

Full Name	IDEA	Community Impact	Job Creation	Tax Reve	Estimated Investment	Source of Funding	Purchase price (optional)	Timeline	What experience, skills, or team members do you have to bring this idea to life?	Why does this property matter to you?
Jack Greve	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.	Local shops, and stores because of the additional traffic to downtown.		No	unknown			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.	We have a team of seven with a variety of skills and a volunteer base of over 250.	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.
Timothy & Laura Collins	Rehab home only for use as primary residence	To maintain the home and improve the condition. Will be a asset to community	Contractors - local labor	No	\$50,000	Cash	\$15,000, easement and several parking spaces will be required with my offer.	October, 2025	Longtime contactor in community, will be hiring licensed contractors	I think the house, despite it's shortcomings has great potential, also has quite a history. We would love to be the next chapter in the life of the building which we will make our home
Tamara Robbins	HART ART & Enrichment Center My plan would be to connect to local resources and people to start an Enrichment Center for all ages. Nursery as a 24/7 affordable daycare. Church building as a learning/art class center. Use the home as a resource center upstairs and a coffee/juice lounge in the main living areas, using goods made and grown from our community garden by our patrons that use the center. Possible homeless shelter	It will be a learning, helpful experience for everyone by everyone. Learning to cook meals, read, write, help with resources such as finding a job or training for a job, learning skills of all kinds.	To use the center we would earn a percentage of anyone hosting a class. And renting the center out for special events such as art shows, wedding, birthdays, office parties ect. And having a 24/7 affordable daycare would definitely be a benefit to any community!	Yes	I honestly would need to see the buildings . Working in construction for 14yrs you really cannot estimate without seeing the buildings. I do however, have alot of construction contacts that may donate time and materials for this venture.	I know as with any business they say reasonably 3 years and alot of hard work to make that happen. I will also apply for any available grants for this kind of venture to succeed.	I can not.	Depending on building conditions, if they are good, I'd like to start as soon as I was awarded the property	I have already spoken to several people who are willing to donate time to get this venture off the ground.	I was a Hart resident and love Hart! I was actually a winner in the City of Hart logo contest many, many years ago. I feel that our historical buildings should be saved, preserved and used for our community, shared with everyone.
Max Gamble	CHURCH ONLY as a Live Production Theatre for Entertainment. Seasonal Production during Summer time only. Slanted floors are good - need bigger stage area.	Tourist looking for Entertainment during Summer months.	Yes	Yes	50,000\$	In making	no	2026	Just idea	yes- got family that was going to Church going for 90 years
Stacy Reynolds	A center for children to do nature inspired activities and classes for age groups 3 to 19. A confidence building program for young men. We would hold events with local crafter to show off their expertise to kids and	Create opportunities for families to enroll their kids in an alternative learning experience.	We would create jobs by hiring local crafters and teachers.	Yes	\$100,000	Work in progress	No	Less than a year	Wild crafter, teacher, and community spokesman	I am trying to create a program like this, however I am having a hard time finding the right space.
Robert Hambright	Our plans for the church building are to continue to hold church services, Sunday school and an open to all potluck after. Community meals and outreach events/activities. The middle building will be utilized as a nursery The house will be repurposed to provide office space for our pastor and secretary, discussion spaces for individuals, couples, and families, tutoring areas, and a conference room.	The congregation we have, and the community outreach we desire will bring a larger sense of community to our beautiful town of Hart. Our Back-to-School Drive and Winter Gear Drive will support those in need, ensuring that our younger residents have the resources necessary for a successful school year. We will also organize summer activities to provide engaging and positive experiences for children during the summer months. Our Harvest Party will offer families the opportunity to connect, enjoy refreshments, and participate in family-oriented activities, further strengthening community bonds. Our congregation includes a bi-lingual educator who will offer tutoring services, and many members who are eager to organize after-school programs for students who need a safe and supervised environment while waiting for their parents. Recognizing that many residents of our small-town commute long distances, we plan to open the church to parents after school, providing a welcoming space to relax, enjoy a cup of coffee, and connect with others. Our initiatives are designed to benefit both the young and the old within our community. The positive impact of Hart Christian Fellowship taking possession of the properties at 408 S State Street and 412 S State Street are immeasurable.	