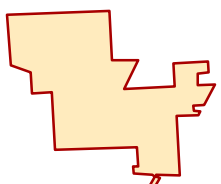
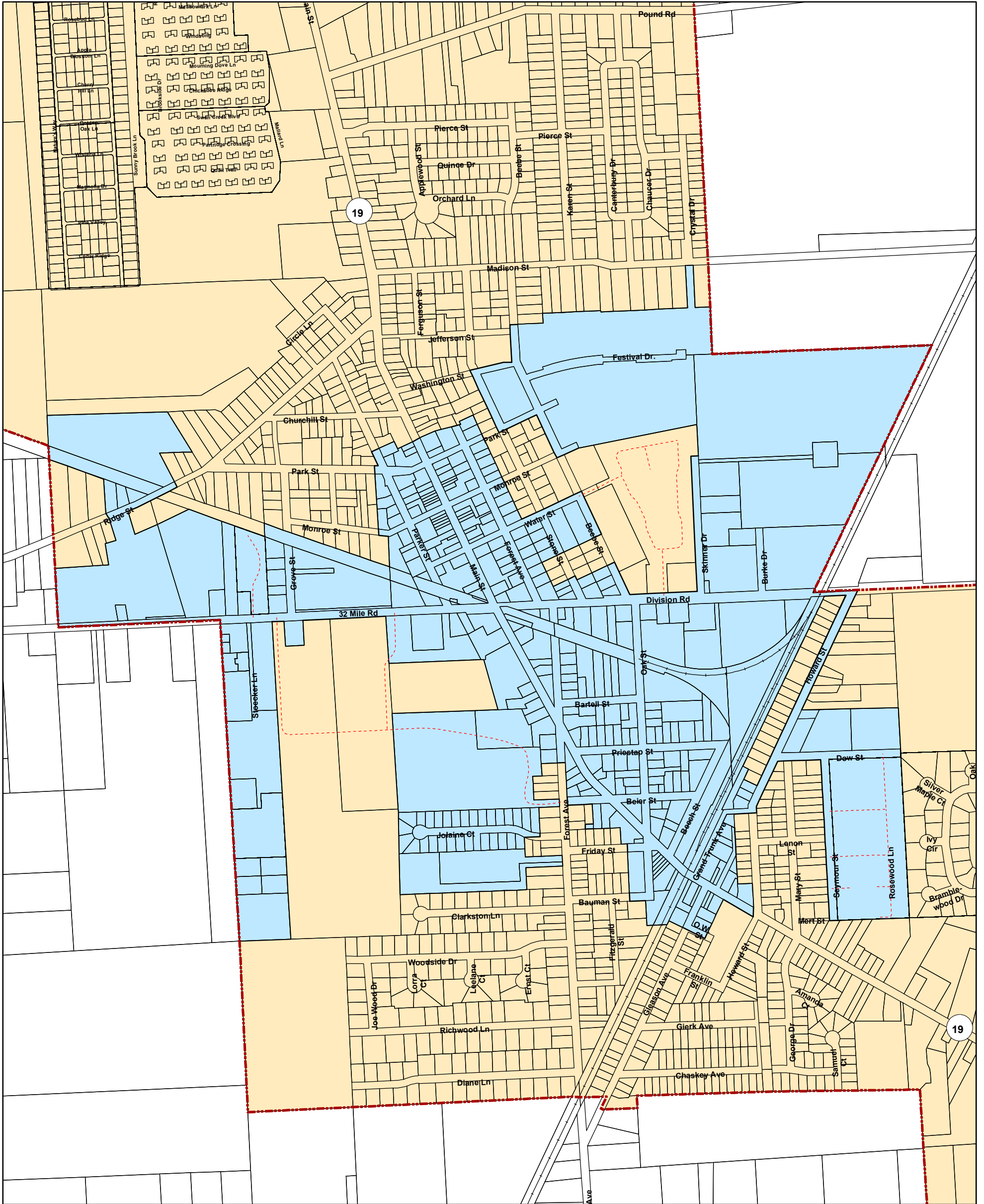
- (3) At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented at that time.
- **125.1818 Development plan or tax increment plan as public purpose; determination; approval or rejection of plan; notice and public hearing; conclusiveness of procedure, adequacy of notice, and certain findings; validation and conclusiveness of plan; contesting plan.**
  - Sec. 18.
  - (1) The governing body, after a public hearing on the development plan or the tax increment financing plan, or both, with notice of the hearing given pursuant to section 17, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If the governing body determines that the development plan or tax increment financing plan constitutes a public purpose, the governing body shall then approve or reject the plan, or approve it with modification, by resolution based on the following considerations:
    - (a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.
    - (b) Whether the development plan meets the requirements set forth in section 16(2) and the tax increment financing plan meets the requirements set forth in section 13(1).
    - (c) Whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
    - (d) Whether the development is reasonable and necessary to carry out the purposes of this act.
    - (e) Whether the amount of captured assessed value estimated to result from adoption of the plan is reasonable.
    - (f) Whether the land to be acquired within the development area is reasonably necessary to carry out the purposes of the plan and the purposes of this act.
    - (g) Whether the development plan is in reasonable accord with the approved master plan of the municipality, if an approved master plan exists.
    - (h) Whether public services, such as fire and police protection and utilities, are or will be adequate to service the development area.
    - (i) Whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

- (2) Except as provided in this subsection, amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection following the same notice and public hearing provisions that are necessary for approval or rejection of the original plan. Notice and hearing shall not be necessary for revisions in the estimates of captured assessed value and tax increment revenues.
- (3) The procedure, adequacy of notice, and findings with respect to purpose and captured assessed value shall be conclusive unless contested in a court of competent jurisdiction within 60 days after adoption of the resolution adopting the plan. A plan adopted before July 18, 1983 is validated and shall be conclusive unless contested in a court of competent jurisdiction within 60 days after July 18, 1983. A plan in effect before July 18, 1983 shall not be contested to the extent that tax increment revenues are necessary for the payment of principal and interest on outstanding bonds issued pursuant to the plan and payable from the tax increment revenues or to the extent the authority or municipality has incurred other obligations or made commitments dependent upon tax increment revenues.

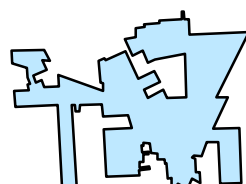


# Appendix A - TIFA Boundary Map

# City of Richmond, Michigan



**City Limit**



**TIFA Boundary**

## MAP 1 - TIFA DISTRICT MAP

0 145 290 580 870 1,160 Feet



December 10, 2019

# Appendix B - TIFA Parcel Listing

## TIFA Parcel Listing

Parcel Number	Property Class	Owner's Name	Property Address	District Name	Status
07-03-35-326-011	402	LAICH, HILDEGARDE S, TRUSTEE	RIDGE STREET	TIFA #1 - 1984	Active
07-03-35-376-007	401	LEONARD, MICHAEL ET-AL	34683 RIDGE STREET	TIFA #1 - 1984	Active
07-03-35-376-008	401	SKONIECZNY, JEANNINE C	34701 RIDGE STREET	TIFA #1 - 1984	Active
07-03-35-376-009	401	HUTCHINS, ROBERT	34771 RIDGE STREET	TIFA #1 - 1984	Active
07-03-35-378-006	202	RICHMOND ACQUISITION GROUP, LLC	34711 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-378-009	703	CITY OF RICHMOND	DIVISION ROAD ROW	TIFA #1 - 1984	Active
07-03-35-378-017	202	COUNTRY GARDEN ESTATES, LLC	DIVISION ROAD VACANT	TIFA #1 - 1984	Active
07-03-35-378-018	401	KOMISARZ, HENRIK	34985 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-378-022	1	MEDILODGE OF RICHMOND INC	34901 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-378-023	202	RICHMOND ACQUISITION GROUP, LLC	RIDGE STREET	TIFA #1 - 1984	Active
07-03-35-378-024	202	RICHMOND ACQUISITION GROUP, LLC	DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-378-025	201	RICHMOND ACQUISITION GROUP, LLC	34901 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-431-005	401	GABRIDGE, MATTHEW/ ALEXANDRA	69426 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-431-006	401	SMITH, VELORA E	69410 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-431-009	703	CITY OF RICHMOND	69445 MAIN STREET PARKING LOT	TIFA #1 - 1984	Active
07-03-35-431-010	703	CITY OF RICHMOND	69465 MAIN STREET FIRE HALL	TIFA #1 - 1984	Active
07-03-35-431-011	201	GRAMZOW FAMILY REV TRUST	69411 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-432-014	401	GOODAR, JEFFREY D	35875 PARK STREET	TIFA #1 - 1984	Active
07-03-35-432-018	401	LONG, JONAH/ REGINA	35911 PARK STREET	TIFA #1 - 1984	Active
07-03-35-432-031	401	SCHULTZ, KRISTIN	69434 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-432-035	401	FOSTER, DAVE	69436 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-432-036	401	JACQUES, TODD L	69412 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-433-001	703	CITY OF RICHMOND	BEEBE STREET BAILEY PARK	TIFA #1 - 1984	Active
07-03-35-453-005	401	COLLINS, ALBERT F & JANET R	35394 PARK STREET	TIFA #1 - 1984	Active
07-03-35-453-012	401	MILLARD, ROBERT L	35401 MONROE STREET	TIFA #1 - 1984	Active
07-03-35-453-013	401	JJ EDWARDS INVESTMENT GROUP LLC	69345 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-453-014	401	SARFIELD, JODIE L	69331 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-453-015	401	RIX, MICHAEL L & LEIGH	69315 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-455-007	401	WEIRMEIR, GAIL	69255 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-455-008	401	SPENS, CURTIS P & TRACY J	69235 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-455-009	401	SPENS, MARVIN F.	69211 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-455-010	401	MACMARTIN, KENNETH TOUT REV TRUST	35414 MONROE STREET	TIFA #1 - 1984	Active
07-03-35-455-011	401	MACMARTIN, KENNETH TOUT REV TRUST	35428 MONROE STREET	TIFA #1 - 1984	Active
07-03-35-456-001	401	PHOENIX RESIDENTIAL RENTAL PROP LLC	35035 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-456-003	401	TROMBLEY, MICHAEL C & DANA A	69147 GROVE STREET	TIFA #1 - 1984	Active

