



TIFA 2024 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. The City Centre Redevelopment project still remains to be a top priority for the City. With the Nankin Square project construction underway, the City's goal to strengthen the city is getting closer. Nankin Square is envisioned as a catalyst for redevelopment of the Westland's "Shop and Dine District" and the creation of a City Centre District to serve as the city's downtown area. Sole Building Company will be constructing the park in the amount of not to exceed \$10,450,000.00. To help fund the project, the City of Westland has been awarded a \$2.5 million grant from Wayne County, a \$1 million RAP Grant from the State of Michigan, and a \$250k grant from HUD. The project goal is to help to strengthen the market for future commercial and residential development.

The previous zoning of the TIFA District was not consistent with the vision outlined in the 2050 transformation plan. The majority of the sites were zoned either commercial and/or multiple-family. The creation of a mixed-use zoning district was a key step in encouraging the type of development envisioned by the community. Therefore a new zoning ordinance has been adopted and will take effect in January of 2025. The new zoning ordinance is designed to promote the type of development that aligns with the community's vision for its future. In addition to the implementation of the new zoning ordinance, the 2050 Transformation Plan will necessitate a range of economic development and redevelopment infill projects. A centralized strategy will be developed to outline how to attract investment, expand the tax base, and generate job opportunities. This approach will not only benefit the TIFA District but will also have a citywide impact, fostering sustainable growth, strengthening the local economy, and creating a more vibrant and resilient community for the future.

To help accomplish the City of Westland's goals, a contract was signed with a new Business Attraction Contractor from Modern Consulting LLC. The contract was approved by the TIFA Board and runs for two years. The Business Attraction Contractor is regularly interacting with the Economic Development Department and providing services. Additional contracts were approved to help the city bring in new business to the community. The creation of a strategic Marketing Plan has been completed by Place + Main Advisors and has begun to, and will continue to, be implemented through phases over the next few years. This strategic marketing plan is one of the last steps the City has taken to become Redevelopment Ready Community Certified. 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 TIFA Board approved a contract with Placer.ai which is a location analysis tool that will be used to help attract new businesses and provide support to existing businesses within the community.

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. TIFA, in partnership with the City of Westland, remains proactive in identifying and pursuing new brownfield redevelopment opportunities. The authority is committed to assisting in the remediation and revitalization of these sites, ensuring they are primed for future development. Through these continued efforts, TIFA and the City of Westland aim to foster sustainable economic growth and enhance the community's vitality by unlocking the potential of environmentally impaired properties.

In order to utilize TIFA funding for future programming of Nankin Square, a recommendation has been made that the Board undertake the amendment process beginning in the first half of 2025. Additional projects that will

be considered include a Façade Grant Improvement Program. This will help to revitalize the TIFA District by making improvements to deteriorated or blighted buildings. This program has been a success in the DDA District and continues to help stimulate the community.

2024 Projects

- Approval of contract with Placer.ai to use as location analysis tool to help reach our shop and Dine District and City Centre Goals
- Approval of contract with Modern Consulting LLC for Business Attraction Services
- Purchase of License Plate Recognition cameras
- Award of Nankin Square & Amphitheatre construction bid
- Nankin Square & Amphitheatre Groundbreaking

Events/Promotional Campaigns

- Shop and Dine Local Campaign