Currently we have four out of county families searching for housing and employment in the area, we have already had two families relocate to Oceana County, and we have another family praying for God's direction and timing on relocating to Oceana County. This has, and will continue, to support local employment in the community.	No	We will not need any funds at this time to get the buildings ready for our intended purposes. Everything we have planned has already been discussed with our church body. Our congregation is full of able-bodied individuals who are more than willing to dedicate their time and resources to promote our community vision. The church building has already had investments made into it. We also acquired additional items to begin setting up the nursery and offices when the time comes.	As stated previously, our congregation provides all funding and continues to grow.		We currently occupy the church building. Our goals for the church building are already well underway. We would be able to have the nursery and offices set up within 4 months of obtaining possession of the properties. The other goals we have will be dependent upon obtaining the necessary licensing and inspections.	Our congregation is full of individuals who bring many different skillsets to the table. We have contractors, painters, teachers, individuals proficient in adolescent behaviors, 35+ years of spiritual leadership and training, multiple administrators, and many other various abilities to ensure the success of the short- and long-term goals.	22 years ago, God called our church family to move from Centreville, Michigan, to Hart. We came here with the intent to birth a church in this community. The same year we moved, it was prophesied that we would open a church in the center of Hart. The past 20+ years, we have waited for this to come to fruition. There have been many different places we have held church, from our home, to the R&L storefront, the Crystal Valley Township Hall, the Council on Aging building, and most recently the Smith's Corner Church for 14 years until it sold. All the while, we knew that those locations were not God's final plan for our church body. When the opportunity arose for us to petition for the church at 408 S State St, we began to see the prophecy being fulfilled. Our intent is to spread the gospel and train people in the work of the service to the building up of the body of Christ. We have spent many years praying for God to show us where he has for us to plant our roots. We believe that this property, being in the center of Hart, is the place that fulfills the prophecy God has for us.
Christian rodriguez	I would turn it into Apartments and rent them out to low income people	Help low income people out	Help the homeless people	Yes	40,000	Yes I work full time		1-2 years	Building and everything	I would love to win this and I can help the homeless out so they are off the streets
Scott Matthew Granlee	All buildings: Student center to study and learn skills. Church to host concerts, drama, movies, youth talent nights. Home to use as a resource area table, chairs, sound system, blow up games, prom dresses, ect. For the church to use and graduation parties for those that become CARS members.	The same as above teens and churches. But the community would be impacted by our teens mowing, raking, snow shoveling and helping as they learn skills. Meets needs by having a place to come and learn those skills plus with their school work. This is backed by the code if a teen can't afford the membership they will need to learn a skill and work off their membership fee. Just want everything we do to have a purpose and to teach and train.	Teens would have the opportunity to work at CARS; lawn mowing business, rental business, snack shop, concert, movie night, ect. work project snow shoveling, fall clean up, house work, ect. Will be a hub for job leads for youth	No 501c 3	Would come up with a campaign after seeing what is usable. But as it sounds, looks like we could start going right away	Yes, I would get support from local churches, grants, donors, raise money with events at CARS and events that we travel to like sports games, amusement park, ect. having camp weeks just to name a few.	I really don't have any money to give but what I do have is a dedication to change life's	If we got the keys in April we would start in May	Youth Pastor for 34 years and still going. I have a heart for teens. Believe in equipping them for the future. We would get the board going and start a youth board.	It is a church and would like it's legacy to go on about reach out and helping change life's.