07-03-35-456-004	401	SMITH, JOHN F	69127 GROVE STREET	TIFA #1 - 1984	Active
07-03-35-456-005	401	WASHE, ANDREW	69053 GROVE STREET	TIFA #1 - 1984	Active
07-03-35-456-007	401	BETHWAY, CLARENCE	69035 GROVE STREET	TIFA #1 - 1984	Active
07-03-35-456-008	201	WESTSIDE CARWASH, LLC	35141 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-456-009	401	COUNTRY GARDEN ESTATES LLC	35085 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-457-001	703	CITY OF RICHMOND	DIVISION ROW	TIFA #1 - 1984	Active
07-03-35-457-002	301	MIRKWOOD PROPERTIES INC	35377 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-458-001	703	CITY OF RICHMOND	DIVISION ROW	TIFA #1 - 1984	Active
07-03-35-458-002	301	MILLER TRANSIT MIX	35555 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-458-003	301	MILLER TRANSIT MIX	35555 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-459-001	407	COUNTRY GARDEN ESTATES LLC	69001 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-002	407	COUNTRY GARDEN ESTATES LLC	69005 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-003	407	COUNTRY GARDEN ESTATES LLC	69009 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-004	407	COUNTRY GARDEN ESTATES LLC	69013 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-005	407	LAING, DORA E	69017 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-006	407	COUNTRY GARDEN ESTATES LLC	69021 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-007	407	COUNTRY GARDEN ESTATES LLC	69025 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-008	407	COUNTRY GARDEN ESTATES LLC	69029 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-009	407	COUNTRY GARDEN ESTATES LLC	69033 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-010	407	COUNTRY GARDEN ESTATES, LLC	69037 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-011	407	MATTHEWS, BETHANY	69041 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-012	407	COUNTRY GARDEN ESTATES, LLC	69045 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-013	407	COUNTRY GARDEN ESTATES LLC	69049 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-014	407	COUNTRY GARDEN ESTATES LLC	69053 GARDEN DRIVE	TIFA #1 - 1984	Active
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07-03-35-459-016	407	COUNTRY GARDEN ESTATES LLC	69061 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-017	407	COUNTRY GARDEN ESTATES LLC	69065 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-018	407	COUNTRY GARDEN ESTATES LLC	69069 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-019	407	THOMAS, MATTIE SUE	69073 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-020	407	COUNTRY GARDEN ESTATES LLC	69077 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-021	407	COUNTRY GARDEN ESTATES LLC	69103 GARDEN DRIVE	TIFA #1 - 1984	Active
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07-03-35-459-030	407	COUNTRY GARDEN ESTATES LLC	69139 GARDEN DRIVE	TIFA #1 - 1984	Active



07-03-35-459-031	407	COUNTRY GARDEN ESTATES LLC	69143 GARDEN DRIVE	TIFA #1 - 1984	Active
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07-03-35-459-039	407	COUNTRY GARDEN ESTATES LLC	69175 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-459-040	407	COUNTRY GARDEN ESTATES LLC	69179 GARDEN DRIVE	TIFA #1 - 1984	Active
07-03-35-476-001	201	DRM JR, LLC	35640 PARK STREET	TIFA #1 - 1984	Active
07-03-35-476-002	202	FOSTER OIL CO.	69354 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-476-003	401	O'DONNELL, KENNETH	69340 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-476-004	705	GENERAL TELEPHONE CO.	35641 MONROE STREET	TIFA #1 - 1984	Active
07-03-35-476-005	401	MARTIN, JOSEPH/ KIMBERLY	69318 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-476-006	201	FOSTER/SCHWEIHOFFER REAL ESTATE	69387 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-007	202	FOSTER OIL CO.	69351 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-008	201	GRAMZOW FAMILY REV TRUST	69345 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-009	201	HAMILTON BICYCLES LLC	69333 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-010	201	HAMILTON BICYCLES, LLC	69329 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-011	201	PRICE, DAVID	69321 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-012	201	PRICE, DAVID	69317 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-476-013	201	RICHMOND MASONIC TEMPLE ASSOC	69307 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-002	202	JOHNSON, ROBERT & MABLE TRUST	69380 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-003	703	CITY OF RICHMOND	69360 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-004	201	THOMAS, THEODORE F & DEBRA A	69348 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-005	201	LIKE, MARCILE E TRUST	69334 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-006	201	LIKE, RICHARD A & M TRUST	69334 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-007	401	ARMSTRONG, EDWIN ROY	35870 PARK STREET	TIFA #1 - 1984	Active
07-03-35-477-008	401	RYAN, RAY/ DANIELLE PAWLOSKI-RYAN	69355 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-477-009	201	PNC REALTY SVCS, NATIONAL CITY BANK	69306 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-477-010	401	GREEN, MARK A	35885 MONROE STREET	TIFA #1 - 1984	Active
07-03-35-477-011	201	JOHNSON, ROBERT & MABLE TRUST	69394 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-478-003	401	BADACZEWSKI, ROBERT/ GAIL	69350 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-478-004	401	DENNISON, STEPHEN & BETH	69336 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-478-005	401	FREER, PAULINE	69310 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-478-009	401	REDNER, ROSS M	69372 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-478-010	401	YELENCICH, NICHOLAS A/ HEATHER N	69360 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-480-001	703	CITY OF RICHMOND	MONROE PARKING LOT	TIFA #1 - 1984	Active
07-03-35-480-004	201	WEINERT, RICHARD & SUSAN	69295 MAIN STREET	TIFA #1 - 1984	Active

07-03-35-480-005	201	RSH ENTERPRISES, LLC	69289 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-006	201	SIMMONS, DONALD C & IRENE F TRUST	69283 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-007	201	VENTIMEGLIA, CARL	69273 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-008	201	BENJAMIN, DILO	69267 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-009	703	CITY OF RICHMOND	69259 MAIN STREET PARKING LOT	TIFA #1 - 1984	Active
07-03-35-480-011	201	AASIMA, LLC	69209 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-012	703	CITY OF RICHMOND	69245 MAIN STREET PARKING LOT	TIFA #1 - 1984	Active
07-03-35-480-014	201	MANIACI, ALFONSE	69233 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-480-016	401	VASS, ROSEL, I	35621 WATER STREET	TIFA #1 - 1984	Active
07-03-35-480-017	201	MANIACI, ALFONSE & THERESA	69227 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-001	201	CHAPS PROPERTIES LLC	69294 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-002	201	ASHBROOK, MATTHEW A/ LINDA K	69278 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-003	201	MAJCHRZAK, ROBERT A/ MELISSA L	69268 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-004	201	POZOLO, KENNETH M & PATRICIA	69262 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-007	201	KEN'S BUILDING LLC	69232 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-008	201	PETERS, ROBERT A & DIANE	69214 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-009	201	FREEDOM, LLC	69206 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-481-010	401	PFLUEGER, MICHAEL J JR	69271 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-481-011	703	CITY OF RICHMOND	69259 FOREST PARKING LOT	TIFA #1 - 1984	Active
07-03-35-481-012	703	CITY OF RICHMOND	69237 FOREST PARKING LOT	TIFA #1 - 1984	Active
07-03-35-481-013	201	DAP BUILDING MANAGEMENT, LLC	69209 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-481-014	201	DIVINE CHILD HOLDINGS, LLC	69246 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-482-001	401	DISTELRATH, EMILY	69270 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-482-002	401	ELZERMAN, LORIE M	69258 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-482-003	401	ROGERS, RICHARD & CANDICE M	69236 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-482-004	401	WILKINS, DAVID R/ CATHERINE TRUST	69210 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-484-001	401	DIXON, MICHAEL E	69181 PARKER STREET	TIFA #1 - 1984	Active
07-03-35-485-001	401	PAYE, JEAN MARIE	35614 WATER STREET	TIFA #1 - 1984	Active
07-03-35-485-003	201	SSDD, LLC	69089 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-485-008	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-485-009	201	CREJV MIXED FIVE MI 2 BRNCH HLDGS	69069 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-485-010	1	RICHMOND FLOWER SHOP INC	69037 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-485-011	1	RICHMOND FLOWER SHOP INC	69001 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-485-012	201	RICHMOND FLOWER SHOP INC	69001 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-486-001	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-486-002	202	MILLER TRANSIT MIX	35555 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-35-487-001	201	KTJ ENTERPRISE, LLC	69080 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-487-002	201	BAYLISS STREET PROPERTY, LLC #32	69050 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-487-003	201	CUTIJAR, DAVID	69020 MAIN STREET	TIFA #1 - 1984	Active
07-03-35-487-004	201	BRUSCA, VINCENZO & DIANE M	69006 MAIN STREET	TIFA #1 - 1984	Active

