

Rivertown Business Improvement Zone Board of Directors Meeting

October 14, 2026 | 9:30 a.m. | Thome Rivertown Apartments

IV. Annual Meeting of Assessed Property Owners



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1. Convene annual meeting (roll call vote)
2. Update on programs and finances of the Rivertown BIZ (presented by staff with board discussion)
3. Public comments from owners of assessed property
4. Additional board member discussion
5. Close the annual meeting (voice vote)

Rivertown BIZ Board of Directors

Chip Rohde, Chairman**
Arthur J. Rohde & Company
Rivertown Detroit Association

Chris Brownell, Vice Chair**
The Kirlin Company

Nadia Sesay, Treasurer* **
Bedrock Detroit

Josh Elling, Secretary**
Jefferson East Inc.

Roger Basmajian**
BASCO of Michigan

Bob Maxey**
Bob Maxey Ford, Inc.

Ryan Sullivan**
Detroit Riverfront Conservancy

* Rivertown BIZ Resident

Lenny Barnes
Heritage Vision Plans, Inc.

Brian Carnaghi
Presbyterian Villages of Michigan

Aamir Farooqi
Banyan Investments

Franz Herbert
Princeton Management

Vincent Little
Pembury Holdings, LLC

Tonja Stapleton
Parkstone Development

Olga Stella
City of Detroit

Jaqueline C. Young*
Detroit Economic Growth Corporation

** Executive Committee Member

BIZ STRUCTURE

BIZ Assessed Property Owners

BIZ STRUCTURE



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BIZ Assessed Property Owners

Rivertown BIZ Board

DOWNTOWN DETROIT PARTNERSHIP
EST. 1922

CORE RBIZ STAFF

The BIZ Board contracts with the Downtown Detroit Partnership (Detroit Downtown Inc.) to administer its day-to-day operations.



Eric B. Larson
Chief Executive Officer



Mike Bruggeman
Chief Safety and Security Officer



Gina Cavaliere
Chief Community Impact Officer and BIZ Executive Director



KaTaya Beverly
Senior Program Manager, Ambassadors



Abigail Haag
Program Manager, Policy and Governance



Krissy Johnson
Accounting Director



Joshua Long
Data Program Director



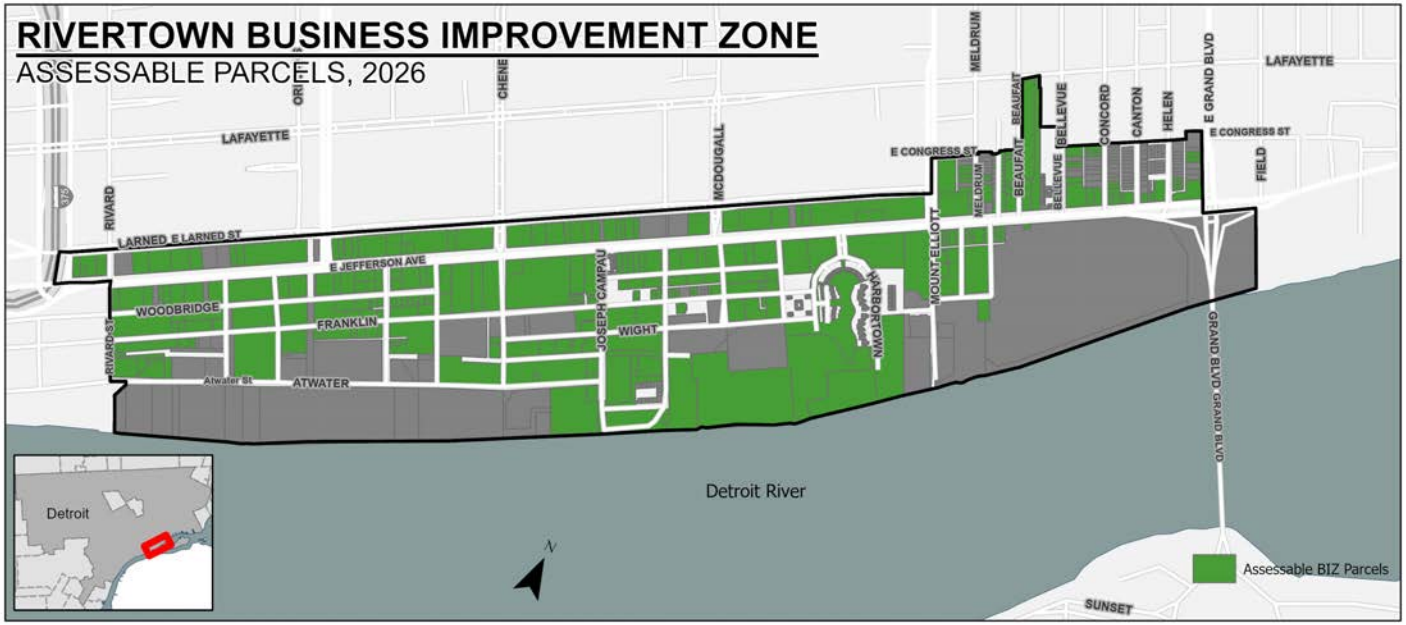
Escarleth Ortega
Program Manager, Data & Marketing