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Daniel Gutierrez	I plan to transform the space into a professional photo studio and custom apparel storefront. The church will be converted into a photo studio and storefront for custom apparel, while the greenhouse area will be transformed into a waiting and play area for customers, providing a comfortable space for those waiting for their significant others or for their shopping or photo sessions to be completed. Additionally, the home will be lived in for convenience, allowing easy access to the shop.	This initiative would have a positive impact on the community, as, to my knowledge, there has never been a photo studio in this small town where individuals could easily walk in for senior photos, family photos. Additionally, there has been a lack of access to custom apparel for schools, businesses, or special events. By introducing these services, this project would not only fulfill unmet needs but also strengthen the community's connection to this historic building	This initiative would create valuable job opportunities within the community, as operating a business of this scale requires a dedicated team to manage and support its operations	Yes	<p>1. Church Renovation Objective: Convert into a photo studio and custom apparel storefront. Renovation Needs: Open floor plan design for both the photo studio and apparel area. Open Floor Plan Design & Layout: \$2,500 Display Cases & Shelving: \$5,000 Lighting & Electrical Work: \$3,500 Total Church Renovation Estimate: \$11,000</p> <p>2. House Renovation Objective: Livable space for personal use with minimal renovations. Renovation Needs: This area is lower priority as it's primarily for living. Painting & Basic Repairs (if required): \$2,000 Flooring (If required): \$3,000 Total House Renovation Estimate: \$5,000 (only if needed)</p> <p>3. Greenhouse Renovation Objective: Convert into a waiting/play area for customers. Renovation Needs: General cleanup and conversion into a comfortable, functional space. Furnishings, seating, and child-friendly features. Estimated Cost: Renovation & Conversion: \$3,000 Furnishings (seating, tables, etc.): \$1,500 Lighting & Electrical: \$500 Total Greenhouse Renovation Estimate: \$5,000</p>	<p>1. Personal Savings Using my own savings to fund this project. This could involve liquidating a portion of my savings to cover initial costs. Estimated Contribution:[\$13,000]</p> <p>2. Small Business Loan Estimated Loan Amount: [\$20k if need be]</p> <p>3. Investor Funding Seeking investors who are interested in funding the project in exchange for equity or a share in future profits could be another option. This would allow me to retain ownership while gaining financial support. Potential Investors: Local investors, friends, family, or venture capitalists.</p> <p>4. Grants or Incentive Programs There may be local or federal grants available for businesses that are focusing on community development, historical preservation, or local job creation. Researching and applying for such grants could supplement funding of this project</p> <p>5. Crowdfunding GoFundMe can be a way to raise money, especially if you are promoting a business that would positively impact the community.</p> <p>6. Revenue from Pre-Sales Offering pre-sale packages for photo sessions or custom apparel could generate upfront cash to help with renovation costs. This could involve offering discounts or packages for customers who commit before the studio officially opens.</p>		My goal is to be open within the first month or two of securing the property. Since starting my small business in 2020, I've consistently generated around \$25k a year, and I have continued to evolve and adapt. For years, I've been searching for the right storefront since returning to the area, but nothing has seemed to fit. This space is ideal, with plenty of room and character, exactly what I've been looking for. I already have most of the resources necessary to launch this new business venture, requiring minimal external assistance	I have built a strong support system since starting my platform in 2020, having had the privilege of working with notable organizations such as Double JJ Resort, Shelby Public Schools, Hart Public Schools, Michigan Adventures, Morningside Pallet Store, Kelly's Animal Rescue, Merten Farms, and many others. I am excited about the opportunity to grow alongside my community. My family and friends have been integral in supporting my business ventures, and I know I would have a strong network backing me. Whenever I doubt myself, my family is always there to remind me of my accomplishments and encourage me to keep moving forward	This property holds great significance to me as it represents the heart of Hart. The location is ideal, offering both character and the opportunity to preserve a piece of Oceana County's historic architecture in its natural state. My father, one of my greatest supporters, always encouraged me to aim high, even though he had many business ideas but was never financially able to pursue them while raising seven children. I know he would be incredibly proud of me simply submitting this application. I firmly believe that when the time is right, I will own something that will make a lasting impact on this community. This property meets all of my needs adequate parking, prime location, and unique character and I would be honored to be considered for this incredible opportunity
