

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

Timothy Allen and Laura I Collins

Phone

231 750 0201

Email *

Lcollins2299@gmail.com

Business or Organization Name (if applicable)

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?) *

To be a good neighbor, to upgrade the home so it's a cash positive (taxes!)

.....

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

Home,, use as our primary residence

.....

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

To maintain the home and improve the condition. Will be a asset to community

.....

ECONOMIC POTENTIAL

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

Would hire contractor to do exterior sewer and water if necessary hire plumber to install new bathroom (2), contractor for kitchen remodel, new flooring,, we hire all local!

.....

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

No

.....

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)

\$50.000 +, and more as we make it a comfortable home,. I was a plasterer/drywaller and painter for 38 yrs in the community, quality will be the main goal in every step that's made

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

Cash

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

\$15.000, easement and several parking spaces will be required with my offer.

FEASIBILITY & READINESS

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

October, 2025

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

Longtime contactor in community, will be hiring licensed contractors

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)? *

We're closing on our house April 15th

FINAL QUESTION

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

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

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