







4475 8th Ave Grandville MI 49418 – ben@heyboerbroco.com – 616-610-2964

February 19, 2026,

Nichole Kleiner
City Manager
Hart, MI 49420

Dear Nichole,

I am writing to express our interest in an exciting development project for 3 E Main St in downtown Hart. Our development experience, vision for success, and commitment to quality, make us uniquely qualified to be the City's preferred partner on this site. After thoughtful consideration of the vision and needs of the community, we have created an exciting proposal that we are capable of efficiently bringing to completion.

The vision for this site is to construct a beautiful 3-building layout of modern multi family housing that is currently lacking in your community. The approximate 60 units we are proposing would provide an injection of excitement to your downtown area for local businesses, area employers, and the community as a whole. We have worked carefully with our architects to create an attractive exterior aesthetic that lends itself favorably to any downtown environment and is perfectly suited to complement the planned streetscape upgrades in the immediate area.

Our intention is to collaborate with the City of Hart in a true partnership type capacity, working together to bring to market an exciting development that will stand the test of time and benefit the community for generations to come.



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Development Overview

Heyboer Bro Co is a family office rooted in entrepreneurial success, focused on real estate development and business acquisitions, and backed by one of the states largest HVAC and plumbing companies.

Team

- Nate Heyboer – Nate, along with his brothers Eric and Josh, is the owner of DHE Plumbing and Mechanical, a commercial mechanical contractor that did approximately \$100 million in sales in 2025. Nate is also the Managing Member of Dutch Developers and Heyboer Bro Co. Nate’s track record of business and real estate success more than speaks for itself
- Ben Striegler – Ben is the Development Lead for Heyboer Bro Co and brings years of real estate experience, as well as unparalleled enthusiasm to development projects

Experience

Our team has successfully delivered a wide range of multifamily, mixed-use, and commercial projects across West Michigan. Selected projects include:

- Midvilla Flats – 144 unit apartment community along with mini storage and 3 commercial out lots. 822 Midvilla Ln. Middleville, MI 49333
- Black River Flats – 240 unit apartment community. 2111 Heyboer Dr. Holland, MI 49423
- *Railside Lofts* - a proposed 144 unit apartment community in Pere Marquette Township, Mason County. In final stages of approval and expected construction start of May, 2026
- Riverstone Lofts – 39 units of townhomes in Jenison MI

Additionally, our portfolio includes numerous additional real estate investments, redevelopments, and business ownership.



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Proposed Project Overview

Our vision for this site is to focus on the housing component for initial construction. We are reserving space on the parcel for future retail and commercial space to add additional community value. The housing product will consist of 3 story walk-up style buildings of approximately 60 units total, featuring a mixture of 1, 2, and 3 bed units. Not only will these units provide an attractive housing option not currently available in the market, our residents will enhance downtown corridor by patronizing existing businesses and inevitably promoting future economic growth in downtown Hart.

Our site plan is provided to show that we have identified adequate space on the site for the parking required to serve the housing and future retail components of the development. We plan to fully demolish the existing buildings on the site, allowing us to work with a “blank slate”. We would anticipate spending 2026 working through demolition, remediation, entitlement, and site preparation to target a construction start of March 2027 and project completion of November 2027.

To support the project, we will be pursuing a project TIF plan through the Brownfield Authority. We will look for additional project support by exploring flexibility on utility connection fees, a discounted purchase price, and other Local, State, and Federal incentives as appropriate

*Please note that the attached building renderings are preliminary and based on previous projects and development experience. The layout, unit mix, and unit count may vary after further energy and investment has been made to determine site feasibility.



September 24, 2024

To Whom It May Concern,

Subject: Nate Heyboer letter of support

I am writing to share my experience working with Mr. Nate Heyboer, specifically in relation to the Midvilla project. I began my role as the Planning and Zoning Administrator for the Village of Middleville in January 2023, shortly after Mr. Heyboer withdrew his original petition for the Midvilla development in 2022. Upon reviewing the project's background, I reached out to Mr. Heyboer to better understand the challenges and explore opportunities for moving the project forward.

Through our discussions, Mr. Heyboer demonstrated his willingness to engage openly and constructively. He reactivated the project by mobilizing his team and initiating a comprehensive development review process, which included both zoning reviews and the negotiation of a development agreement.