Tarra Perez	CHURCH: Mystic Dreams Tea House - a whimsical tea and elixir bar offering a magical experience including: Locally-sourced teas, herbal blends, kombucha, matcha, and mushroom-based drinks, pastries and snacks from local bakers. Evening mocktails for sober nightlife. Daytime healing events: tea ceremonies, sound baths, guided meditations. Planetary Roots Metaphysical Store (Also in Church Sanctuary) Crystals, books, prayer tools, and holistic wellness items. Copper healing triangle, reiki sessions, spiritual coaching, rhythm & movement classes. Guest healers and rotating practitioners NURSERY: Community Arts & Expression Hub - Teen-focused creative center for music, visual arts, and self-expression. Open studio space for rotating teachers and workshops HOUSE: Childcare & Residential Use Licensed daycare prioritizing employees' children, then opening to public. Option to offer sliding scale and scholarship access. Living quarters for owner/operator	<p>This plan benefits the entire community offering something for everyone in a safe and inclusive space. We can't ignore the ongoing struggles of community in Oceana County with addiction to substances. Addiction affects everyone and with a lack of mental health services and recovery services it is time to start thinking outside the box. What can we as a community do to fight the ever growing problem affecting so many individuals, and families? Build connection. The core of addiction is pain and trauma. By providing an all inclusive space for support with individuals and family's we are showing our community that while it seems nobody cares, somebody does. Sobriety isn't just for people who have struggled with addiction, it's a conscientious choice of many individuals. There are few options for community activities for adults that do provide alcohol at the center. There are few programs for teens with creative minds that need outlets to create. Violet Revolution Sanctuary is committed to uplifting the community with love, grace, understanding, compassion, art, music, and using the natural elements of earth to build long lasting connections with the community.</p> <p>Sober Entertainment Alternative: Open mic nights, poetry readings, live music, community choir, and theater. Support for Recovery: Weekly support groups and addiction healing circles Economic Growth: Subcontracting with local healers, artists, and farmers; sourcing regional goods Youth Enrichment: Free creative outlets for teens in an underserved population. Daycare to help with childcare needs of employees, and groups supports. Cultural Vitality: Hosting seasonal festivals, fairs, and spiritual events</p>	<p>Estimated Job Creation</p> <p>1 General Manager 1 Tea House Supervisor 2-8 Baristas/Servers 1 Retail Store Manager (Planetary Roots) 2-4 retail clerks 2-4 Wellness Subcontractors/Healers (rotating) 2 Daycare Providers 1 Arts Coordinator (Teen Studio) 1 Maintenance & Property Support Total: 10-20+ jobs, with potential for growth</p>	Yes	<p>Initial Startup Costs (Estimated): \$35,000-\$50,000</p> <p>Renovations, licensing, commercial kitchen updates, ADA compliance</p> <p>Inventory and furnishing</p>	Funding Sources: Microloans, crowdfunding, local grants, partnerships, private investors, community fund raising events, and collaborations with local churches, and organizations.	Possibly	<p>The goal would be to complete renovations within 1 year with a goal of opening the sanctuary by Spring of 2026. The daycare center to be opened sooner to help contribute to renovation cost of sanctuary and opened within 1-3 months of licensing approval.</p> <p>The team so far for this vision includes myself as the program operator, a committed daycare director, and several individuals committed to providing healing services.</p> <p>I, Tarra Perez am a certified spiritual life coach and ordained minister with many years of experience. I also work as a cna activities aide at OCMCF. I have 25 year experience in special needs care.</p>	This has been my dream. I have buried way too many people I grew up with to drug overdoses and suicide. My friendship with these individuals including my brother has helped me understand addiction in a way most don't. I understand their needs and how addiction begins. I previously ran an impromptu healing center out of my home. I converted a guest room to what I called the friend room providing detox support and ongoing sobriety support. I have watched many people who were otherwise written off by their family's and community then their lives around as a result. I know providing this center gives me the opportunity to help even more people on a larger scale while providing much needed community entertainments and resources to things like art and music lessons. America is one of the only countries that uses medications for mental health support, but most countries use spiritual practices to strengthen the mind which show to be 100 times more effective when combatting. Using healing elements and teas is helpful not just to people with addiction but anyone struggling with grief, mental illness, depression, and more. I aspire to be a leader in my community inspiring people through my own life journey that healing is not only possible, it's available. This center has a focus on healing while providing entertainment and services to all.	
Vanessa Schattenberg	I would renovate the spaces to be used as a home base for my business. I would move into the home with my family - revive the greenhouse and work closely with the community and schools to start a FFA program or after school program to grow and sell outdoor plants/flowers and houseplants. The church I would turn into a local marketplace of local artists to sell their items and be a location for my flower/plant shop which would host workshops	Biggest benefit would be the youth of our community. Having a hands on learning center to integrate with a ffa program would be my main goal.	All aspects of a greenhouse, working with youth and running a storefront requires additional help and will create jobs.	?	This is a hard question to answer without doing a full walkthrough to see what and how much is needed to transform it.	I would apply for a business loan, grants and hopefully some local investors to help create the funding		6 months to a year	I have owned my own floral/plant/retail business for the last 4 years, I have a staff that has worked along side me. As well as support from the Montague FFA I have mentored and continued to teach at.	I grew up in Shelby and graduated there. Oceana county holds such a special place in my heart. I would love to raise my growing family in the area.