07-03-35-487-005	401	WYLIN, KASANDRA	69111 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-487-006	401	COVERT, NILE R	69095 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-487-007	401	WALKER, JANE & CARPENTER, BENJAMIN	69081 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-487-008	401	MARO, NANCY E	69067 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-487-009	401	MORGAN, GORDON & PATRICIA	69047 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-487-010	401	SCHIENKE, TIMOTHY F & HOLLY A	69025 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-001	401	NIEMAN, KARI L	69112 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-002	401	PATTON, DAVID R	69096 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-003	401	HOOPER, APRIL CHRISTINE	69080 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-004	401	KONDEK, LAWRENCE & LINDA	69064 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-005	401	WERNER, CHRISTOPHER G	69046 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-006	401	KONWINSKI, MARK A/ LINDA M	69030 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-007	401	PEITZ, JOHN	69000 FOREST STREET	TIFA #1 - 1984	Active
07-03-35-488-008	401	CURREY, WILLIAM & JANET TRUST	35982 WATER STREET	TIFA #1 - 1984	Active
07-03-35-488-009	401	HOLLIFIELD, LORI M	69123 STONE STREET	TIFA #1 - 1984	Active
07-03-35-488-010	401	HOLMES, ROSANN E ET-AL	69107 STONE STREET	TIFA #1 - 1984	Active
07-03-35-488-011	401	DOLAN, SCOTT C & JANICE M	69091 STONE STREET	TIFA #1 - 1984	Active
07-03-35-501-002	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-501-003	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-501-004	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-501-005	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-35-501-006	711	MACOMB COUNTY	MACOMB ORCHARD TRAIL	TIFA #1 - 1984	Active
07-03-36-301-029	703	CITY OF RICHMOND	BEEBE STREET PARK	TIFA #1 - 1984	Active
07-03-36-301-030	703	CITY OF RICHMOND	BEEBE STREET PARK & BARN	TIFA #1 - 1984	Active
07-03-36-353-001	401	VARTY, JEFFERY	69037 STONE STREET	TIFA #1 - 1984	Active
07-03-36-353-002	401	PATRIC GATES CONSTRUCTION, LLC	69025 STONE STREET	TIFA #1 - 1984	Active
07-03-36-353-003	401	PACK, ROBERT & DONNA	69011 STONE STREET	TIFA #1 - 1984	Active
07-03-36-354-001	703	CITY OF RICHMOND	69130 STONE STREET DPW	TIFA #1 - 1984	Active
07-03-36-354-006	703	CITY OF RICHMOND	69129 BEEBE STREET DPW	TIFA #1 - 1984	Active
07-03-36-354-010	401	PAQUIN, JOSEPH P & CHRISTINE	69055 BEEBE STREET	TIFA #1 - 1984	Active
07-03-36-354-011	401	NORTLEY, MARK	69037 BEEBE STREET	TIFA #1 - 1984	Active
07-03-36-354-013	401	TOMS, MARK & DONNA L	69019 BEEBE STREET	TIFA #1 - 1984	Active
07-03-36-354-014	703	CITY OF RICHMOND	DIVISION ROW	TIFA #1 - 1984	Active
07-03-36-354-015	401	HILLER, JESSICA A	69028 STONE STREET	TIFA #1 - 1984	Active
07-03-36-354-016	401	SANCHEZ, LEOPOLDO & LUCINA A	69010 STONE STREET	TIFA #1 - 1984	Active
07-03-36-356-005	703	CITY OF RICHMOND	36489 DIVISION ROAD LIFT STATION	TIFA #1 - 1984	Active
07-03-36-376-002	703	CITY OF RICHMOND	36879 DIVISION ROAD WELL #9	TIFA #1 - 1984	Active
07-03-36-376-007	1	SUN RICHMOND INDUSTRIAL LLC	SKINNER DRIVE	TIFA #1 - 1984	Active
07-03-36-376-008	703	CITY OF RICHMOND	SKINNER DRIVE ROW	TIFA #1 - 1984	Active
07-03-36-376-009	301	LPS PROPERTIES INC	69210 SKINNER DRIVE	TIFA #1 - 1984	Active

07-03-36-376-012	701	US POSTAL SERVICE	36511 DIVISION ROAD	TIFA #1 - 1984	Active
07-03-36-376-013	301	69250 BURKE DRIVE, LLC	69250 BURKE DRIVE	TIFA #1 - 1984	Active
07-03-36-376-016	703	CITY OF RICHMOND	36725 DIVISION ROAD POLICE POST	TIFA #1 - 1984	Active
07-03-36-376-017	301	PROSPER-PLACE LLC	69160 SKINNER DRIVE	TIFA #1 - 1984	Active
07-03-36-376-018	301	TRAUTMAN HOLDINGS, LLC	69150 SKINNER DRIVE	TIFA #1 - 1984	Active
07-03-36-376-019	301	BORTON, C.A., L.L.C.#995	69245 BURKE DRIVE	TIFA #1 - 1984	Active
07-03-36-376-020	301	HOLAN HOLDINGS, LLC	69215 SKINNER DRIVE	TIFA #1 - 1984	Active
07-03-36-376-021	302	SUN RICHMOND INDUSTRIAL LLC	SKINNER DRIVE	TIFA #1 - 1984	Active
07-03-36-376-022	703	CITY OF RICHMOND	SKINNER DRIVE DPW	TIFA #1 - 1984	Active
07-06-01-101-001	401	SPRADER, WILLIAM/ PATRICIA	36012 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-101-004	402	RICHMOND STORAGE SYSTEMS	36148 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-101-005	401	RICHMOND STORAGE SYSTEMS	36166 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-101-006	201	RICHMOND STORAGE SYSTEMS	68801 OAK STREET	TIFA #1 - 1984	Active
07-06-01-101-008	201	WEIDER, ROBERT J	36124 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-101-009	201	WELSH, THOMAS S III & PAMALA S	36022 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-101-010	201	PAVES, CHRISTOPHER/ TRACY	36040 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-102-001	401	KLEINHANS, DENNIS L	68826 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-002	401	ALDIS, SCOTT	68800 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-003	401	SCHWEIGER, GERALD D ET-AL	68784 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-004	401	HEBEL, JASON C & HEBEL, JANICE J	68772 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-005	401	WERDERMAN, NELSON H & AMY TRUST	68756 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-006	401	SCHWARK, ELWOOD & NORMA	68744 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-102-007	401	PIGLOSKI, JOHN	36039 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-102-008	401	RIX, ROGER	36053 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-102-009	401	WILKIE, LAWRENCE JR & MONICA	36067 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-102-010	201	VAN HAVEN APARTMENTS INC.	36075 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-102-011	201	VAN HAVEN APARTMENTS INC.	36087 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-102-012	201	SEE HOPP II COMPANY	68745 OAK STREET	TIFA #1 - 1984	Active
07-06-01-103-001	401	TOWNSEND, JOYCE	68720 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-103-002	401	VENUK, JOHN J/ MARGARET M ET-AL	36044 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-103-003	401	BLAIR, ANDREA D	68690 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-103-004	401	BUSCH, IVAN R & ELIZABETH E	36066 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-103-005	401	DELCOURT, MARK H	36086 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-103-006	401	TREEND, JACK I & VICTORIA A	36092 BARTELL STREET	TIFA #1 - 1984	Active
07-06-01-103-007	401	BAUMAN, CARL E	68655 OAK STREET	TIFA #1 - 1984	Active
07-06-01-103-008	201	DUBAY, JAMES V	68650 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-103-009	401	LORIA, DANIEL	36041 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-103-010	401	CONNER, BRIAN & CATHERINE	36053 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-103-011	401	SCHMIDT, DALE	36067 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-103-012	401	KRUISE, BRANDON M	36079 PRIESTAP STREET	TIFA #1 - 1984	Active

07-06-01-103-013	401	ZELLER, JOHN J & MICHELLE	36091 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-103-014	401	BIRCHMEIER, DAVID A/ GERALDINE	36111 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-103-015	401	DICKINSON, THOMAS W	36129 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-104-001	401	SPENS, DENNIS/ TAMMY	36344 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-104-002	401	PHOENIX RESIDENTIAL RENTAL PROP LLC	36366 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-104-003	201	ROB'S SUPER CAR WASH, INC	36410 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-104-007	301	STAR OF THE WEST MILLING CO	68790 OAK STREET	TIFA #1 - 1984	Active
07-06-01-104-009	703	CITY OF RICHMOND	DIVISION ROW	TIFA #1 - 1984	Active
07-06-01-104-011	201	SHAMBHALA, LLC	36452 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-104-012	301	DIVISION STREET INDUSTRIAL	36490 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-105-001	301	THREADED PRODUCTS CO	68750 OAK STREET	TIFA #1 - 1984	Active
07-06-01-105-002	302	THREADED PRODUCTS CO	68664 OAK STREET	TIFA #1 - 1984	Active
07-06-01-105-004	302	THREADED PRODUCTS CO	OAK STREET	TIFA #1 - 1984	Active
07-06-01-105-005	401	UBER, KEVIN JR	36311 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-006	401	WILLIAMS, ANDREW	36325 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-007	401	SWANTEK, JENNIFER L	36341 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-008	401	WIGHTMAN, C PAT & KAYE	36359 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-011	401	UBER, KEVIN & CAROLYN	36391 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-013	401	WROBLEWSKI, MARK	36375 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-014	401	SCHWEIGER, RONALD G JR	36405 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-015	401	GIANCOLA, MICHAEL/ SYDNEY	36421 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-105-016	401	MADEAU, MICHAEL	68652 OAK STREET	TIFA #1 - 1984	Active
07-06-01-105-017	401	CAPERTON, ROBERT K	68640 OAK STREET	TIFA #1 - 1984	Active
07-06-01-126-003	301	E. THEUT FAMILY LIMITED	36820 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-126-004	302	E. THEUT FAMILY LIMITED	36820 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-01-127-031	401	SLIVATZ, ROBERT A & LAURA L	68355 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-127-032	401	MOILANEN, JOHN D & DAWN L	68325 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-127-033	401	SINAUSKAS, KORI	68305 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-127-040	201	HICKS, ANDY A	68271 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-06-01-128-018	201	RICHMOND MANOR APARTMENTS,	36901 DOW STREET	TIFA #1 - 1984	Active
07-06-01-128-029	1	ELMHURST OF RICHMOND LLC	68560 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-128-030	201	DOW MANOR LLC	36781 DOW STREET	TIFA #1 - 1984	Active
07-06-01-129-001	407	ELMHURST OF RICHMOND, LLC	68608 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-002	407	ELMHURST OF RICHMOND, LLC	68602 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-003	407	ELMHURST OF RICHMOND, LLC	68584 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-004	407	ELMHURST OF RICHMOND, LLC	68572 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-005	407	ELMHURST OF RICHMOND, LLC	68566 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-006	407	ELMHURST OF RICHMOND, LLC	68558 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-007	407	ELMHURST OF RICHMOND, LLC	68550 HOWARD STREET	TIFA #1 - 1984	Active
07-06-01-129-008	407	ELMHURST OF RICHMOND, LLC	68546 HOWARD STREET	TIFA #1 - 1984	Active