As the Midvilla project was proposed as a Planned Unit Development (PUD), several questions and concerns arose throughout the process. I was impressed by Mr. Heyboer's proactive approach to addressing these matters. He personally took the time to engage with residents following public hearings, alleviating their concerns and ensuring transparency. His efforts contributed to the petition receiving unanimous support from both the Planning Commission and the Village Council, with his team consistently providing timely feedback throughout the process.

The development agreement presented a unique challenge, as this was the first Tax Increment Financing (TIF) request from a private developer in our village. The approval process was complex, involving multiple entities, including the Village, the Downtown Development Authority (DDA), the Township, and the County. Despite our legal counsel stating that township approval was not required, Mr. Heyboer took the initiative to attend a town hall meeting exclusively to discuss the Midvilla project. He also attended several township, DDA, Brownfield Redevelopment Authority, and County Commissioner meetings to provide updates and ensure all stakeholders were well-informed.

The Midvilla project represents a significant opportunity for the Village of Middleville. This site has been targeted for redevelopment for decades, and thanks to Mr. Heyboer's diligence, we have made substantial progress in bringing this vision to life. His collaborative approach and commitment to adhering to all zoning and planning regulations have set a high standard for responsible development in the area.

Please do not hesitate to contact me if you have any questions or require further information regarding my support for Mr. Heyboer and the Midvilla project.