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Adam J. Perysian	<p>CHURCH: upper level (“The Sanctuary Stage”) for weddings, concerts, performances, community events, and rented to local congregations for regular services. Basement “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.</p> <p>NURSERY: (“The Artificery”) hands-on creative workshop space with indoor/outdoor garden area. 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.</p> <p>HOUSE: (“The Wayfarer’s Rest”) 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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>	Yes	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>
Jeremy Arndt, Nancy Grzeszak	<p>Wellness hub. CHURCH: main sanctuary will host community-centered events such as yoga classes, group sound baths, wellness workshops, and social gatherings. NURSERY & HOUSE: affordable, rentals wellness practitioners—offering rooms for massage therapy, reiki, reflexology, energy healing, spa treatments, nutritional counseling, and other holistic services. In the warmer months. EXTERIOR: community farmers market on the lawn in the summer months</p>	<p>Hart and Soul will serve as a powerful catalyst for positive change in Hart, offering a welcoming space where people can come together to connect, heal, and grow. By providing affordable rental opportunities for wellness practitioners, it supports local entrepreneurship and fosters economic development in a growing industry. The revitalization of this beloved church breathes new life into the town—transforming a historic landmark into a vibrant hub of wellness, creativity, and community spirit. Hart and Soul will not only nurture individual well-being but also strengthen the social and economic fabric of Hart, creating a space where both people and possibilities can thrive.</p>	<p>Hart and Soul will create meaningful local employment opportunities by supporting a wide range of wellness professionals—massage therapists, yoga instructors, reiki practitioners, nutritionists, and more—through accessible rental spaces to grow their independent practices. Additionally, the center will generate jobs in operations, event coordination, maintenance, and marketing, contributing to the local economy. By offering both direct employment and a supportive platform for small business growth, Hart and Soul will play an active role in creating sustainable, community-based job opportunities in Hart.</p>	Yes	<p>At this time, we are unable to provide exact investment amounts for the church, house, and third building, as we have not yet been able to visit the property due to work-related travel. However, we plan to take a grassroots, community-driven approach to funding and renovations, drawing on a nationwide network we’ve built over 16 years of traveling as musicians and wellness practitioners through our business, Settle Into Stillness. As residents of nearby Weare Township, we are committed to working with local contractors, as well as family and friends in the construction industry, to revitalize the property in a cost-effective and community-centered way.</p>	<p>While we do not yet have a finalized financial plan for Hart and Soul, the vision has been thoughtfully nurtured over several years as we searched for the right commercial space in our area. We intend to fund the project through a combination of personal investment from our established and successful business as international traveling artists and wellness practitioners, alongside strategic support from grant opportunities, small business loans, private investors within our professional network, and grassroots community fundraising. With deep roots in the wellness and creative communities, both locally and nationally, we are confident in our ability to gather the financial resources needed to bring Hart and Soul to life.</p>	<p>At this time, we do not yet know how much we would be able to offer TIFA in addition to acquiring the property, as we are still assessing our financial capacity and project needs. However, we deeply believe in giving back to our community and supporting the growth of Oceana County as a whole. As our plans progress, we will thoughtfully consider our options to give back to TIFA in some capacity, helping to ensure that funds can be reinvested into future development opportunities that benefit the broader community.</p>	<p>Our goal is to begin the revitalization process for Hart and Soul immediately upon acquiring the property, with a strong intention to open our doors within 1–2 years. This timeline takes into account the necessary steps of securing investment, assessing and updating the buildings and grounds, and establishing a solid business foundation. While the exact condition of the property is still unknown, we are committed to moving forward efficiently and thoughtfully to bring this vision to life in a timely manner, balancing our excitement to open with the care required to create a lasting and meaningful space for the community.