

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

Stacy Reynolds

Phone

231-923-0882

Email *

S.kelleyreynolds@gmail.com

Business or Organization Name (if applicable)

Cedar and Sage Nature Program

Website or Social Media Links

Facebook: Cedar and Sage Nature Program

VISION & PROPOSAL

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

If awarded this property, I would turn it into a center for children to do nature inspired activities. I would hold classes for age groups 3 to 19. We would also create a confidence building program for young men. We would hold events with local crafter to show off their expertise to kids and parents.

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

Home and church. To hold classes for children to learn outside of the box.

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

Create opportunities for families to enroll their kids in an alternative learning experience.

ECONOMIC POTENTIAL

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

We would create jobs by hiring local crafters and teachers.

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

Yes, by renting out the building for events and craft nights, partnering with other locals and giving them a space to create and share.

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)

100,000 est.

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

Work in progress

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

No

FEASIBILITY & READINESS

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

Less than a year

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

Wild crafter, teacher, and community spokesman

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)? *

No

FINAL QUESTION

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

I am trying to create a program like this, however I am having a hard time finding the right space.

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