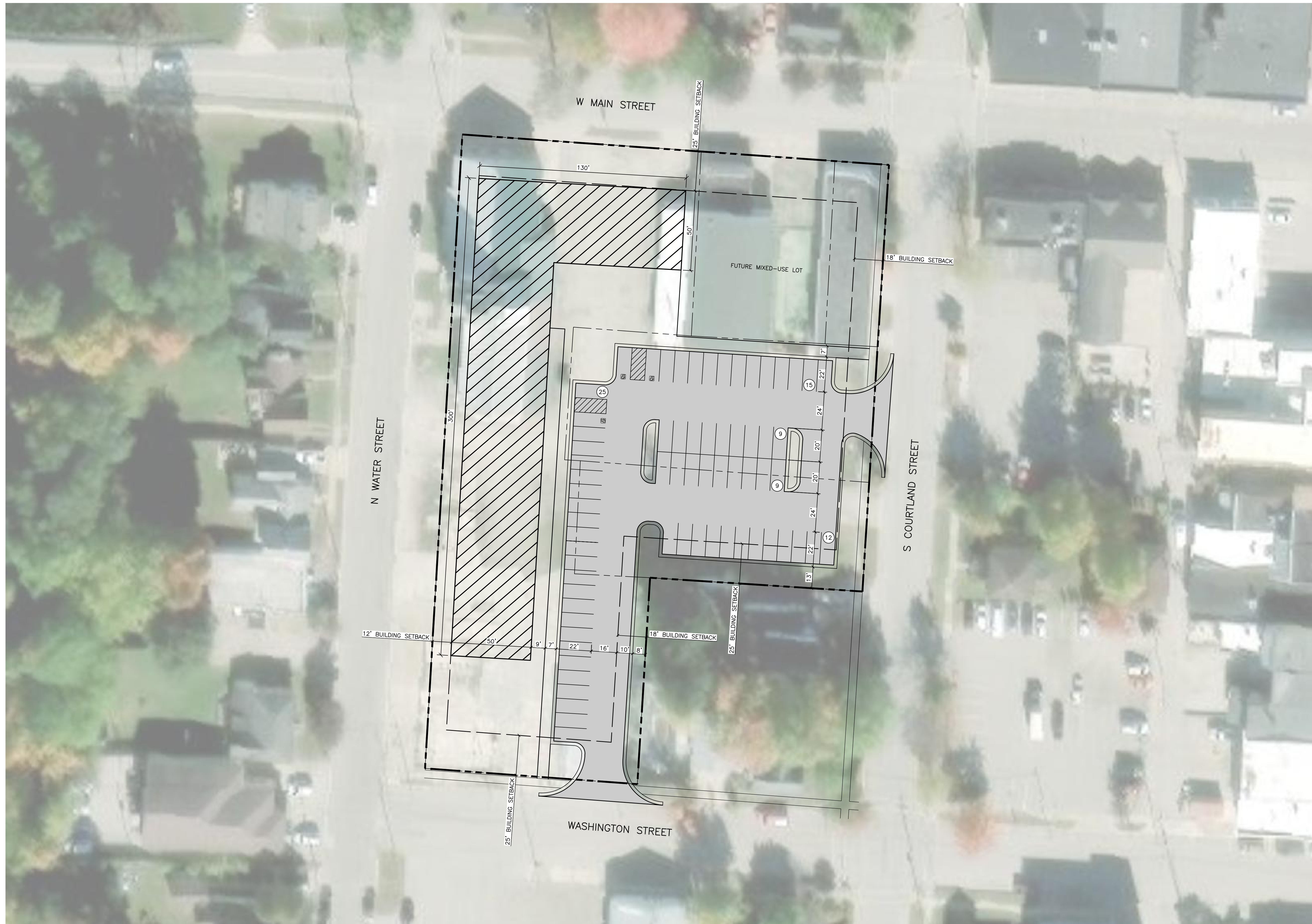
Sincerely,

Douglas Powers

Planning and Zoning Administrator
Village of Middleville

powersd@villageofmiddleville.org

(269) 795-3385



SYMBOL LEGEND

- PROPERTY LINE
- - - SETBACK LINE

NOTES

1. PROPERTY LINES ARE APPROXIMATE
2. PARKING REQUIREMENTS PER CITY OF HART ZONING ORDINANCE
 2 PER DWELLING UNIT =
