

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

Max Gamble

Phone

6165341183

Email *

mglpaf@aol.com

Business or Organization Name (if applicable)

In Line Striping

Website or Social Media Links

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VISION & PROPOSAL

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

Want to use as a Live Production Theatre for Entertainment. Would be Seasonal Production during Summer time only. Slanted floors are good. Would need bigger stage area.

.....

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

Church only

.....

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

Tourist looking for Entertainment during Summer months.

.....

ECONOMIC POTENTIAL

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

Yes

.....

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

Business - Venue

.....

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)

50000\$

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

In making

(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? *

2026

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

Just idea

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? *

yes- got family that was going to Church going for 90 years

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