

Pitch for the Parcel

Final Call for Development Proposals:

The Hart Tax Increment Finance Authority (TIFA) is extending a final invitation to all interested parties to submit an application outlining their development vision for the property located at 408 S. State Street in Hart, Michigan. This site includes a church, residential home, and former nursery building, offering a unique opportunity for revitalization.

Following a review of all submissions, three applicants will be selected to present their proposals before the TIFA Board. One proposal will be chosen, and the selected applicant will be granted the opportunity to acquire the full property for \$1, contingent upon a commitment to meaningful redevelopment.

This is a rare opportunity to contribute to the next chapter of a historic property in the heart of Hart. Interested individuals or organizations are encouraged to **apply by April 10, 2025**.

BASIC INFO

Full Name

Scott Matthew Granlee

Phone

231 683-6832

Email *

scottgranlee@gmail.com

Business or Organization Name (if applicable)

CARS Youth Center - Christian And Recreation Services

Website or Social Media Links

<https://www.facebook.com/people/CARS-Youth-Center/100066734305286/>

VISION & PROPOSAL

Describe your idea or project in 1–2 paragraphs. (What would you do with the property if you win?) *

Reach out to the youth in the area. Would help with school work, job skills, life skills, how to become a well rounded person so they can learn, grow, and be more productive with their lives.

Support the local churches with resources, programs, and a central hub (We are not a church but would be a place that would partner with them). Have wanted to do this for a long time and would not be a shoot from the hip. Have a lot of plans to grow CARS Youth Center!

Which of the three buildings do you plan to use, and how? (Home, Church, Third Structure) *

All buildings: Student center to study and learn skills. Church to host concerts, drama, movies, youth talent nights. Home to use as a resource area table, chairs, sound system, blow up games, prom dresses, ect. For the church to use and graduation parties for those that become CARS members.

What is the potential community impact of your idea? (Who benefits? Does it provide a service, meet a need, or build a connection?) *

The same as above teens and churches. But the community would be impacted by our teens mowing, raking, snow shoveling and helping as they learn skills. Meets needs by having a place to come and learn those skills plus with their school work. This is backed by the code if a teen can't afford the membership they will need to learn a skill and work off their membership fee. Just want everything we do to have a purpose and to teach and train.

ECONOMIC POTENTIAL

How would your project create jobs or support local employment? *

Teens would have the opportunity to work at CARS; lawn mowing business, rental business, snack shop, concert, movie night, ect. work project snow shoveling, fall clean up, house work, ect. Will be a hub for job leads for youth

Would your project generate local tax revenue? If so, how? (E.g., as a business, rental property, venue, etc.) *

No we would use our 501c3

How much will you need to invest to get the building(s) ready for your intended use? *

Church (amount & explanation), House (amount & explanation), 3rd Building (amount & explanation)

Would come up with a campaign after seeing what is usable. But as it sounds, looks like we could start going right away

Do you have a financial plan or source of funding to support this idea? (If yes, briefly explain) *

Yes, I would get support from local churches, grants, donors, raise money with events at CARS and events that we travel to like sports games, amusement park, ect. having camp weeks just to name a few.

(Optional) would you like to offer the TIFA an additional amount to acquire the property? If so, how much?

I really don't have any money to give but what I do have is a dedication to change life's

FEASIBILITY & READINESS

What is your timeline for starting and completing the project? *

If we got the keys in April we would start in May

What experience, skills, or team members do you have to bring this idea to life?

Youth Pastor for 34 years and still going. I have a heart for teens. Believe in equipping them for the future. We would get the board going and start a youth board.

PITCH READINESS

Are you available to present a live, 5-minute pitch on April 15, 2025 at 1:00 PM? *

☒ Yes

☐ No

Do you have any presentation needs (AV, props, accessibility accommodations)? *

Would have a power point or could print

FINAL QUESTION

Why do you want to be part of this competition, and why does this property matter to you? *

It is a church and would like it's legacy to go on about reach out and helping change life's.

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