 48 UNITS @ 2 SPACES PER UNIT = 96 SPACES

PROVIDED PARKING:
 66 OFF-STREET SPACES
 4 BF SPACES
 70 TOTAL SPACES

*VARIANCE REQUIRED - PARKING COUNT IS BASED ON SIMILAR DEVELOPMENTS OWNED AND OPERATED BY DUTCH DEVELOPERS (1 SPACE PER UNIT, 48 SPACES MIN.)



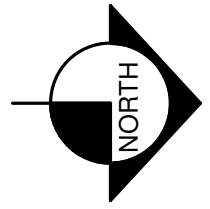
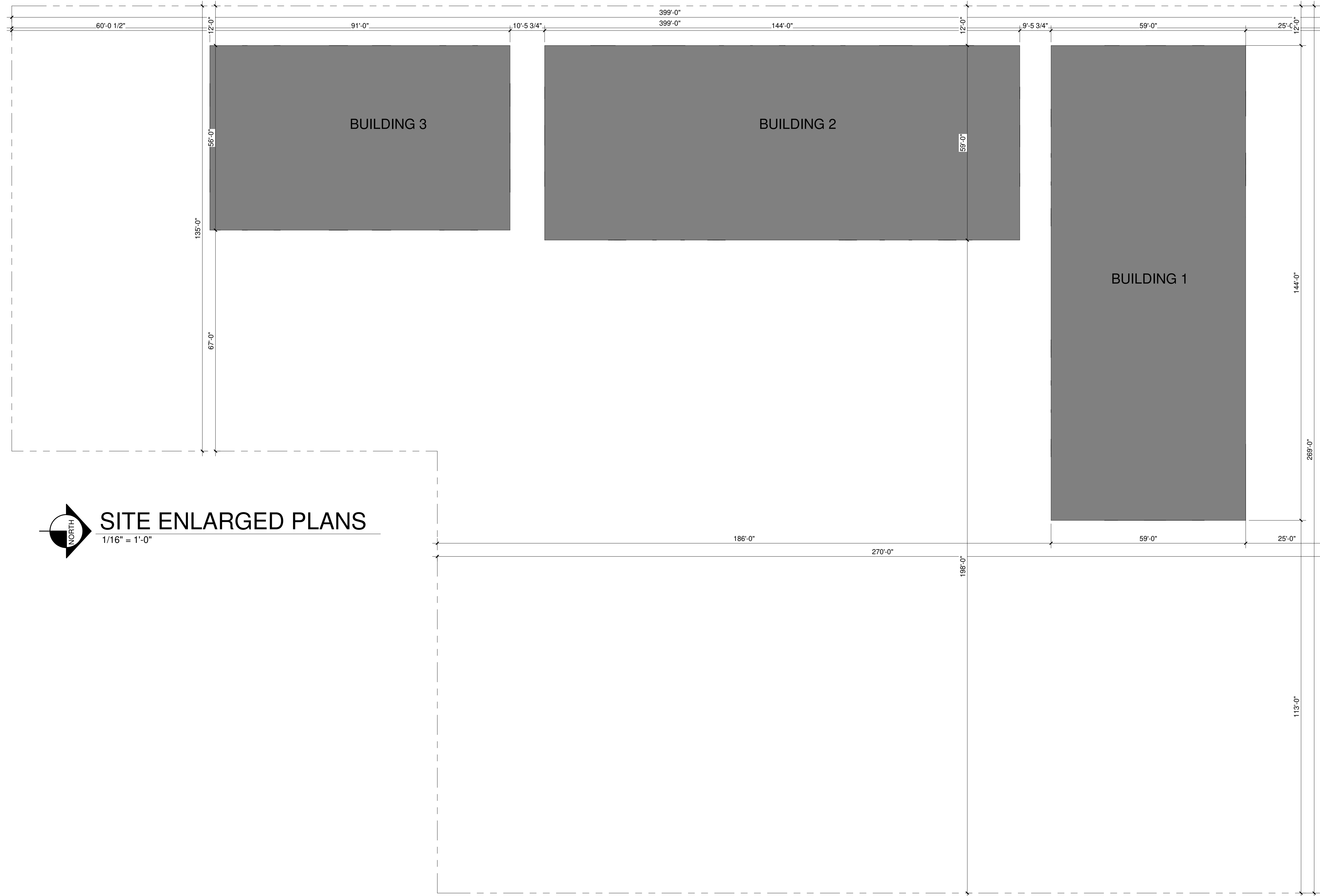
3D View