07-06-01-151-001	401	EMERSON, PAUL A & LAUREL A	68491 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-151-002	401	DELINSKI, PHYLLIS M TRUST	68471 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-151-003	401	CHAPMAN, OSCAR B/ DIANE MARIE	68455 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-151-004	401	HAYES, CHERYL	68414 FOREST STREET	TIFA #1 - 1984	Active
07-06-01-151-005	401	DAVIS, LAWRENCE	68441 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-151-006	201	KIZY, THOMAS H & SALAWA	68425 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-152-001	201	MARKEL, JOHN & YVONNE	68476 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-152-002	401	KRAMER, JOSHUA/ LAURA R	68440 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-152-003	401	ARSENAULT, CRAIG/ TANYA	36076 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-152-006	703	CITY OF RICHMOND	68420 MAIN STREET VACANT LOT	TIFA #1 - 1984	Active
07-06-01-152-009	401	KINSLER, MICHAEL J	68425 OAK STREET	TIFA #1 - 1984	Active
07-06-01-152-010	401	MAEDEL, MARY ANN TRUST	68411 OAK STREET	TIFA #1 - 1984	Active
07-06-01-152-011	401	BRUYNEEL, WILLIAM	36094 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-152-012	201	DIAMOND LAUNDRY & CLEANERS	36130 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-152-013	401	DEMANUEL, MICHAEL J & LAURIE L	68435 OAK STREET	TIFA #1 - 1984	Active
07-06-01-152-014	201	MAEDEL, COLLEEN T	36111 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-001	401	GRABOWSKI, WILLIAM R	68460 OAK STREET	TIFA #1 - 1984	Active
07-06-01-153-002	401	PILKOWSKI, SHARON A & DENNIS	68448 OAK STREET	TIFA #1 - 1984	Active
07-06-01-153-003	401	MCCLEARY, GREGORY L & CATHY L	68436 OAK STREET	TIFA #1 - 1984	Active
07-06-01-153-004	401	STRBENAC, RONALD G	68424 OAK STREET	TIFA #1 - 1984	Active
07-06-01-153-005	401	DANIEL, ANNA	36311 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-006	401	FALK, LINDA J	36317 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-007	401	OCEGUERA, ARNULFO/ MARIA GONZALEZ	36352 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-153-008	401	SHUMAN, DAVID & LORRAINE	36364 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-153-009	401	FORSTER, KELLY M	36329 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-010	401	STAGER, EMORY E & JESSIE E	36353 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-011	401	DEJULES, PAUL III	36365 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-153-012	401	COLLETT, TODD/ CROWE, CONNIE	36382 PRIESTAP STREET	TIFA #1 - 1984	Active
07-06-01-153-013	402	BUTROS, JOYCE & DUNKELBERG, JOAN	68421 BEECH STREET	TIFA #1 - 1984	Active
07-06-01-154-015	201	MERECKI, CARL M. JR.	68311 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-154-017	401	HAYES, JONATHAN F & ANN	36056 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-154-020	201	MCGOVERN HOLDINGS, LLC	68385 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-154-021	201	MCGOVERN, THOMAS E/ SUSAN C	68365 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-155-001	201	VERLINDE INSURANCE AGENCY	68364 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-156-001	401	PUJA, KRACIUN & FLOARIA	68368 OAK STREET	TIFA #1 - 1984	Active
07-06-01-156-002	401	CAPORUSCIO, GERALD A	36320 BEIER STREET	TIFA #1 - 1984	Active
07-06-01-156-003	401	CAPORUSCIO, THOMAS VAN	68356 OAK STREET	TIFA #1 - 1984	Active
07-06-01-156-004	202	TAYHILL PROPERTIES, LLC	68300 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-156-005	201	CAPORUSCIO, MARION	68361 BEECH STREET	TIFA #1 - 1984	Active
07-06-01-156-006	201	GOSSELIN, DAVID A	68339 BEECH STREET	TIFA #1 - 1984	Active

07-06-01-156-007	201	TAYHILL PROPERTIES, LLC	68286 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-157-008	201	HOLLWEG, LANCE F	68336 BEECH STREET	TIFA #1 - 1984	Active
07-06-01-158-015	201	BISHOP, ROBERT A TRUST	68295 OAK STREET	TIFA #1 - 1984	Active
07-06-01-161-001	201	EVOLA, FABIO	68287 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-002	201	DUBAY, TISHALYN	68277 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-003	201	IKERA, JOHN K/ EVELYN K	68265 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-004	201	ANDARY MANAGEMENT 8, LLC	68259 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-005	201	ANDARY MANAGEMENT 8, LLC	68251 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-006	201	BURKE, LORRAINE & FREDERICK T	68243 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-007	703	CITY OF RICHMOND	68225 MAIN STREET CITY OFFICES	TIFA #1 - 1984	Active
07-06-01-161-008	201	DUDLEY, CHARLES & CHERYL	68209 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-161-009	201	MEYERS, JOHN M	36180 BAUMAN STREET	TIFA #1 - 1984	Active
07-06-01-162-002	201	JSCS LLC	68236 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-06-01-162-003	201	TVW HOLDINGS, INC	68216 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-06-01-162-004	201	JSCS, LLC	68200 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-06-01-162-005	202	JSCS, LLC	68200 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-06-01-162-006	202	JSCS, LLC	68120 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-162-007	201	EVANS, JOANNES B & CORINNE A	68104 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-163-001	201	JSCS, LLC	LANE STREET	TIFA #1 - 1984	Active
07-06-01-163-002	201	BREESE, BERTA O	68074 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-163-003	201	BREESE, BERTA O	68050 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-164-003	201	VARNEY, ROBERT J	67919 GLEASON STREET	TIFA #1 - 1984	Active
07-06-01-164-004	201	CAMPBELL-CORMIER, THOMAS/CATHERINE	68155 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-164-005	201	WILKERSON, TROY/ LORI	68141 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-164-006	201	NRT REAL ESTATE HOLDINGS, LLC	68131 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-165-001	201	BLAKELY INVESTMENTS, LLC	68095 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-165-002	201	MARCH, TED L/ DAWN S	68085 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-165-003	201	MOONEY REAL ESTATE HOLDINGS	68071 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-165-005	1	MOONEY REAL ESTATE HOLDINGS	67930 GLEASON STREET	TIFA #1 - 1984	Active
07-06-01-165-006	1	MOONEY REAL ESTATE HOLDINGS	67912 GLEASON STREET	TIFA #1 - 1984	Active
07-06-01-176-009	201	RICHMOND CITY DQ, LLC	68020 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-182-001	407	MANCHESTER, ELSIE M	68450 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-002	407	HAMBLIN, ROBERT W	68452 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-003	407	NIEMAN, BRANDON	68454 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-004	407	PORRETT, JUSTINE	68456 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-005	407	OLKOWSKI, RONALD JR	68410 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-006	407	VANDRIESSCHE, MICHAEL R	68412 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-007	407	WALTOS, MARY & TABIAN,	68414 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-008	407	MISKO, SEAN A/ CORIE L	68416 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-009	407	TAORMINA, SAMUEL N & SHARRON	68451 ROSEWOOD LANE	TIFA #1 - 1984	Active

07-06-01-182-010	407	WEST, CHARLENE	68453 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-011	407	PFAENDTNER, DANIEL J	68455 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-012	407	HALL, ALISSA	68457 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-013	407	BERTOSSI, PHYLLIS E	68459 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-014	407	HOLTON, BARBARA	68461 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-015	407	HOBART, MICHAEL	68463 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-016	407	WILLE, PATRICIA L	68465 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-017	407	PEYERK, MARY A	68391 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-018	407	ROGIER, KIMERLY ANN	68393 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-019	407	WARD, JESSICA	68395 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-020	407	PHOENIX RESIDENTIAL RENTAL PROP LLC	68397 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-021	407	DELEKTA, CAROL ET-AL	68399 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-022	407	BYRUM, JEFFREY T & CATHERINE	68401 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-023	407	COLLINGS, JANINNE F	68403 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-024	407	SINGLER, JAMES	68405 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-025	407	CAPOZZO, WILLIAM & CAROL	68370 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-026	407	MIEKSZTYN, MARY	68372 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-027	407	SCHAPMAN, MICHELE	68374 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-028	407	SMITH, DAWN L	68376 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-029	407	KLAUKA, JANET L	68350 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-030	407	MOORE, JONATHAN P	68352 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-031	407	MARY LAND HOLDING, LLC	68354 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-032	407	PETERSON, ANDREW L	68356 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-033	407	AYER, FELTON C	36891 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-034	407	SERRA, NICHOLAS/ ROBINSON, RACHEL	36893 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-035	407	MARTIN, JUDITH C.	36895 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-036	407	VOISE, SHARON D TRUST	36897 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-037	407	YELENCICH, JOSEPH A JR/ CONNIE M	36851 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-038	407	SZCZESNIAK, CLEMENS R	36853 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-039	407	BLISS, WAYNE	36855 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-040	407	PHOENIX RESIDENTIAL RENTAL PROP LLC	36857 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-041	407	KOWALEWSKI, ROMAN/ AGATHA	68300 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-042	407	HILLEWAERE, JACOB/ AMANDA	68302 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-043	407	MISCH, RONALD G JR	68304 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-044	407	SANTO, BRYAN E	68306 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-045	407	CLEARHOUT, GERALDINE	68260 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-046	407	NOVAK, JOHN P & MICHELE	68262 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-047	407	DOANE, WINIFRED M	68264 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-048	407	STALLMANN, HENRY K	68266 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-049	407	ENGELHARD, JAY F/ CONNIE F	68220 ROSEWOOD LANE	TIFA #1 - 1984	Active