Anjana Schroeder
Senior Director of Marketing and Communications



Nicholas Holub
Program Coordinator, BIZ



2026 RBIZ ASSESSED PARCELS

Non-Assessable Parcels

Assessable Parcels

Assessable vs. Non-Assessable

Assessable Property:

- Commercial (including multifamily residential over 4 units)
- Industrial

Non-assessable Property:

- Owner-occupied residential (single family homes, duplexes, condos)
- Government
- Nonprofit owned and used for nonprofit purpose
- Educational
- Religious

Assessment Formula

Floor Area Factor (.0580983305 x FA)

+

Assessed Value Factor (0.0024554878 x AV)

- 3% increase cap year over year for each parcel
- $150,000 hard cap per parcel
- Uncapping events: sale, addition, substantial renovation

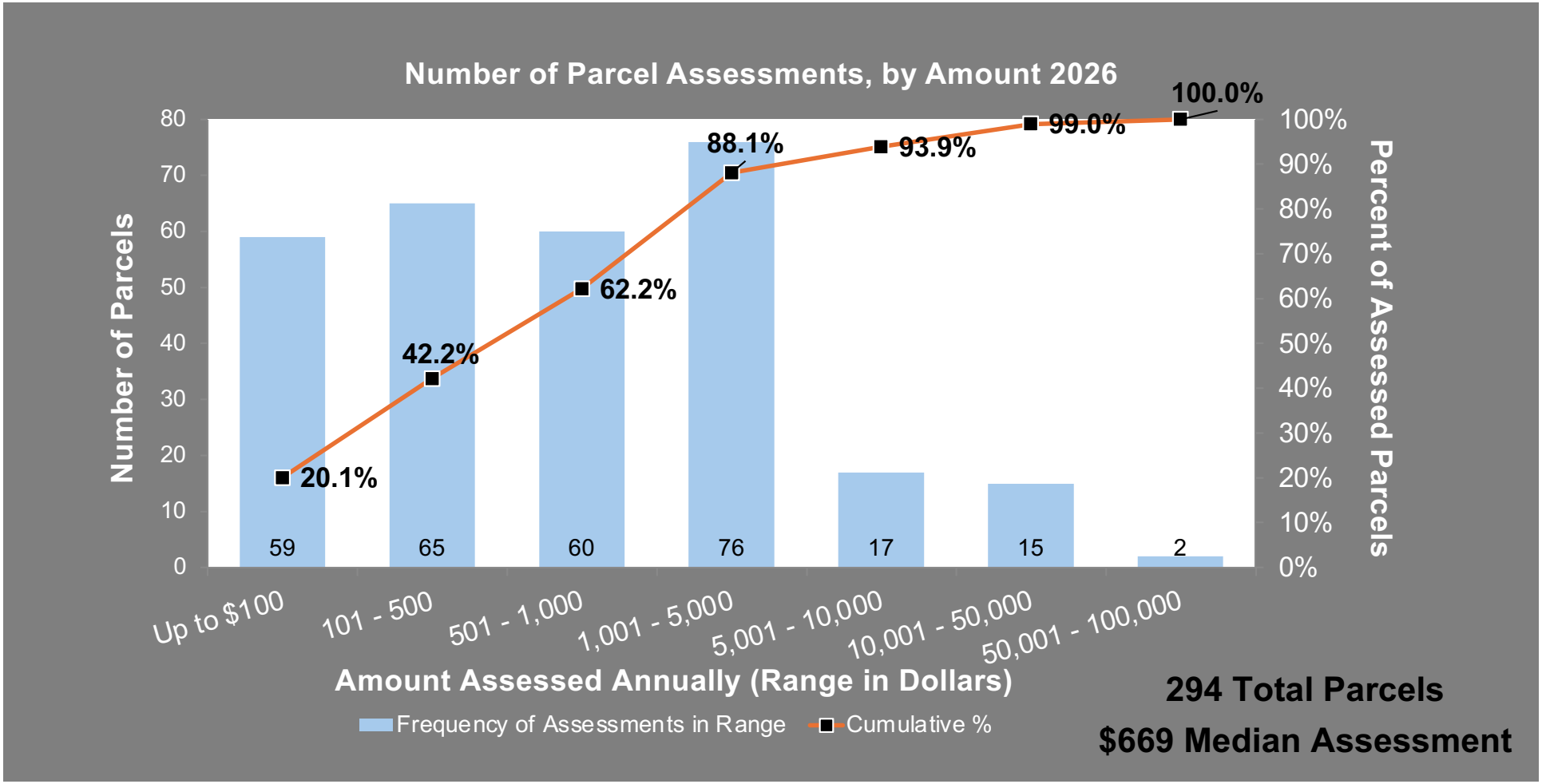
Assessment Roadmap

2025 Assessment Estimate	
Assessable Ad Valorem Parcels	Total Assessment
297	$857,169.01
2026 Assessment	
Assessable Ad Valorem Parcels	Total Assessment
294	$783,672.92

BIZ Assessment Road Map / Summary						
Start: 2025 Assessment Estimate	Step 1: Decreases in Assessment	Step 2: No Longer BIZ Assessable	Step 3: Retired Parcels	Step 4: Increases in Assessment	Step 5: New Parcels Or Newly Assessable	Finish: 2026 BIZ Assessment
$857,169.01	-$77,225.24	-$21.85	$0.00	$3,751.01	$0.00	$783,672.92
					Total Change	**-$73,496.09**

Parcel Road Map / Summary					
Start: Number of Parcels 2025	Step 1: Parcels No Longer Assessable	Step 2: Retired Parcels	Step 3: New Parcels	Step 4: Parcels Now BIZ Assessable*	Finish: Number of Parcels in 2026
297	-3	0	0	0	294

