

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

Jack Greve

Phone

2318457417

Email *

jack@splka.org

Business or Organization Name (if applicable)

Sable Points Lighthouse Keepers Association

Website or Social Media Links

splka.org

VISION & PROPOSAL

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

Main headquarters for the Sable Points Lighthouse Keepers Association. This would include office space, lighthouse shopping center, storage space for merchandise and restoration. The two story house would be used for volunteer lighthouse keepers to help keep the lighthouse association open 7-days a week at our five locations.

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

Church - Office, Shopping Center

Home - Volunteer lodging

Third Structure - Storage space

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

Local shops, and stores because of the additional traffic to downtown.

ECONOMIC POTENTIAL

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

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

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)

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

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

FEASIBILITY & READINESS

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

We would need to have an inspection to make sure the site is something we can maintain and determine the cost of moving in. If building is in reasonable condition, 2026 or 2027 opening.

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

We have a team of seven with a variety of skills and a volunteer base of over 250.

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)? *

All of my materials will be take-homes.

FINAL QUESTION

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

It would be a great opportunity for SPLKA to grow and would be additional traffic to Hart. The building is open and work well for our need.

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