

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

Adam J. Perysian

Phone

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Email *

ajperysian@gmail.com

Business or Organization Name (if applicable)

The Artificery

Website or Social Media Links

VISION & PROPOSAL

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

If awarded the property, we'll transform 408 & 412 S State St. into The Artificery—a creative community hub where people can gather, learn, build, and celebrate. The church and house will be repurposed into spaces for events, workshops, performances, a rentable commercial kitchen, and a social game lounge. From weddings and concerts to woodworking classes and culinary pop-ups, our goal is to create a space where creativity and community thrive.

We're committed to preserving the character of the church, including its stained-glass and original architecture. Any religious items will be respectfully offered to local congregations or the historical society. We also welcome area congregations to rent the sanctuary for ongoing services or gatherings. By blending historic preservation with modern use, The Artificery will support small businesses, artists, and neighbors—bringing new life to downtown Hart while honoring its roots.

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

We plan to use all three buildings as part of an interconnected vision that supports creativity, small business, and community engagement.

The Church will be the heart of the project. The upper level ("The Sanctuary Stage") will be used for weddings, concerts, performances, community events, and rented to local congregations for regular services. The basement will host two key spaces: "The Fellowship Hall", a game and social lounge with light retail, and "The Galloping Griffin Maker's Kitchen", a rentable commercial kitchen for small food businesses, culinary workshops, and pop-up events. This supports local entrepreneurs while creating new revenue opportunities.

The Middle Structure ("The Artificery") will become a hands-on creative workshop space paired with both an indoor and outdoor garden area. The building will host classes in woodworking, metalwork, and arts, while the garden spaces—accessible to members and the community—will promote sustainability and wellness through growing food, herbs, or greenery. This blend of craftsmanship and cultivation creates opportunities for learning, collaboration, and small-scale production.

The Home ("The Wayfarer's Rest") will be part of a later phase. After renovations, it will be offered as a short-term Airbnb rental for travelers, artists, or guests. Depending on local housing needs, it may also be considered for long-term rental use. Income from other parts of the property will support its remodel.

Each building is designed to contribute something unique, while together they'll create a vibrant, sustainable, and inclusive destination in downtown Hart.

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

The Artificery is designed to be a space where creativity, opportunity, and community connection all come together. It benefits a wide range of people—local artists, small business owners, makers, families, spiritual groups, youth, and visitors. By offering accessible event spaces, creative workshops, a commercial kitchen, and gathering areas, we're creating a place where people can learn, grow, and share their passions.

This project fills multiple needs in the Hart area: it provides affordable space for entrepreneurs and food producers, gives residents more local entertainment and educational options, and builds a stronger downtown through regular activity and collaboration. It also preserves a historic property while giving it new life. Whether someone's starting a business, hosting a community dinner, teaching a class, or just meeting new people over a board game—we want The Artificery to be a place where Hart feels more connected, creative, and supported.

ECONOMIC POTENTIAL

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

The Artificery will directly and indirectly support local employment in multiple ways. Initially, it will be operated by the owners, but as the space grows, we anticipate hiring part-time staff to assist with events, workshop coordination, maintenance, and retail operations. Special events, classes, and markets will also create opportunities for contracted instructors, performers, and vendors.

Beyond in-house jobs, the project is designed to support small businesses and cottage industries by providing affordable, low-barrier access to resources like a licensed commercial kitchen, maker spaces, and event venues. Local food producers, artists, and craftspeople will be able to rent space, sell their products, and build their businesses. We'll also prioritize partnerships with local service providers—cleaners, contractors, landscapers, and more—so that as The Artificery grows, it uplifts others in the community too.

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

Yes, The Artificery would generate local tax revenue through its various business activities. This includes income from event rentals in the sanctuary, commercial kitchen usage, workshops, maker memberships, and retail sales in the Fellowship Hall. Each of these revenue streams would contribute through sales tax, business tax, and potentially licensing fees, helping to support local economic development.

Additionally, depending on how the house is ultimately used—whether as a short-term rental, long-term lease, or owner-occupied residence—there would be added property tax contributions. If used temporarily as a rental, it could also generate lodging tax revenue. Even as a residence, the increased use and value of the property overall would positively impact the local tax base and help offset city costs with a revitalized and active site.

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)

We plan to have all main community-facing areas open and functional within the first year, with a total initial investment of \$100,000–\$120,000. Rather than completing every upgrade at once, we'll prioritize the spaces that generate revenue and community impact early on, while planning for larger renovations over the next five years.

