



## TIFA 2025 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 close to complete, the City's goal to strengthen the city has never been 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. With our new park open and programming in the works, we are paving the way for future reinvestment in the community.

The new zoning ordinance has taken effect this year which will help promote growth in the community and support its vision for the future. The TIFA Board continues to work towards implementing programs like the façade improvement grants and business attraction grants that will help to stimulate development in the City. In order to assist in the City's integrated infrastructure and improve accessibility the TIFA Board approved funding for a paving project on Hambleton Street. Several other bids were awarded by the Board to install several features at Nankin Square and Amphitheatre this year to prepare the park for its grand opening.

Westland's goals, several contracts were extended throughout 2025. The TIFA Board approved a contract extension 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. They included additional features in the extension to better serve the City's businesses. The continued their partnership through their contract with Modern Consulting LLC to provide business attraction services for the City as approved for a two-year period in July of 2024. In addition to extending several contracts, a new contract with GCSI was approved by the TIFA Board to assist Westland in accomplishing its charter objectives. The City continues to work toward obtaining the RRC Certification. This 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 continues to implement its strategic marketing plan that was created by Place + Main, which will still continue to take place in phases.

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. The Westland BRA signed a new professional services contract with Fleis & Vanderbrink as their new Brownfield Services specialist, which will advise on all brownfield related inquiries. 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.

TIFA'S priority focus going forward will be to strengthen the market for future commercial and residential development. Programming Nankin Square & Amphitheatre will help to reinforce these goals and will continue to be a main focus into 2026. In order to utilize TIFA funding for future programming of Nankin, the TIFA Board has begun planning to amend their plan which is to take place in 2026.

## **2025 Projects**

- Extension of contract with Placer.ai to use as location analysis tool to help reach our shop and Dine District and City Centre Goals
- Construction of Nankin Square & Amphitheatre
- Hambleton Street paving project

## **Events/Promotional Campaigns**

- Shop and Dine Local Campaign
- Tree Sponsorship program
- Nankin Square Holiday Market