



TIFA 2023 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 2023. 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 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. In 2022, the TIFA allocated funding for a Community Gathering Space adjacent to City Hall. It is envisioned as a catalyst for the City Centre Redevelopment project. The goal of the project is to strengthen the market for future commercial and residential development and to provide an anchor within the district to support the existing businesses in the area. The project would create a sense of vibrancy within the area and allow the City to activate the property and adjacent thoroughfare with programming. Work on developing the project design continued in 2023, and this project will remain a priority focus in 2024, for both the TIFA and the City of Westland. The project was also awarded additional funding through the State of Michigan's RAP Grant Program, and more funding is being requested from Wayne County's ARPA allocation.

The development of an Economic Development Strategic Plan is a requirement to achieve the MEDC's Redevelopment Ready Communities Certification, and one was approved in 2022. In addition, this certification requires the creation of a Strategic Marketing Plan. In 2023, a contract was approved with Place + Main Advisors to develop one starting in early 2024. 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 2024.

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 2022, the BRA approved a contract for the demolition of the Hawthorne Valley site and in 2023, the demolition was completed.

2023 Projects

- Approval of contract with The Retail Coach to provide retail recruitment services to the city
- Approval of funding to develop a Strategic Marketing and Branding Plan with Place + Main Advisors, LLC.
- Beautification of Shop and Dine District – Ongoing
- Demolition of the Hawthorne Valley site

Events/Promotional Campaigns

- Shop and Dine Local Campaign