</p>	<p>My partner Nancy and I bring 16 years of experience in running a wellness-based business, during which we’ve facilitated over 1,500 community events across the United States and in 20 countries, as well as having led international wellness retreats in 6 countries on 5 continents, with plans to expand into 2 more. We currently work full-time in this field and have for most of the last 16 years. Through our global and local network of wellness practitioners, we have access to a wealth of knowledge, guidance, and collaborative opportunities to draw upon as we build Hart and Soul. Additionally, we have valuable skills in construction and renovation, thanks to family members experienced in home construction, commercial and residential electrical work, and HVAC, as well as our own hands-on experience with property renovation. These combined skills and experiences uniquely equip us to bring Hart and Soul to life and serve our community.</p>	<p>The foundation for Hart and Soul has been a long-held dream of ours, and we’ve been casually searching for the perfect commercial property for several years. We even considered purchasing a local church in Weare Township near our home. After traveling the world full-time for 16 years as artists, musicians, and wellness practitioners, we’re eager to anchor all the knowledge and experience we’ve gained and share it with the community we now call home. Having moved here in January 2020 after nearly two decades of visiting as tourists, we’ve fallen deeply in love with the area and plan to keep our roots here for many years to come, even as our travels continue. This property matters to us because it represents a unique opportunity to bring our dream to life and contribute something meaningful to the local community we cherish.</p>
Main Street Spa, LLC - Tim & Patty Kersjes	<p>Wellness Center. CHURCH & NURSERY: used for classes and retreats for up to 25 people. HOUSE & MIDDLE BUILDING used as an Airbnb for our retreat instructors and retreat participants. Our focus will be to schedule the bulk of the retreats in the "off-season", September through April.</p>	<p>By offering a relaxing and wellness focused destination, Main Street Spa will encourage visitors to explore Hart during the off-season months. This influx of visitors will benefit not only the spa but all local businesses, as those visitors seek lodging, dining, and shopping opportunities.</p> <p>The spa will create new job opportunities for residents, providing employment in a key industry that thrives during times of the year when other sectors may be slower.</p>	<p>Main Street Spa has plans in place to hire local contractors, plumbers, electricians and painters for the remodel phases. Once remodel is completed there will be a need to hire additional staff. At minimum, we would need to hire an event coordinator, additional therapists and a cleaning staff.</p>	We are asking for a 10-year tax abatement. Then, Yes	<p>The first phase of the project would be to renovate the middle building. Renovations include adding two bedrooms, remodeling the bath and adding a shower along with flooring, paint and curtains (shades) for the windows.</p> <p>The second phase of the project would be to renovate the house. Renovations to include flooring, paint, appliance upgrades along with a new water heater. The church would be the third phase of the project.</p> <p>Renovations to include updates to paint, electronics and kitchen enhancements.</p> <p>The last and final phase would be to resurface the parking lots.</p> <p>Based on bids from local contractors the estimated total is approximately \$200K.</p>	<p>Yes, we are working with Kayla Dennert from Shelby State Bank</p>	<p>No. We would prefer to reinvest into the property.</p>	<p>Depending upon the timing of a decision, ideally we'd like to attack the project in this order: -Phase 1 -2025 Renovation of the middle building -Phase 2 -2026 Renovation of the house -Phase 3 -2027 Renovation of the church and parking lots</p>	<p>Patty has 30+ years experience in the alternative health and wellness field and has numerous connections. Many of these connections have expressed interest in conducting classes. A few of these individuals include: -Clinton Zimmerman, ND Big Rapids, MI -Heather Dexter, ND Grand Rapids, MI -Jackie Featherlee, ND Lakeview, MI -Suzanne Rasmusen-Kormos Stanton, MI and many others as well.</p>	<p>Hart is home to us and we are excited to be part of something special. We feel that this is a wonderful opportunity to make Hart a wellness destination! It's also important to us to maintain and respect the history of these buildings. Our plan is to honor that history and breathe new life into them!</p>

Full Name	IDEA	Community Impact	Job Creation	Tax Reve nue Prod ucing ?	Estimated Investment	Source of Funding	Purchase price (optional)	Timeline	What experience, skills, or team members do you have to bring this idea to life?	Why does this property matter to you?
