



TIFA 2021 Progress/Accomplishments

The City of Westland's Tax Increment Finance Authority (TIFA) continued making progress on the goals and objectives laid out in the currently adopted development plan throughout 2021. The City Centre Redevelopment project continues to be a top priority of the authority, located in the heart of Westland's "Shop and Dine" District and providing the opportunity for the City to create a "downtown main street" along Central City Parkway, expanding on past significant investment to the thoroughfare. In continued light of the pandemic and associated financial implications, it is more important now than ever to have a solid strategy for the investment of TIFA resources so that we can best serve the tax payers within the TIFA district. The development of an Economic Development Strategic Plan is a requirement to achieve the MEDC's Redevelopment Ready Communities Certification, and an agreement to develop one was approved in 2021. Funding for an update to the City's Zoning Ordinance so that it is aligned with RRC guidelines was also approved. Obtaining the RRC accreditation will provide the City of Westland with additional opportunity to showcase and market priority redevelopment sites with the support of the Michigan Economic Development Corporation. The City hopes to obtain certification by the end of 2022.

The TIFA Board is also responsible as the board of the Brownfield Redevelopment Authority, which seeks to assist in the redevelopment or reuse of property where that redevelopment or reuse may be complicated by the presence or perception of contamination. Revitalizing and redeveloping these properties protects the environment, reuses existing infrastructure, minimizes urban sprawl, and creates economic opportunities. To that end, in 2021, the BRA approved Brownfield Plans for the Former Eloise Psychiatric Hospital and Hawthorne Valley Golf Course.

2021 Projects

- Approval of funding to develop Economic Development Strategic Plan
- Refinanced TIFA bonds for a total savings of \$1.5 million
- Approval of agreement with DTE for street light improvements within the TIFA District
- Beautification of Shop and Dine District – Ongoing

- Approval of Brownfield Plans for the Former Eloise Psychiatric Hospital and Hawthorne Valley Golf Course

Events/Promotional Campaigns

- Shop and Dine Local Campaign