Importantly, if chosen, the initial costs will be significantly lower due to the owners' skill sets. Adam Perysian is a former lead hotel maintenance engineer, a previously certified State of Michigan master auto mechanic, and has worked as a line cook in both full-menu and local pizza restaurants. With over a decade of office operations experience and nearly 30 years of computer proficiency, much of the repair, setup, and system implementation can be handled in-house — dramatically cutting costs in the early stages.

Phased Investment Breakdown

Church – Estimated \$25,000 (Primary focus in Year 1)

The upstairs sanctuary is already in usable condition and will require only basic cleaning and cosmetic improvements — lighting, AV setup, and seating enhancements — to be rental-ready for performances and congregations.

The basement will house the Galloping Griffin Maker's Kitchen and the Fellowship Hall, with a dedicated \$15,000 kitchen remodel to establish a compliant, rentable commercial kitchen. Equipment, storage, and plumbing/electrical work will be phased in alongside income from early renters and food entrepreneurs.

Middle Building – Estimated \$10,000–\$15,000 (Functional by Year 1, expanded in Years 2–4)

This building will be used for creative workshops, maker sessions, and indoor/outdoor gardening programs. An adjacent outdoor garden will offer space for growing herbs, vegetables, and ornamentals for community use. Early investment will focus on safety and utility; later phases will expand tools, greenhouse options, and programming.

House – Estimated \$80,000 (Remodeled in Years 2–5)

The house is currently set up as office space, so restoring it to residential use will require a full remodel, including plumbing, kitchen rebuild, layout adjustments, and insulation upgrades.

After the business is established, the owners may convert the house into their primary residence, providing on-site stewardship and daily care for the property. This allows for close monitoring of operations while keeping overall housing costs more sustainable.

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

Yes, we have a basic financial plan in place along with \$40,000 in available credit to start renovations and open key areas of the property. The initial focus will be on getting income-generating spaces like the event venue and commercial kitchen up and running within the first year.

The financial plan is flexible and will be adjusted as needed based on real-world conditions, demand, and available opportunities. We'll adapt spending and timelines as we learn what the community responds to and where support or partnerships can enhance the project.

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

At this time, we are not in a position to offer an additional amount for the property. Our current financial plan is focused on ensuring we can successfully renovate and activate the space to serve the community as soon as possible. Our goal is to maximize the property's impact through sustainable, community-driven development rather than upfront capital.

FEASIBILITY & READINESS

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

We plan to begin work on the property immediately upon acquisition, aiming to have all main community-facing spaces—such as the event sanctuary, commercial kitchen, and creative workshop—open within the first year. These areas will generate early revenue and establish The Artificery as a functional community hub right away.

Renovations on the house, which was previously converted into office space, are expected to begin between Years 1 and 3, depending on funding flow and operational demands. Completion is part of a 5-year phased plan, with flexibility built in to adjust timelines based on growth and community response.

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

Our team is led by Adam and Jessica Perysian, who bring a complementary set of hands-on experience and practical skills to make The Artificery a reality. Adam is a former lead hotel maintenance engineer, a previously certified State of Michigan Master Auto Mechanic, and has worked as a line cook in both a full-service kitchen and a local pizza establishment. He also has over a decade of experience in office operations and logistics, along with nearly 30 years of computer and technical proficiency, providing a strong foundation for managing both the physical and administrative aspects of the business.

Jessica is a dietary aide with over 12 years of experience and is ServSafe certified, making her well-suited to help lead the commercial kitchen and food-based programming. Together, they plan to handle much of the renovation and setup themselves to keep costs low, and they share a deep commitment to building something that supports and uplifts their community.

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)? *

None at this time.

FINAL QUESTION

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

We want to be part of this competition because we truly believe this property has the potential to become something transformative—not just for the community, but for our lives as well. It's not just a set of buildings—it's a space with history, potential, and heart. The church, especially, holds a quiet beauty that deserves to be preserved and reimagined with purpose.

We live right across the street, and we've spent so much time dreaming of how we could build something truly special here—a creative, welcoming, and self-sustaining hub that brings people together, supports local makers, and fills important gaps in our downtown community. After years of gathering skills, ideas, and vision, this is the first opportunity that feels like it could bring it all together. Being chosen would be completely life changing for our family. It would give us the chance to pour our energy, experience, and passion into something deeply meaningful—not just for us, but for the future of Hart. This isn't just a business idea—it's the project we've been waiting for.

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