Krystal VanderGraaf	CHURCH: indoor childrens play place/gym split into sections; art, construction, grocery store, puppet show, dramatic play areas like a house and doctor office, large motor skills, music play, building, car garage, a science area (monthly exhibits), loose parts play, s.t.e.a.m, large classic games, etc. Utilizing vertical space for a chalk wall, sensory panels, busy boards as well as both floors I have already mapped and planned out over 50 interactive experiences with plenty of room for more. In addition I will host field trips, birthday parties, story time, crafts, sensory friendly hours for special needs, and special guests speakers. I will charge admission for this, sell prepackaged snacks, toys and apparel. NURSERY: a teen community space with game nights, movie nights and other activities with simple meals & snacks	Overall this is a need and benefit to children, parents and grandparents in our community. The local businesses and schools will benefit. We need somewhere that our children can go indoors. This also helps boost children's communication skills, turn taking and sharing (social emotional) as well as large/small motor skills several factors in a child's development. Oceana county brings in a large amount of tourists however a question we hear a lot is "what things are there indoors for children to do" the community is left to refer them to Ludington and the business that should go to our local stores and restaurants goes north. With The Palace closing in the early evening (6ish) my thoughts are many parents will choose take out rather than drive home and cook. This will boost the local restaurants and stores. I will connect with local businesses to have their advertisements posted by entry and exit doors and possibly other spots in a building along with a large calendar of community events. The Palace will sell t-shirts, water bottles, stickers advertising our business as well as Hart in general, I will seek to partner with our local craft store A New Era of Crafting for this. An indoor play space for children is a huge need in every season. I will also provide free tickets to students of the month through Spittler. With field trips this will help save on busing and gas as well as lower ticket prices. During the holidays I will host egg hunts, a food drive for the Bread of Life pantry, clothing drives and a giving tree. I will offer out of town discount tickets once a month to draw in people from the surrounding areas. The nursery building - we need somewhere our teens can hang out, see how we are, feel safe and surrounded.	The Palace will need a handful of people to open with but as we increase business that number will increase. Overall I will have year round employees with additional seasonal workers during the summers. The teen community space my goal is to encourage volunteers that will turn into paid supervisors. The teens who use the space should have a sense of ownership and help with basic keep up. These simple skills will be useful when they go into the work field and potentially provide them with a positive recommendation.	Yes	The church is up and functioning at the moment there are very little repairs or accommodations that will need to be made before I could open; rehomeing the current furniture, the kitchen would be sealed off for future exhibits (rainforest water play and a pretend restaurant). The supplies and building structures cost roughly \$8,000. The unknowns right now are insurance cost, licensing and security system. I could open and operate as it is and make adjustments as I go. The one area I might improve before opening is the entry making a "window" into the room to the right as you enter the front door as a check in area. For the teen center I want this to look like something teens would put together so I will be rallying the community for furniture donations. I would replace the toilet in the bathroom and security cameras will need to be installed before it can be opened but those are not time consuming or costly items	I plan to take out a small business loan for the play "palace" however I am able to fund this from savings if necessary. For the teen building I will seek donations for furinture.		This project can be up and running in 3-6 months.	I have a degree in early childhood education as well as 7 years experience working in education. I am a mother of 4 children ages teen to adult and am currently a kindergarten teacher, I spend my days finding fun and engaging learning activities that are developmentally appropriate. I am surrounded by creative minds willing to share their ideas on new and exciting activities. Every year I attend several training classes to be a successful educator. My husband works in the I.T field and will be handling the security system. My brother in law has experience with starting two successful brick and mortar businesses from the ground up. He also has a degree in finances. He is my go to expert for anything business related. I plan to use a local constructor for building the play structures, I do have a few in mind.	I am extremely passionate about this project, it's been a dream of mine for years, something I wish Hart had when my children were younger. An indoor children's place is a beautiful opportunity to make memories and to nurture young minds and bring joy to our community. The Palace will be a place for family bonding while building important skills children need. Working in the school system I see that there is a massive need for socialization with young children and this is an opportunity to give that to our families. I have kept an eye out on properties for a while now and there's nothing I have found that doesn't require a lot of renovation and large loan. The teen center has been a desire in our community. We've had a few in the past my children absolutely enjoyed them. For some like my household who do not have family in the area the people in community centers become a second family. Everyone needs that sense of family and a place to feel safe and wanted. I believe both of these buildings will be welcomed and successful. this aThis doesnt feel like a job or work for me its a way to give back to a community that does so much for each other.