Histogram of 2026 Rivertown BIZ Assessment Roll

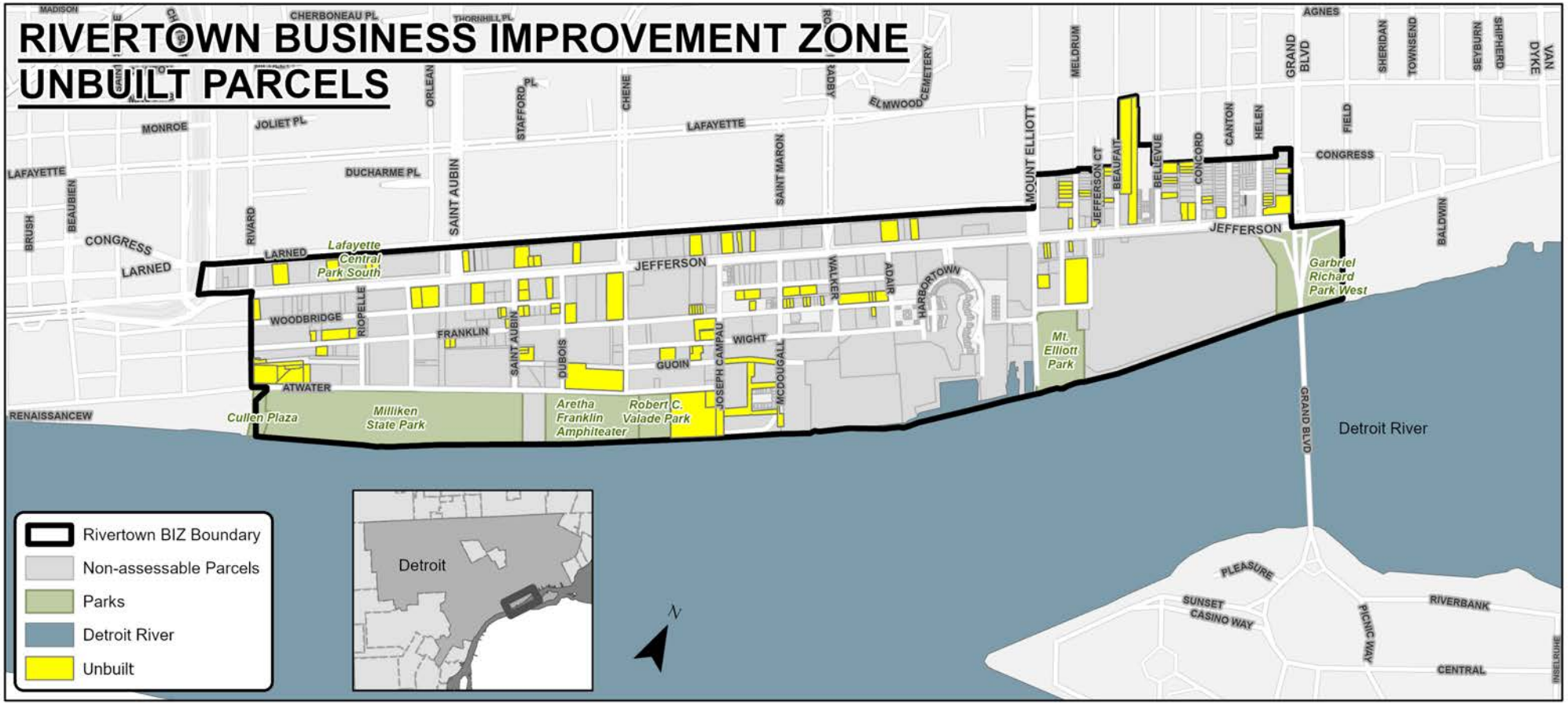




Data and Marketing

- DDP provides visitation and other contextual data to inform Rivertown BIZ deployment and strategy
- Developing key metrics to track progress in Rivertown BIZ.
- Rivertown Snapshot