07-06-01-182-050	407	FOSTER, DONALD	68222 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-051	407	FEDERLE, PAUL B	68224 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-052	407	DJELAJ, JOHN	68226 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-053	407	PAPUGA, GERALD F & PATRICIA M	68180 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-054	407	MALEY, MELISSA	68182 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-055	407	PIERCE, STEPHEN D & PATRICIA	68184 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-056	407	VERSCHAEVE, JAMES/ ALAN	68186 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-057	407	DESMET, MARSHALL/ SUSAN	36891 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-058	407	MENO, ALLAN S	36893 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-059	407	GILROY, MARLA A	36895 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-060	407	KLAMA, SANDY M	36897 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-061	407	ROOT, DEBORAH S	36851 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-062	407	JOHNSON, BERNADINE TRUST	36853 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-063	407	MOORE, DEBRA L	36855 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-064	407	ULLICNY, KRISTIN L	36857 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-065	407	SCHAAF, GARY	36831 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-066	407	GERMAIN, PATRICK	36833 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-067	407	MARTIN, AMMON C & LINDA S	36835 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-068	407	SCRIBNER, SUE ANN	36837 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-069	407	LADEMAN, DOUGLAS R	36839 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-070	407	RAIL, RICHARD E & TESSA J	36841 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-071	407	HOPTON, BETTY	36843 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-072	407	MESSER, KENNETH R	36845 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-073	407	WALLACE, BILLIE M	36830 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-074	407	STRASZ, MICHAEL W	36832 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-075	407	HAACK, JULIE	36834 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-076	407	KLEINHANS, BRIAN	36836 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-077	407	MOILANEN, KENNETH O	68458 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-078	407	J & J PROPERTY 2, LLC	68460 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-079	407	WHITE, BRYAN D & DEBERAH C	68462 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-080	407	WARBINGTON, CHRISTOPHER J	68464 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-081	407	COLLEY, PATRICK H	68450 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-082	407	ALGER, VALERIE R	68452 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-083	407	WILLIAMS, SUSAN R ET-AL	68454 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-084	407	FINLEY, GARETH	68456 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-085	407	PARE, CARLYLE H	36890 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-086	407	WASZKIEWICZ, JACKLYN K	36892 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-087	407	MORRIS, MABLE	36894 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-088	407	DAVIS, DONNA J	36896 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-089	407	LAFORE, ALICE A	36850 LAKEVIEW LANE	TIFA #1 - 1984	Active

07-06-01-182-090	407	HAGAN, PETER B & DENISE MARIE	36852 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-091	407	MURPHY, KERI	36854 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-092	407	WOODS, PAUL J	36856 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-093	407	OLSON, THERESA J ET-AL	68150 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-094	407	WOLF, ELIZABETH A	68152 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-095	407	LAFORE, DENNIS/ AMY	68154 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-096	407	LANDRY, MARK	68156 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-097	407	ERNST, VERA L ET- AL	68398 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-098	407	HEYWOOD, JASON E	68400 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-099	407	J & J PROPERTY 1, LLC	68402 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-100	407	BENNETT, DOUGLAS A & LESLIE M	68404 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-101	407	MILKE, ERIK	68390 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-102	407	BARROWS, ERIC O & KAREN L	68392 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-103	407	SCHOOF, CAROL L	68394 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-104	407	MESSNER, PAUL D II &	68396 SEYMOUR STREET	TIFA #1 - 1984	Active
07-06-01-182-105	407	KUESTER, HARVEY H & LINDA	68110 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-106	407	NAKONECZNY, SHIRLEY/ RONALD S	68112 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-107	407	HARRIS, JAMES R III	68114 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-108	407	AUL, ANNA M	68116 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-109	407	WELLMAN, SANDRA H ET ALL	68070 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-110	407	AMBRO, DOLORES L	68072 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-111	407	CALLAHAN, MICHAEL/ BERNICE	68074 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-112	407	PARINELLO, MICHAEL	68076 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-113	407	THOMAS, ALLEN D & HELEN R	68030 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-114	407	FLIGGER SEAN	68032 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-115	407	HUNGER, SARAH	68034 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-116	407	LEGER, ROBERT C LL TRUST	68036 ROSEWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-117	407	WITTE, DENISE A ET-AL	36891 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-118	407	POND, MICHELLE	36893 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-119	407	VARGA, DJORDJE/ CHRISTINE M	36895 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-120	407	MULVEY, TIMOTHY F	36897 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-121	407	STEIN, KAREN	36890 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-122	407	MOILANEN, KENNETH OWEN	36892 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-123	407	WYSZYNSKI, TERESA	36894 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-124	407	DENNIS, WILLIAM H	36896 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-125	407	WENTURINE, DORIS LL	36891 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-126	407	SAM, TAMMY A ET-AL	36893 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-127	407	LAUER, NANCY M	36895 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-128	407	ENGLISH, KAYLA MARIE	36897 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-129	407	LONC, JOAN	36851 E MEADOWOOD	TIFA #1 - 1984	Active



07-06-01-182-130	407	SHARPE, TAMMY	36853 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-131	407	LOCKLEAR, JANNIE	36855 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-132	407	LINCOLN, SUSAN K	36857 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-133	407	WRIGHT, DAVID W & CHERYL L	36850 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-134	407	BAUMAN, DALE & RUTH	36852 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-135	407	ROBERTS, EILEEN	36854 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-136	407	ELSEN, MARY K	36856 E MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-137	407	FRANZ, DOLORES	36851 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-138	407	METHVIN, LEVI W & VANESSA M	36853 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-139	407	BARANOWSKI, EARL T	36855 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-140	407	NIEMAN, RANDI J	36857 BIRCHWOOD	TIFA #1 - 1984	Active
07-06-01-182-141	407	CASKEY, CANDACE	36791 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-142	407	BISHOP, RYAN	36793 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-143	407	GILL, THOMAS R	36795 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-144	407	FRANCIS, BRAD M	36797 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-145	407	CARSON, JILL	36799 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-146	407	REALE, JACQUELINE M	36801 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-147	407	NOLFO, BETTY	36803 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-148	407	CROSS, MARK J	36805 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-149	407	BERTOSSI, ROBERT & DOLORES L TRUST	36790 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-150	407	STUMP, TODD J/ ALANA K R	36792 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-151	407	HELMS, SUSAN M	36794 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-152	407	CLARK, JENELL	36796 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-153	407	EDGINGTON, DAVID M JR	36831 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-154	407	SNYDER, RUTH L	36833 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-155	407	WUESTENBERG, MARK E	36835 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-156	407	SHEA, KELLY K	36837 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-157	407	MILLER, TERRY W	36791 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-158	407	GROVER, RYAN JOHN	36793 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-159	407	MACDONALD, ELIZABETH A	36795 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-160	407	CHMELA, KAREN M	36797 OAKWOOD LANE	TIFA #1 - 1984	Active
07-06-01-182-161	407	LINTEAU, ROBERT A	36830 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-162	407	EDWARDS, JERRY/ LOUISE	36832 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-163	407	SULKOWSKI, JOHN F & SUZETTE	36834 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-164	407	DESMET, MARSHALL R II	36836 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-165	407	BEVERSDORF, JAMES W	36790 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-166	407	HOLLINGSWORTH, MICHELE D	36792 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-167	407	HAULER, CHRISTOPHER HAULER	36794 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-168	407	FISHER, DONNA M	36796 LAKEVIEW LANE	TIFA #1 - 1984	Active
07-06-01-182-169	407	WRIGHT, JEFFREY L & LINDA M	36831 W MEADOWOOD	TIFA #1 - 1984	Active

07-06-01-182-170	407	TOMA, SUZANNE L	36833 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-171	407	MCMAHON, MICHAEL M	36835 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-172	407	HUTCHINSON, DEBORAH	36837 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-173	407	VANREYENDAM, WILLIAM C & MARY L	36791 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-174	407	GRAY, ROBERT A	36793 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-175	407	TERNES, APRIL ANN	36795 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-176	407	PHILLIPS, DARREN C	36797 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-177	407	HURTTGAM, VIRGINIA M	36830 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-178	407	STARNE, SUSAN E	36832 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-179	407	CHEN, CHEAU LING	36834 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-180	407	BOCHENEK, JAIME HELEN	36836 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-181	407	STIMMEL, MARY A	36790 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-182	407	PEYERK, MARY	36792 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-183	407	O'LEARY, MAUREEN A	36794 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-184	407	DUPUIS, KYLE E	36796 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-185	407	ARMSTRONG, BARBARA	36838 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-186	407	MOILANEN, KENNETH	36840 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-187	407	PARWEY, MEGAN M	36842 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-188	407	MOILANEN, KENNETH	36844 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-189	407	SHERRY, RAMONA A	36798 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-190	407	LOVELACE, DENNIS M	36800 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-191	407	SLAYDEN, KATHLEEN E	36802 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-182-192	407	VANKERSCHAUER, MARK A/ANNETTE M	36804 W MEADOWOOD	TIFA #1 - 1984	Active
07-06-01-307-011	708	MOONEY REAL ESTATE HOLDINGS	68035 MAIN STREET	TIFA #1 - 1984	Active
07-06-01-501-001	703	CITY OF RICHMOND	VACATED RAILROAD	TIFA #1 - 1984	Active
07-06-01-501-002	705	GRAND TRUNK WESTERN RR	RAILROAD	TIFA #1 - 1984	Active
07-06-01-501-003	705	CANADIAN NATIONAL RAILWAY	RAILROAD	TIFA #1 - 1984	Active
07-06-01-501-006	705	GRAND TRUNK WESTERN RR	RAILROAD	TIFA #1 - 1984	Active
07-06-01-501-012	705	GRAND TRUNK WESTERN RR	RAILROAD	TIFA #1 - 1984	Active
07-06-01-501-013	705	GRAND TRUNK WESTERN RR	RAILROAD	TIFA #1 - 1984	Active
07-06-02-201-003	201	TRENT CHARLES PROPERTY MNGMNT, LLC	68655 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-201-006	201	VARGA, DAVID & LAURA	35000 DIVISION ROAD STE 7	TIFA #1 - 1984	Active
07-06-02-201-007	201	RIHAWI HOLDINGS LLC	35000 DIVISION ROAD STE 9	TIFA #1 - 1984	Active
07-06-02-201-009	1	MCCLELLAN, PATRICK K & SANDRA J	35008 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-201-010	202	RICHMOND PROF CENTER	35000 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-201-011	201	FERN HILL ROYALTIES, LLC	35008 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-202-001	708	TRINITY LUTHERAN CHURCH	35110 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-202-003	703	CITY OF RICHMOND	35200 DIVISION ROAD LIBRARY	TIFA #1 - 1984	Active
07-06-02-203-001	207	MARSHALL, DAVID K AND VICTORIA H	35000 DIVISION ROAD STE 1	TIFA #1 - 1984	Active
07-06-02-203-002	705	MACOMB FAMILY SERVICES	35000 DIVISION ROAD STE 2	TIFA #1 - 1984	Active