Nick and Kerry Knitter	Address the urgent need for affordable housing through modern flexible living in a hotel setting. As owners of The Last Resort Motel, we recognize the need for affordable housing in Oceana County. In addition, Hart and surrounding areas bring millions of people each year, seeking fun, relaxing and memorable experiences with family and friends. A combination of short-term, mid-term and long-term housing will offer a variety of options.	The entire community would benefit, because we may not be helping you, but we may be helping your family member or close friend. In addition, by offering space to individuals or groups within the community, we are also creating an inviting environment for gatherings.	We believe, in the early stages of development, our idea will create 11 new jobs for front desk, housekeeping, grounds keeping and maintenance. Going forward, we hope to increase this number. Affordable housing located in the heart of Hart, will also allow residents without vehicles to easily walk to work or ride-share. Residents of the community will not be hindered from applying for or securing a job based on transportation issues.	Yes	\$1,000,000.00 for all 3 properties for renovations	We have a commercial lending relationship with West Shore Bank. In addition, we will also pursue grants.		Start time would be immediate. We would focus on getting the house in livable conditions, in order to begin creating revenue. The completion of the entire project, including all 3 building, would realistically be 2-3 years.	We have 13 years of experience offering lodging accommodations, daily management for bookings/reservations, bookkeeping, construction, maintenance and housekeeping in Pentwater and Mears (Silver Lake), we have not only established a large customer base but a long and trusting relationship with property owners. Over the years, we have built a network with others in a shared interest in the hospitality industry, grant writers, property management companies, contractors and entrepreneurs.	It is all about people. Let's give people the opportunity to better themselves and their families and allow their children to grow up knowing success is not beyond their grasp. This can be accomplished all while offering the same opportunity for tourists, who return year after year.
Anthony Lambert	Winery. CHURCH: Repurposed into the tasting room and retail space. This space will also be available to rent for weddings or other events. HOUSE: use as a home while renovating and undergoing permitting processes, then transitioning it to the administration office for Raven Feather. NURSERY: production space hosting all the fermenters and packaging equipment. OURDOORS: The parking areas will be reconfigured to include landscaped areas for outdoor seating, small vineyard/hopyard, and parking	Raven Feather will provide a unique destination for local residents and tourists. We feel it is imperative to collaborate with other local businesses and organizations and participate in community events. The redevelopment will revitalize a historic property and contribute to the vibrancy of Downtown Hart. The property will also be used to host farmers markets and craft fairs, providing a venue for local vendors and artisans to sell their goods, hosting weddings and events, fostering community engagement, and supporting the local economy.	Raven Feather would create jobs and offer a place for local artisans to sell their products. The winery will create jobs in production, hospitality, and retail.	Yes	Inspections will need to be completed for a thorough estimate of costs. Raven Feather has capital set aside for the equipment, licensing and production needs. We have two inspectors on staff, awaiting the opportunity to inspect the buildings.	Raven Feather is a self funded venture that has the potential to seek outside investment or business loan, should it become necessary. Raven Feather possesses the ability to quickly obtain and maintain state and federal licensing- so long as the City is willing to provide an executed MLCC form LCC-106 (Local Government Approval form). After an inspection of the property, we would have a better understanding of the financial needs of the property. Those needs notwithstanding, Raven Feather possesses the capital to obtain licensing and start production. We look forward to serving this community with our wonderful products and service.		Raven Feather possesses the ability to quickly obtain and maintain state and federal licensing- so long as the City is willing to provide an executed MLCC form LCC-106 (Local Government Approval form). Once approved by the city, equipment installation and licensing typically takes up to 4 months.	Our wonderful team is made up of one master brewer, who is award winning in his alcohol making craft. He has successfully opened a distillery in Grand Rapids as well as spun up beverage alcohol production programs for other breweries and distilleries. He is happily a member of the Michigan Brewers Guild, the Grand Rapids Brewers Guild, and the American Distillers Association. He takes pride in working with local suppliers, getting the best locally sourced ingredients for his craft. Next, we have an awesome administrative force of nature. She is a paralegal that was just voted president of the National Association of Legal Support of Greater Kalamazoo after just a year on their board. Then, we have a seasoned investor who is in the process of obtaining his construction license. Our last investor is a wonderful craftsman, seasoned HVAC professional, wood worker, and provider of general handyman services. We look forward to introducing you to our beloved team.	We plan to transform this property into a destination where historic charm meets modern craft by turning it into a winery/microbrewery. We will produce mead, grape wine, fruit wine and beer with locally sourced ingredients. This revitalized space will create jobs, attract tourism, celebrate local vendors and offer a sustainable, engaging experience for all.