- Continued email communication with Rivertown BIZ Board of Directors with important updates and Board Meeting takeaways.

RIVERTOWN BUSINESS IMPROVEMENT ZONE
UNBUILT PARCELS

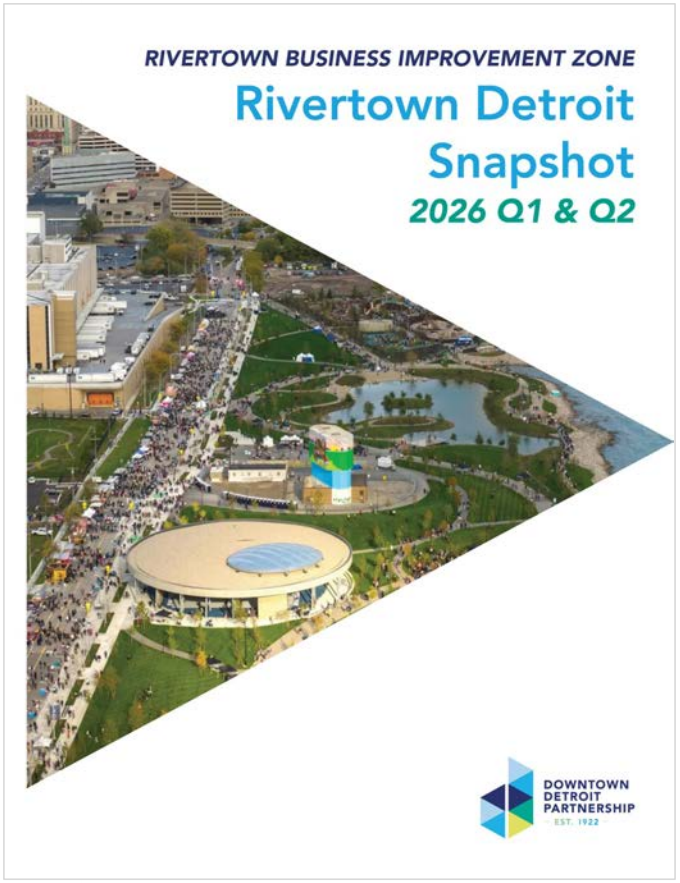


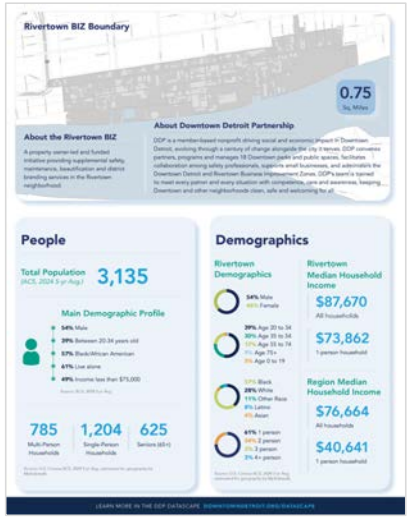
Rivertown Detroit Snapshot

New!