07-06-02-203-003	1	MCCLELLAN, SANDRA J TRUST	35000 DIVISION ROAD STE 3	TIFA #1 - 1984	Active
07-06-02-203-004	207	CICHORACKI PROPERTIES, LLC	35000 DIVISION ROAD STE 4	TIFA #1 - 1984	Active
07-06-02-203-005	705	MACOMB FAMILY SERVICES	35000 DIVISION ROAD STE 5	TIFA #1 - 1984	Active
07-06-02-203-006	705	MACOMB FAMILY SERVICES	35000 DIVISION ROAD STE 6	TIFA #1 - 1984	Active
07-06-02-226-002	402	VAN HAVERBECK, HENRY C	35600 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-226-003	1	RICHMOND COMMUNITY SCHOOLS	35620 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-226-004	201	T.O.M. INVESTMENTS, LLC	68955 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-226-005	1	RICHMOND COMMUNITY SCHOOLS	68931 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-226-006	704	RICHMOND COMMUNITY SCHOOLS	35500 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-226-007	704	RICHMOND COMMUNITY SCHOOLS	DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-226-008	704	RICHMOND COMMUNITY SCHOOLS	35620 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-226-009	704	RICHMOND COMMUNITY SCHOOLS	68931 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-227-006	201	MANIACI, ANTHONY	68753 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-227-007	401	RHEIN, JOSEPH E & SHARON TRUST	68739 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-227-008	401	O'HARA, JONATHON G/ MICHELLE E	68721 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-227-009	704	RICHMOND COMMUNITY SCHOOLS	68399 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-227-010	704	RICHMOND COMMUNITY SCHOOLS	68399 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-227-011	708	FIRST UNITED CHURCH OF CHRIST	68701 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-227-017	708	FIRST UNITED CHURCH OF CHRIST	68651 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-227-018	401	PECTEAU, VINCE R & LAURA L	68601 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-227-020	201	MBALL HOLDINGS, LLC	68811 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-227-021	201	MANIACI, ANTHONY	68771 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-228-001	703	CITY OF RICHMOND	DIVISION PARK	TIFA #1 - 1984	Active
07-06-02-228-002	401	STARNES, JASON M	35900 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-228-003	401	OSEBOLD JR, BERNARD C/ KATHLEEN R	35920 DIVISION ROAD	TIFA #1 - 1984	Active
07-06-02-229-001	703	CITY OF RICHMOND	VACATED RAILROAD	TIFA #1 - 1984	Active
07-06-02-229-002	201	KONTOUDIS, GEORGE A & MARY V	68940 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-229-003	201	KOSSAJDA PROPERTIES, L.L.C.	68920 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-229-004	201	KREGER, L.L.C.	68834 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-229-005	201	EDGINGTON, DAVID M TRUST	68800 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-229-006	401	THE DISCIPLES BOOKSHELF, INC	68786 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-229-007	201	NIEMI, KENNETH E	68720 MAIN STREET	TIFA #1 - 1984	Active
07-06-02-251-006	401	LOCH, SCOTT H & CHERYL L	68301 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-007	401	HILL JOHN J/ KAREN L	68300 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-008	401	MARKIE, KATHLEEN P & FRANK J TRUST	68211 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-009	401	PRADKO, BRIAN J & SANDRA K	68208 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-010	401	MCCLELLAN, PATRICK K/ SANDRA J	68051 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-012	201	RICHMOND PROPERTY HOLDINGS, LLC	68453 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-015	201	MARMAC ASSOCIATES, LLC	68620 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-251-016	201	ALL WAYS CARE, INC	68560 STOECKER LANE	TIFA #1 - 1984	Active

07-06-02-252-001	407	MARKIE, ADAM	68412 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-002	407	THOMSON, BRIAN SCOTT	68386 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-003	407	MARGOSIAN, RICHARD D TRUST	68368 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-004	407	SCHROEDER, JEFFERY A/ BETH ANN	68354 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-005	407	FAIRMAN, ROSS & BARBARA	68332 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-008	407	RINEHART, CHRISTOPHER G & ALLISON T	68347 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-009	407	RODMAN, MERRILL D & MARY B	68321 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-252-010	407	GABRIDGE, RICHARD P/ DAWN	68379 STOECKER LANE	TIFA #1 - 1984	Active
07-06-02-276-021	401	RICOSSA, PHILIP J TRUSTEE	68263 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-276-022	401	RICOSSA, PHILIP & MAUREEN	68257 FOREST STREET	TIFA #1 - 1984	Active
07-06-02-278-001	401	MAKSYMIUK, JAMES S & LINDA M	35549 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-002	401	DURKEE, DAN	35571 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-003	401	WOFFORD, JAY A & JEANA	35599 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-004	401	LANDSKROENER-FOSS, MICHELE K TRUST	35629 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-005	401	DUDEK, DAVIE R & JUDITH A	35655 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-006	401	HOLDEN, RICHARD & LISA	35685 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-007	401	COONAN, JOHN	35711 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-008	401	BLAKE, ANGELA D	35741 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-009	401	HALAAS, BENJAMIN E & ANDRIA R	35767 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-010	401	HOPPER, BRANDON/ BERNARD, ERIN	35793 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-011	401	MCKIERNAN, JODI	35821 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-012	401	PALMIERI, MICHAEL	35851 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-013	401	TELLY, SCOTT & TERESA	35879 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-014	401	RYAN, TIMOTHY & TINA M	35907 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-015	401	RUSSETTE, GARY/ AMY L	35937 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-016	401	HAUFF, DENNIS/ CATHERINE	35533 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-017	401	WILTON, JAMES & MARTHA TRUST	35532 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-018	401	EYNON, JOHN T/ SANDRA A	35556 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-019	401	BRUSKE, EDITH A TRUST	35582 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-020	401	BUSZKE, DEBRA S	35610 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-021	401	CAPUTO, THOMAS P	35634 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-022	401	CATES, JAIMIE	35666 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-023	401	WESLEY, CAITLIN A	35692 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-278-024	401	BUDD, FRANK E & BETH ADAMS	35720 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-279-001	401	SHERIDAN, EDWARD M & ANGELA	35772 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-279-002	401	BURKE, JOSEPH & NANCY	35800 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-279-003	401	CALDERONE, JAMES & PATRICIA	35828 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-279-004	401	ZACK, PATRICK & LORI	35858 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-279-005	401	CAMPBELL, BRIAN	35886 JOLAINE COURT	TIFA #1 - 1984	Active
07-06-02-501-001	703	CITY OF RICHMOND	VACATED RAILROAD	TIFA #1 - 1984	Active

07-56-01-501-003	210	SPECTRA SITE COMMUNICATIONS INC	68261 GRAND TRUNK AVE	TIFA #1 - 1984	Active
07-56-01-501-004	210	SEMCO ENERGY INC	36519 DIVISION ROAD	TIFA #1 - 1984	Active
07-56-01-501-006	210	NEW PAR DBA VERIZON WIRELESS	68261 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-00-000-201	251	CIT BANK, N.A.	69210 SKINNER DRIVE	TIFA #1 - 1984	Active
50-07-20-00-020-000	251	FIRST HUDSON LEASING	68287 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-00-034-000	2	SPECIALIZED PHARMACY SERVICES LLC	34901 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-00-035-000	251	CADILLAC COFFEE COMPANY	69232 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-00-036-000	251	AMERIGAS PROPANE LP	VARIOUS LOCATIONS	TIFA #1 - 1984	Active
50-07-20-00-037-000	251	FIRST DATA MERCHANT SVCS CORP	69387 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-00-040-000	251	WELLS FARGO VENDOR FIN SERV LLC	69306 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-00-042-000	2	GB SALES & SERVICE INC	35377 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-02-260-000	251	ROB'S SUPER CAR WASH, INC	36410 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-02-406-941	251	CARL'S TV SERVICE LLC	69411 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-446-864	251	REWALT-PESHEK FUNERAL & CREMATION	68655 STOECKER LANE	TIFA #1 - 1984	Active
50-07-20-02-466-905	251	SUNRISE STORES LLC #32	69050 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-476-833	251	BEECH STREET CORP	68339 BEECH STREET	TIFA #1 - 1984	Active
50-07-20-02-486-836	251	COUNTRY REAL ESTATE, INC.	68311 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-606-920	251	MUSLIN LIQUOR STORE INC	69209 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-633-613	251	DIAMOND LAUNDRY & CLEANERS	36130 PRIESTAP STREET	TIFA #1 - 1984	Active
50-07-20-02-656-836	251	DUBAY, JAMES ATTNY AT LAW	68650 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-660-000	251	RICHMOND SERVICE CENTER	69387 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-803-582	251	POZOLO, KENNETH M. DDS	69262 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-02-816-829	251	FLINT NEW HOLLAND, INC	68295 OAK STREET	TIFA #1 - 1984	Active
50-07-20-02-936-938	251	SUNRISE STORES #03	69377 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-106-813	251	NRT INVESTMENTS LLC	68131 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-490-101	251	WABASHA LEASING LLC	69294 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-500-006	251	DKM FINANCIAL INCORPORATED	35000 DIVISION ROAD STE 5	TIFA #1 - 1984	Active
50-07-20-03-500-800	251	CYBERNERD PC	69006 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-501-100	251	MAR-MAC ASSOCIATES, LLC	STOECKER LANE	TIFA #1 - 1984	Active
50-07-20-03-506-836	251	VERLINDE INSURANCE AGENCY, INC	68364 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-513-564	2	KEN'S OIL CO.	35640 PARK STREET	TIFA #1 - 1984	Inactive
50-07-20-03-514-100	251	WESTSIDE CAR & PET WASH, LLC	35141 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-03-566-000	251	KEN'S TIRE & WHEEL INC.	35660 PARK STREET	TIFA #1 - 1984	Active
50-07-20-03-570-005	251	NATIONAL ACCOUNTING & TAX SRV	35700 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-03-602-201	2	P & P FIRE EXTINGUISHER	36124 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-03-604-000	2	CARBONNE'S COMPLETE AUTO CARE	36040 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-03-611-100	251	E. MAEDEL INVESTMENTS, LLC	36111 BEIER STREET	TIFA #1 - 1984	Active
50-07-20-03-618-000	251	ACTIVE TREE EXPERTS	36180 BAUMAN STREET	TIFA #1 - 1984	Active
50-07-20-03-645-201	251	WEEKS MEAT MARKET	36452 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-03-678-100	251	DOW MANOR APARTMENTS	36781 DOW STREET	TIFA #1 - 1984	Active

