

## **PRESS RELEASE**

### **For Immediate Release**

## **CITY OF HART REOPENS RFQ SUBMISSION PERIOD FOR REDEVELOPMENT OF 3 E MAIN STREET**

**HART, MI – November 20, 2025**

The City of Hart is pleased to announce that the Request for Qualifications (RFQ) for the redevelopment of 3 E Main Street has officially reopened today. Submissions will now be accepted through Friday, February 27, 2026, at 10:00 AM (ET).

The property—formerly part of the Ceres Solutions block acquired by the Hart Tax Increment Finance Authority—represents a signature redevelopment opportunity in the heart of downtown. The City is seeking qualified development teams with a vision that supports downtown vibrancy, aligns with community goals, and advances long-term economic growth.

“We’re excited to reopen this RFQ and invite developers to bring forward creative, feasible proposals that can transform this cornerstone property,” said Nichole Kleiner, City Manager. “This project is central to our strategic goals for a walkable, activated, and welcoming downtown.”

### **Updated RFQ Submission Details**

The RFQ outlines specific submission requirements to ensure a comprehensive and comparable evaluation of respondents’ qualifications. As described in the Reopened RFQ Submission Criteria, proposals must include:

- Letter of Interest including the development vision, approach, parking plan, and any anticipated public-private partnership components.
- Concept Plans or Renderings, including a basic site plan and any preliminary elevations or conceptual drawings.
- Project Timeline, including financing, construction start, substantial completion, and phasing (if applicable).
- Experience with similar redevelopment projects.
- Fiscal Capacity, including a verification letter from a financial institution, an initial pro forma, and any proposed incentive requests (e.g., TIF/Brownfield, MEDC).
- Team Overview & Resumes of the lead members and identified consultants.

- Community & Design Commitments, including potential community benefits such as local hiring, storefront activation, sustainability features, housing, and parking considerations.
- Existing Building Plans, if applicable, describing the intent to preserve or remove structures.

### **Evaluation & Review Process**

All complete submissions will be evaluated based on:

- Downtown fit and design quality
- Team experience and capacity
- Financial feasibility
- Overall deliverability and schedule
- Community benefits and alignment with local goals

Following the close of the RFQ period, the City may request clarifications, interviews, or negotiations with one or more respondents. A final recommendation is expected to be presented to City Council at the March 24, 2026 meeting.

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### **Questions & Site Access**

Questions should be submitted by January 20, 2026 at 10:00 AM (ET) to [nkleiner@cityofhart.org](mailto:nkleiner@cityofhart.org).

Responses will be posted at [www.takemetohart.org/ceres](http://www.takemetohart.org/ceres) by 5:00 PM the same day.

Site walkthroughs are available by appointment.

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### **About This Project**

As outlined in the City's redevelopment goals, the repositioning of 3 E Main Street represents a rare opportunity to activate a full city block at a key downtown gateway. The reopening of the RFQ is intended to ensure a wide, competitive pool of high-quality development concepts.

For additional information, please contact:

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