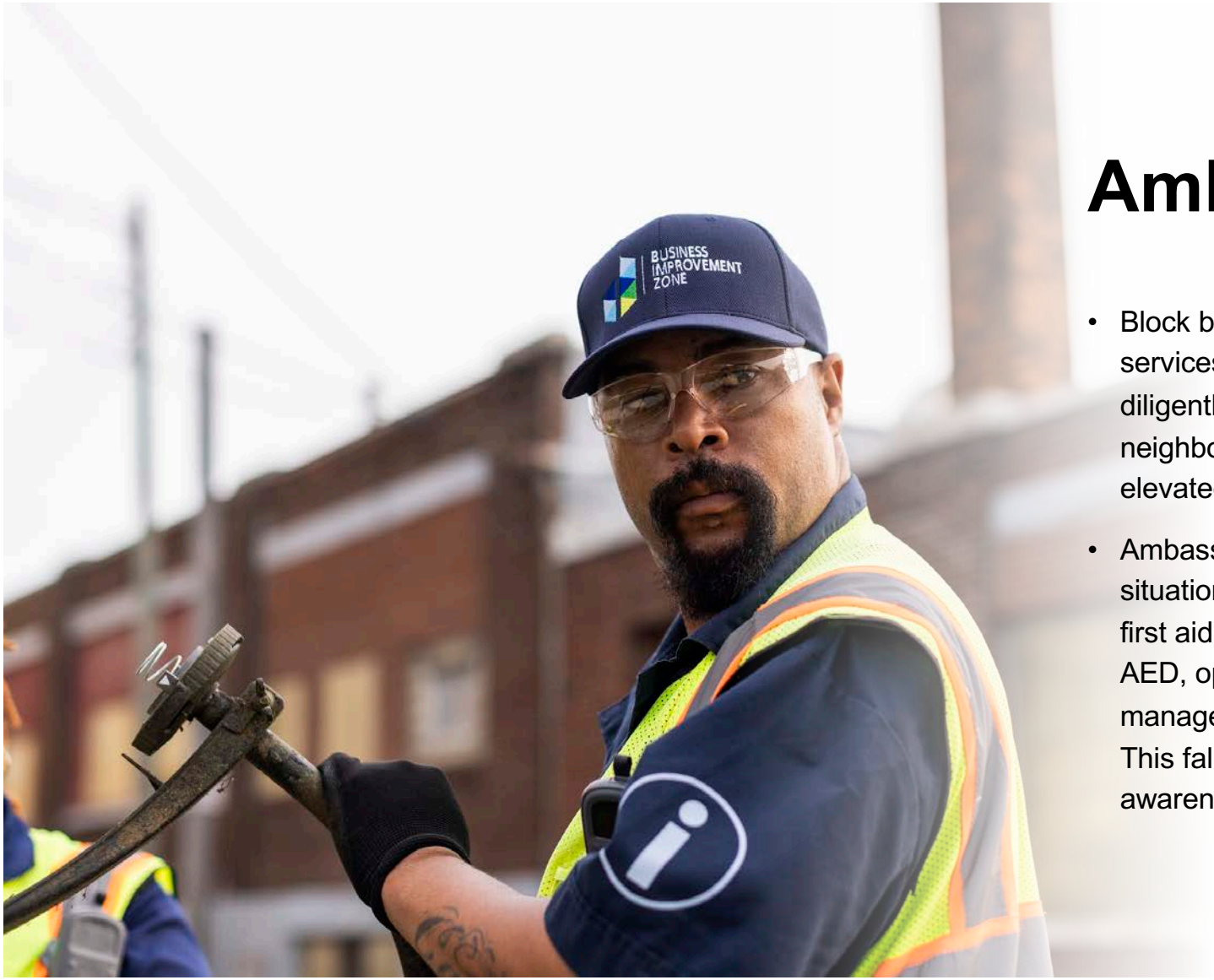
Inside the Snapshot

- **People:** Who lives in Rivertown
- **Housing:** Types, value, rents
- **Economy & Activity:** Spending, visitors and workers
- **Your BIZ:** Budget, Board of Directors, statement of commitment to transparency and accountability with link to public records