50-07-20-03-678-105	251	RICHMOND MANOR APARTMENTS	36901 DOW STREET	TIFA #1 - 1984	Active
50-07-20-03-806-933	2	MARCILE'S FASHIONS & BRIDALS	69334 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-03-853-490	251	RICHMOND ACQUISITION GROUP, LLC	34901 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-20-04-013-501	251	NEW IMAGE DENTAL PC	35000 DIVISION ROAD STE 4	TIFA #1 - 1984	Active
50-07-20-04-206-928	251	SIMMONS INSURANCE AGENCY	69283 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-04-436-908	2	RICHMOND AUTOMOTIVE INC.	69080 MAIN STREET	TIFA #1 - 1984	Inactive
50-07-20-04-606-810	251	RICHMOND MEAT PACKERS, INC.	68104 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-04-916-820	251	SHEPHERD SALES & SERVICE, INC	68200 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-04-926-926	2	GRT PHOTOGRAPHICS	69268 MAIN STREET	TIFA #1 - 1984	Inactive
50-07-20-05-160-000	251	TOWN & COUNTRY SHEAR MAGIC	69348 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-05-516-934	251	FRANK, JONATHAN	37282 31 MILE ROAD	TIFA #1 - 1984	Active
50-07-20-06-095-000	2	SDI CONTRACTING	68095 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-261-000	2	NEXTEL WEST CORP	68261 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-06-751-500	251	MCGOVERN, THOMAS E PC	68365 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-753-100	2	RIHAWI HOLDINGS LLC	35000 DIVISION ROAD STE 9	TIFA #1 - 1984	Active
50-07-20-06-791-900	251	VAN'S TIRE CENTER	67919 GLEASON STREET	TIFA #1 - 1984	Active
50-07-20-06-802-000	251	DAIRY QUEEN- RICHMOND	68020 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-805-000	251	GOGUEN, SANDRA LPN	68050 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-807-100	2	RICHMOND CHIROPRACTIC CENTER	68071 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-808-500	2	21ST CENTURY MEDIA NEWSPAPER, LLC	VARIOUS LOCATIONS	TIFA #1 - 1984	Active
50-07-20-06-815-101	2	ALLURE SALON & SPA LLC	68151 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-820-900	251	RICHMOND LAUNDRY	68209 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-825-100	251	GROOMINGTALES PET SALON	69010 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-825-110	251	FLOWER CAROUSEL LIMITED	68243 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-825-900	251	J'S SILKSCREENS OF RICHMOND	69246 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-826-500	2	RICHMOND DANCE STUDIO	68265 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-827-100	251	RICHMOND CYCLES INC	68271 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-06-827-700	251	EXPRESS YOURSELF SALON	68277 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-828-600	251	STONES ACE OF RICHMOND	68286 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-828-700	251	TIVOLI'S PIZZARIA	68287 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-831-100	251	SIMMONS FINANCIAL SERVICES	68311 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-838-500	251	EDWARD D JONES & CO. LP	68385 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-845-300	251	NOVAK ASSISTED CARE CORPORATION	68453 STOECKER LANE	TIFA #1 - 1984	Active
50-07-20-06-862-105	251	AT&T MOBILITY LLC	68261 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-06-862-107	251	NEW PAR; DBA VERIZON WIRELESS	68261 GRAND TRUNK AVE	TIFA #1 - 1984	Active
50-07-20-06-872-000	251	GROENEVELD, ERIC, DDS, PC	68720 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-872-100	251	RICHMOND FLOWER SHOP	69001 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-875-302	251	TOUCH OF LIGHT MASSAGE THERAPY	68753 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-877-100	2	DEPAW PLACE DOG GROOMING	68771 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-879-002	2	MERIDAN LEASING CORPORATION	68790 OAK STREET	TIFA #1 - 1984	Active

50-07-20-06-879-003	251	STAR OF THE WEST MILLING CO	68790 OAK STREET	TIFA #1 - 1984	Active
50-07-20-06-879-004	2	FIFTH THIRD EQUIPMENT FINANCE CO	68790 OAK STREET	TIFA #1 - 1984	Active
50-07-20-06-879-005	2	AGCO FINANCE, LLC	68790 OAK STREET	TIFA #1 - 1984	Active
50-07-20-06-880-000	251	REAL ESTATE ONE EDGINGTON, INC	68800 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-880-300	251	RICHMOND STORAGE SYSTEMS	68801 OAK STREET	TIFA #1 - 1984	Active
50-07-20-06-881-100	2	LAETHEM	68811 MAIN STREET	TIFA #1 - 1984	Inactive
50-07-20-06-883-405	251	HP PRINTING	67334 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-883-410	251	JELCO INC	68834 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-892-000	2	KOSS KARS	68920 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-894-003	251	FLAMINGO CAFE, INC	68940 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-901-000	2	NUEVO MEXICO	69006 MAIN STREET	TIFA #1 - 1984	Inactive
50-07-20-06-902-000	2	REVOLUTION	69020 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-905-001	251	NUCO2 SUPPLY LLC	VARIOUS LOCATIONS	TIFA #1 - 1984	Active
50-07-20-06-908-907	251	NORTH AMERICAN DENTAL MNGMENT, LLC	69089 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-913-300	251	T-MOBILE CENTRAL, LLC	69129 BEEBE STREET	TIFA #1 - 1984	Active
50-07-20-06-921-000	251	AMERICAN ENERGY SERVICES,	69210 SKINNER DRIVE	TIFA #1 - 1984	Active
50-07-20-06-921-410	251	RICHMOND DINETTES	69214 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-922-700	251	MANIACI'S BANQUET CENTER,	69227 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-923-201	251	ZEF & ZEF, INC	69232 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-924-500	251	SUNRISE STORES LLC #995	69245 BURKE DRIVE	TIFA #1 - 1984	Active
50-07-20-06-925-000	251	POWER EQUIPMENT DISTRIBUTORS, INC	69250 BURKE DRIVE	TIFA #1 - 1984	Active
50-07-20-06-928-901	251	HEWITT GROUP, LLC	69289 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-929-400	251	PFLUEGER, INC	69294 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-929-500	251	SEW TOGETHER	69295 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-930-300	251	MI JUNKTIQUES	69303 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-930-600	251	XEROX CORPORATION	69306 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-932-100	2	POP'S SWEETS & TREATS	69321 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-933-300	2	PRIEH'S HOBBY SHOP	69278 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-933-302	251	LASER MARK-IT	69080 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-933-310	251	HAMILTON BICYCLES	69329 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-934-701	251	RIX'S SHOP	69347 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-937-710	251	MARATHON PETROLEUM COMPANY LP	69377 MAIN STREET	TIFA #1 - 1984	Active
50-07-20-06-939-400	2	TIME ON MAIN ST	69394 MAIN STREET	TIFA #1 - 1984	Active
50-07-30-03-682-005	351	THEUT BUILDING	36820 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-30-03-893-555	351	MIRKWOOD PROPERTIES INC	35555 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-30-04-673-537	351	ALLWOOD BUILDING COMPONENTS,	35377 DIVISION ROAD	TIFA #1 - 1984	Active
50-07-30-05-106-875	351	THREADED PRODUCTS CO	68750 OAK STREET	TIFA #1 - 1984	Active
50-07-30-06-915-000	351	U.S. PATTERN CO., INC.	69150 SKINNER DRIVE	TIFA #1 - 1984	Active
50-07-30-06-916-000	351	PROSPER-TECH MACHINE & TOOL LLC	69160 SKINNER DRIVE	TIFA #1 - 1984	Active
50-07-30-09-999-999	2	TIFA 1984 CATCHALL PERSONAL		TIFA #1 - 1984	Inactive



# Appendix C - Regional Location Map

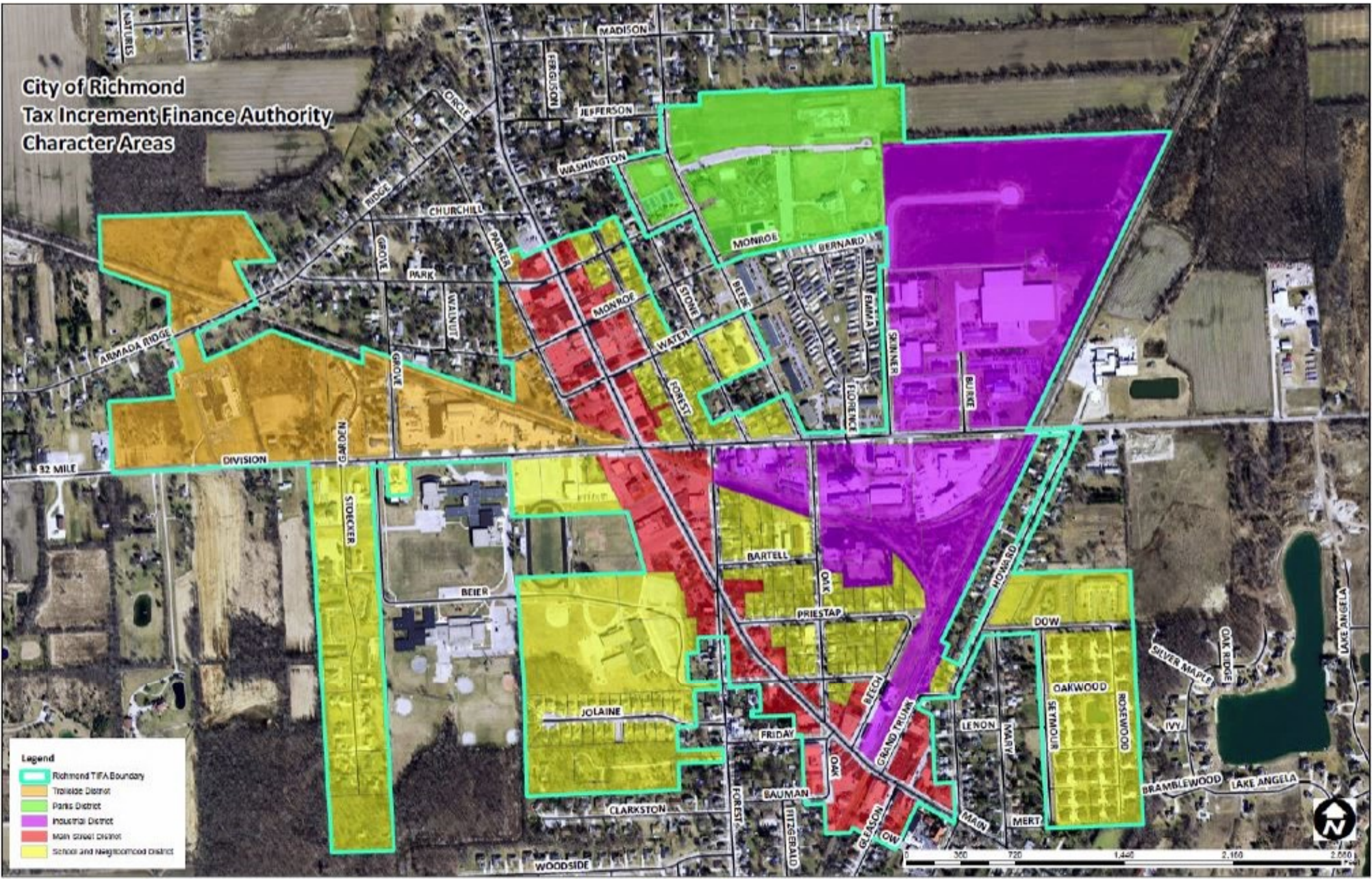


MAP 2 - REGIONAL LOCATION

# Appendix D - TIFA Character Area Map



**City of Richmond  
Tax Increment Finance Authority  
Character Areas**



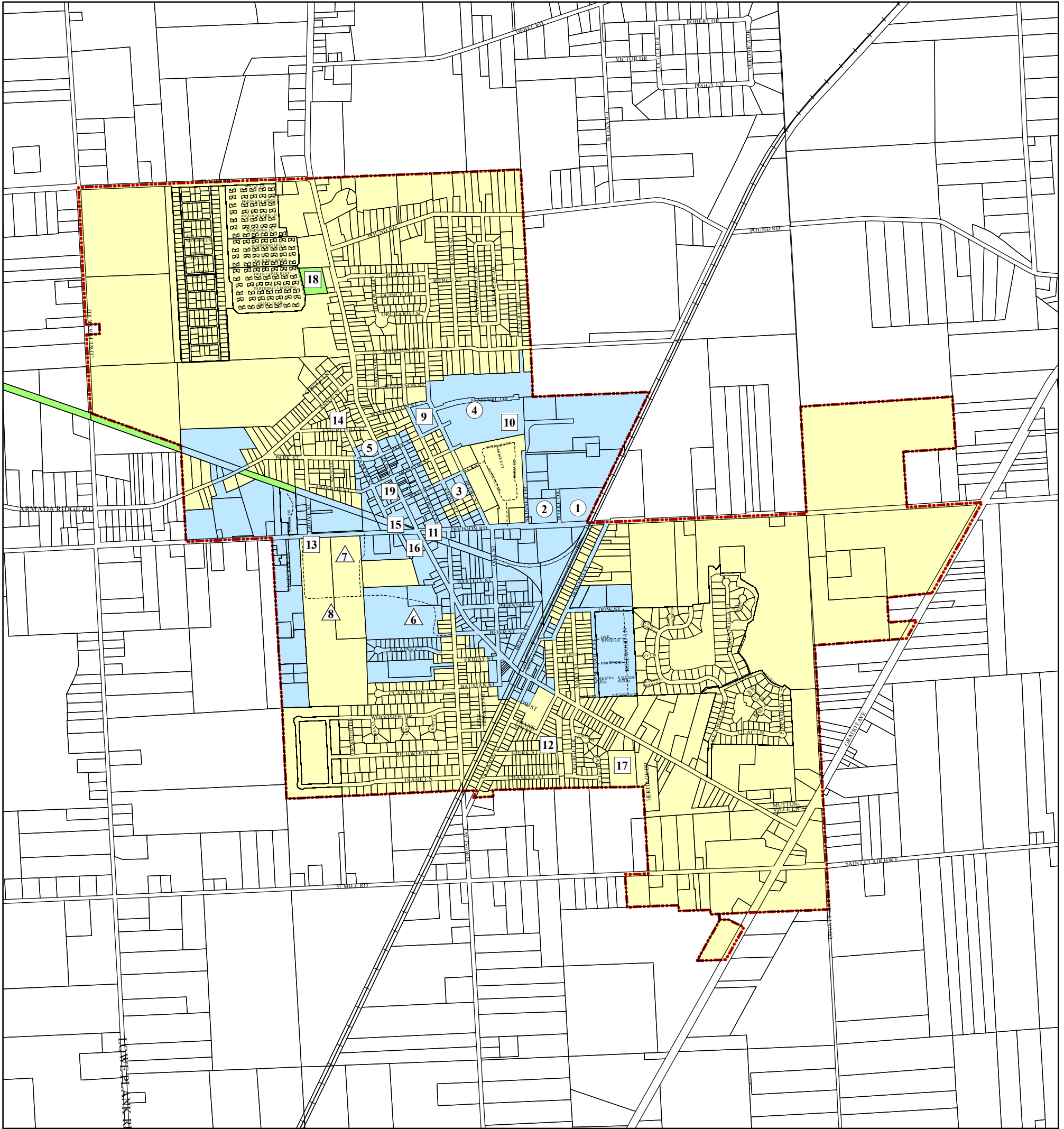
**Legend**

- Richmond TIFA Boundary
- Trailside District
- Parks District
- Industrial District
- Main Street District
- School and Neighborhood District



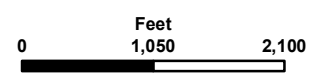


# Appendix E - Community Facilities Map



Community Facilities		Cultural & Recreational Facilities	
①	City Hall/Police Post	9	Bailey Park
②	Post Office	10	Beebe Street Park
③	Department of Public Works	11	Desert Storm Veteran's Park
④	Richmond Senior/Community Center	12	Gierk Park
⑤	Richmond Volunteer Fire Department	13	Lois Wagner Memorial Library
<b>Educational Facilities</b>		14	Richmond Center for Performing Arts
△	Lee Elementary School	15	Richmond Trailhead Park
△	Richmond High School	16	Roosevelt Auditorium (The Aud)
△	Richmond Middle School	17	Saint Michael's Cemetery
🏠	City Limit	18	Swan Creek Green Space
🏠	TIFA Boundary	19	Veteran's Memorial Pocket Park and Statue

**MAP 3 - COMMUNITY FACILITIES**



# Appendix F - TIFA Capture for All Taxing Units



Tax Increment Revenue Projections				
All Taxing Authorities (City, Community College and County)				
Year	Current Taxable Value	Captured Taxable Value	Aggregate Millage Levied	Tax Increment Revenue
2019	43,945,105.00	34,882,198.00	22.131	771,977.92
2020	44,824,007.10	35,761,100.10	22.131	791,428.91
2021	45,720,487.24	36,657,580.24	22.131	811,268.91
2022	46,634,896.99	37,571,989.99	22.131	831,505.71
2023	47,567,594.93	38,504,687.93	22.131	852,147.25
2024	48,518,946.83	39,456,039.83	22.131	873,201.62
2025	49,489,325.76	40,426,418.76	22.131	894,677.07
2026	50,479,112.28	41,416,205.28	22.131	916,582.04
2027	51,488,694.52	42,425,787.52	22.131	938,925.10
2028	52,518,468.41	43,455,561.41	22.131	961,715.03
2029	53,568,837.78	44,505,930.78	22.131	984,960.75
2030	54,640,214.54	45,577,307.54	22.131	1,008,671.39
2031	55,733,018.83	46,670,111.83	22.131	1,032,856.24
2032	56,847,679.20	47,784,772.20	22.131	1,057,524.79
2033	57,984,632.79	48,921,725.79	22.131	1,082,686.71
2034	59,144,325.44	50,081,418.44	22.131	1,108,351.87
2035	60,327,211.95	51,264,304.95	22.131	1,134,530.33
2036	61,533,756.19	52,470,849.19	22.131	1,161,232.36
2037	62,764,431.32	53,701,524.32	22.131	1,188,468.43
2038	64,019,719.94	54,956,812.94	22.131	1,216,249.23

**Captured Revenues**

**Millage Rate**

City Operating	16.2187
Macomb Community College	1.4531
Macomb County	4.4592
<b>Total Levy</b>	<b>22.131</b>