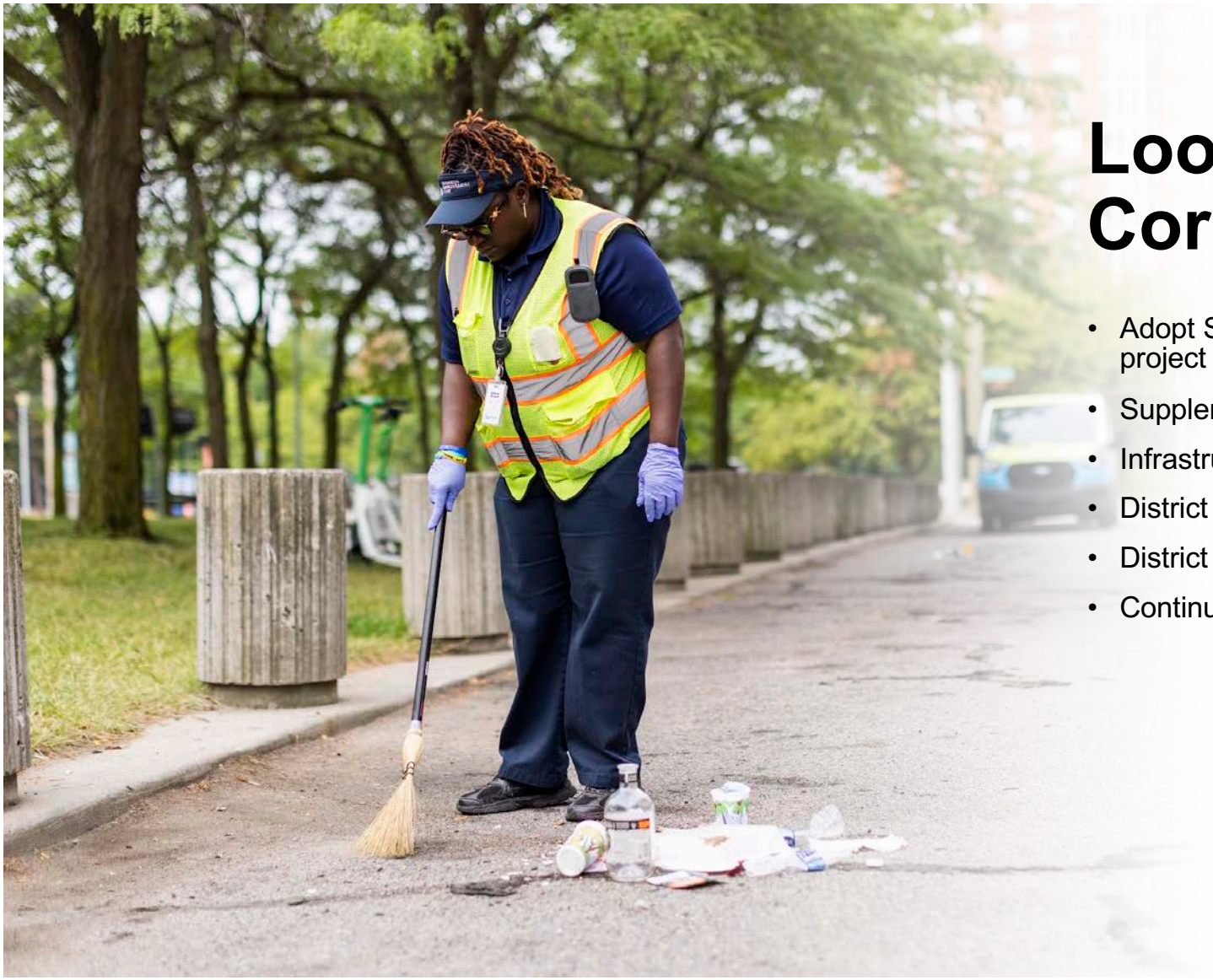
Ambassadors

- Block by Block, our Ambassador services vendor, has been working diligently to bring the Rivertown neighborhood to a new baseline of elevated care.
- Ambassadors are trained in situational awareness, mental health first aid and de-escalation, CPR and AED, opioid overdose, crowd management, and active assailant. This fall, Human Trafficking awareness training is being added.



Public Safety

- Rivertown BIZ has been integrated into the Greater Downtown Safety Committee, being included in the CompStat Reports by Wayne State Center for Urban Innovation and the Placer.ai reports created by DDP and distributed to DPD and the Greater Downtown Safety Committee.
- An RFP process was conducted to procure supplemental safety and security services within the Zone.



Looking Ahead: Core BIZ

- Adopt Scope of Services for each BIZ project
- Supplemental safety launch
- Infrastructure assessment
- District landscape
- District branding
- Continued stakeholder engagement



Looking Ahead: Continued Partner Collaboration

- Economic development and Small business support (JEI)
- Programming and activation (DRFC)
- Small business marketing and engagement (Rivertown Business Association)
- Blight remediation and resource support (City)