- START PROJECT
- REVIEW
- PERMIT
- REVISION

Sheet List	
T1	TITLE SHEET
A1	ENLARGED PLANS
A2	B1 & B2 1ST FLOOR PLAN
A3	B1 & B2 2ND AND 3RD FLOOR PLAN
A4	B1 & B2 EXTERIOR ELEVATIONS
A5	B1 & B2 AREA PLAN
A6	B3 1ST FLOOR PLAN
A7	B3 EXTERIOR ELEVATIONS
A8	B3 AREA PLAN

DRAWN BY
Q.M.H.
PROJECT NO.
NUMBER
PLOT
01/09/2026

SHEET NO.
T1
TITLE SHEET



SITE ENLARGED PLANS

1/16" = 1'-0"

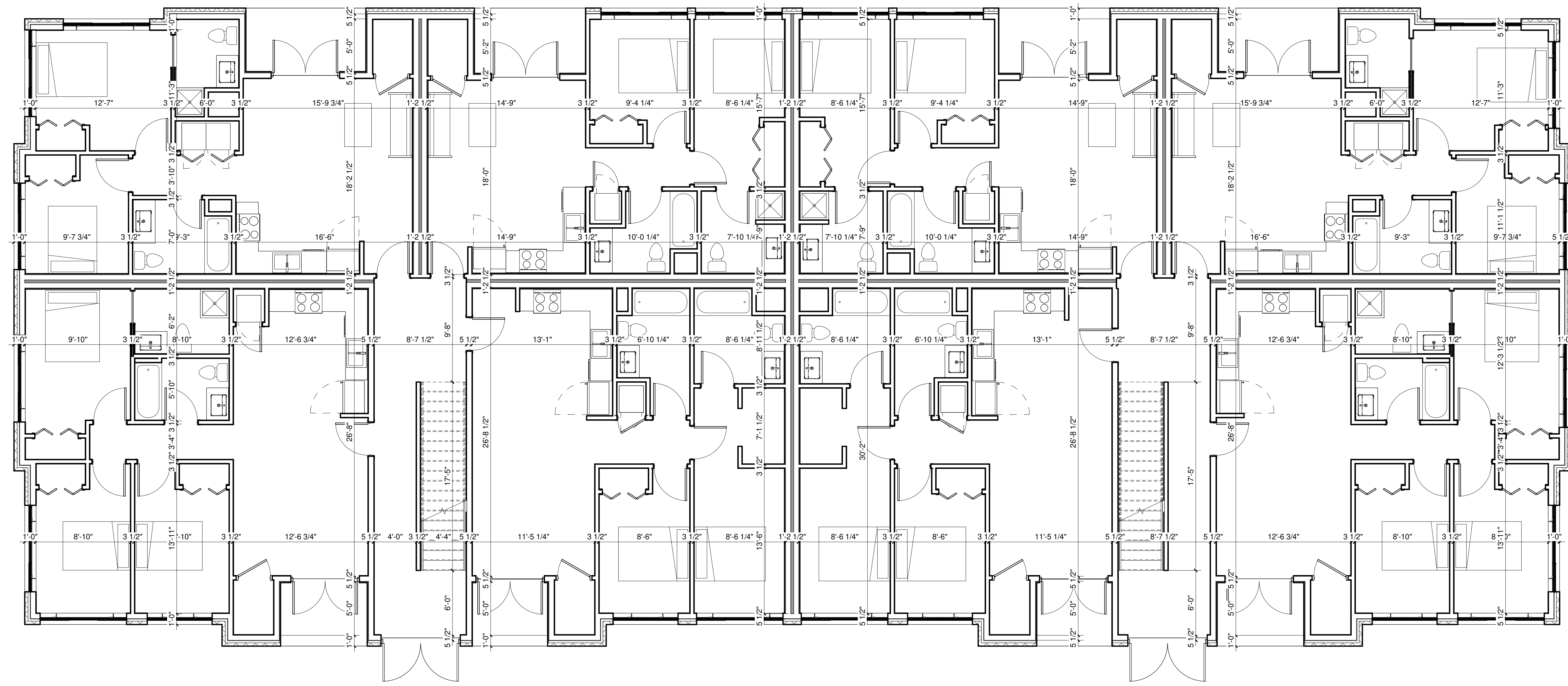
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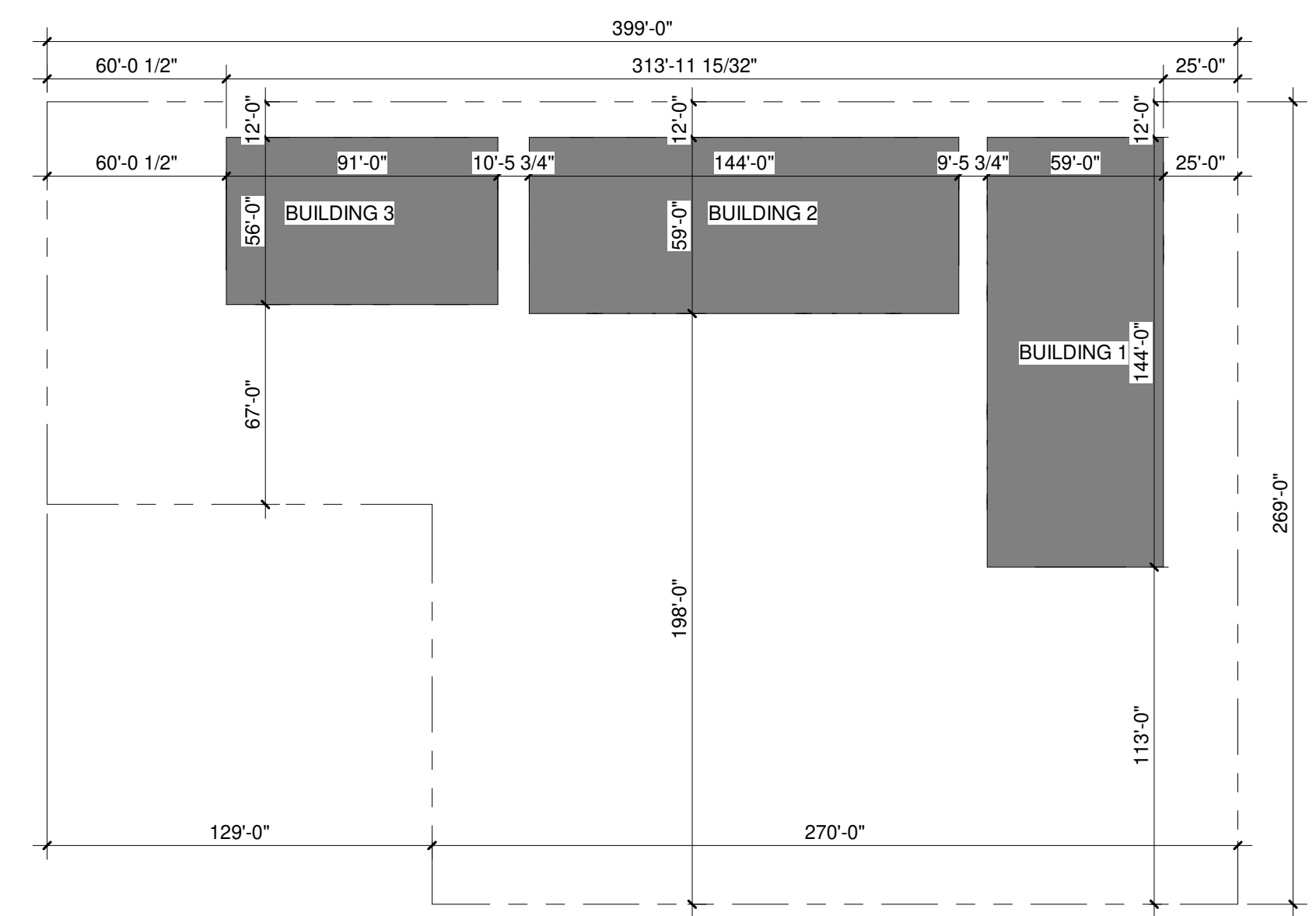
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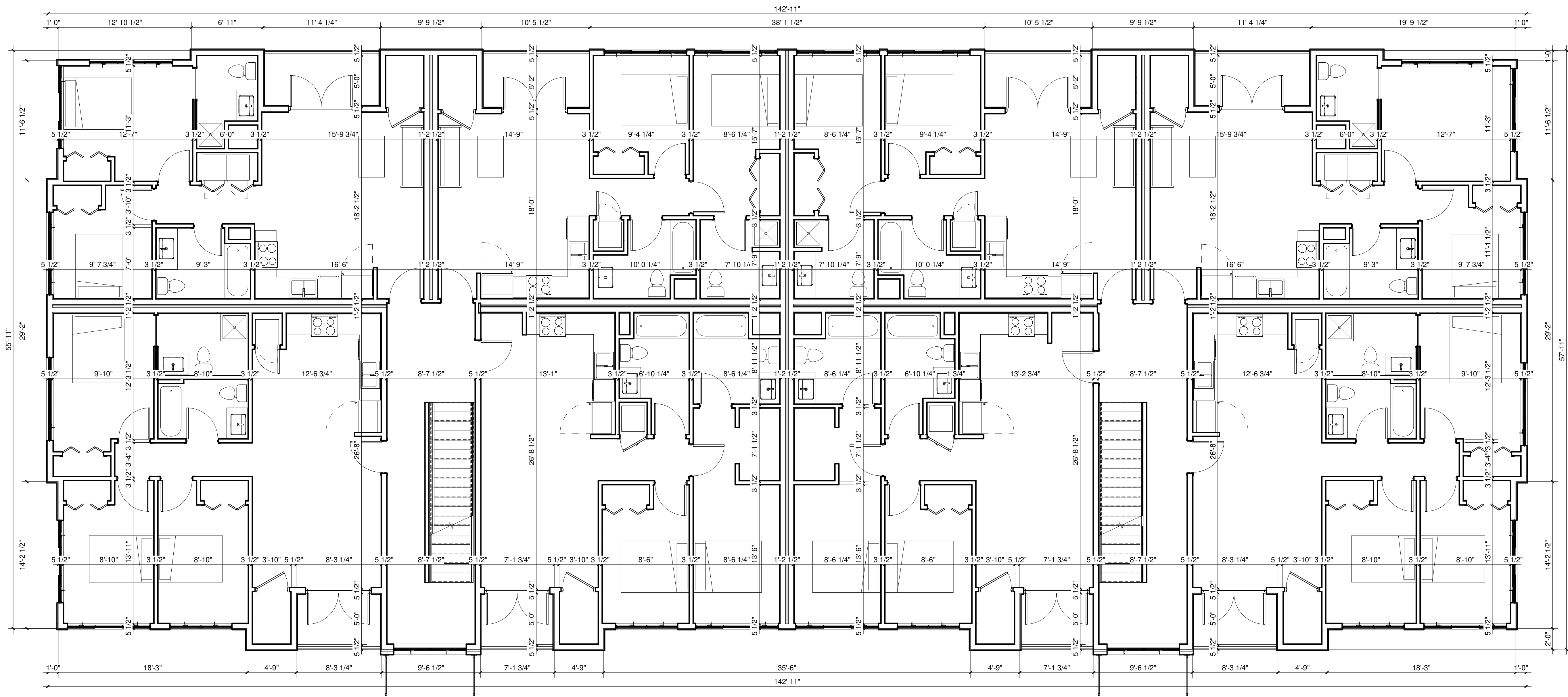
SHEET NO.
A2
 B1 & B2 1ST
 FLOOR PLAN



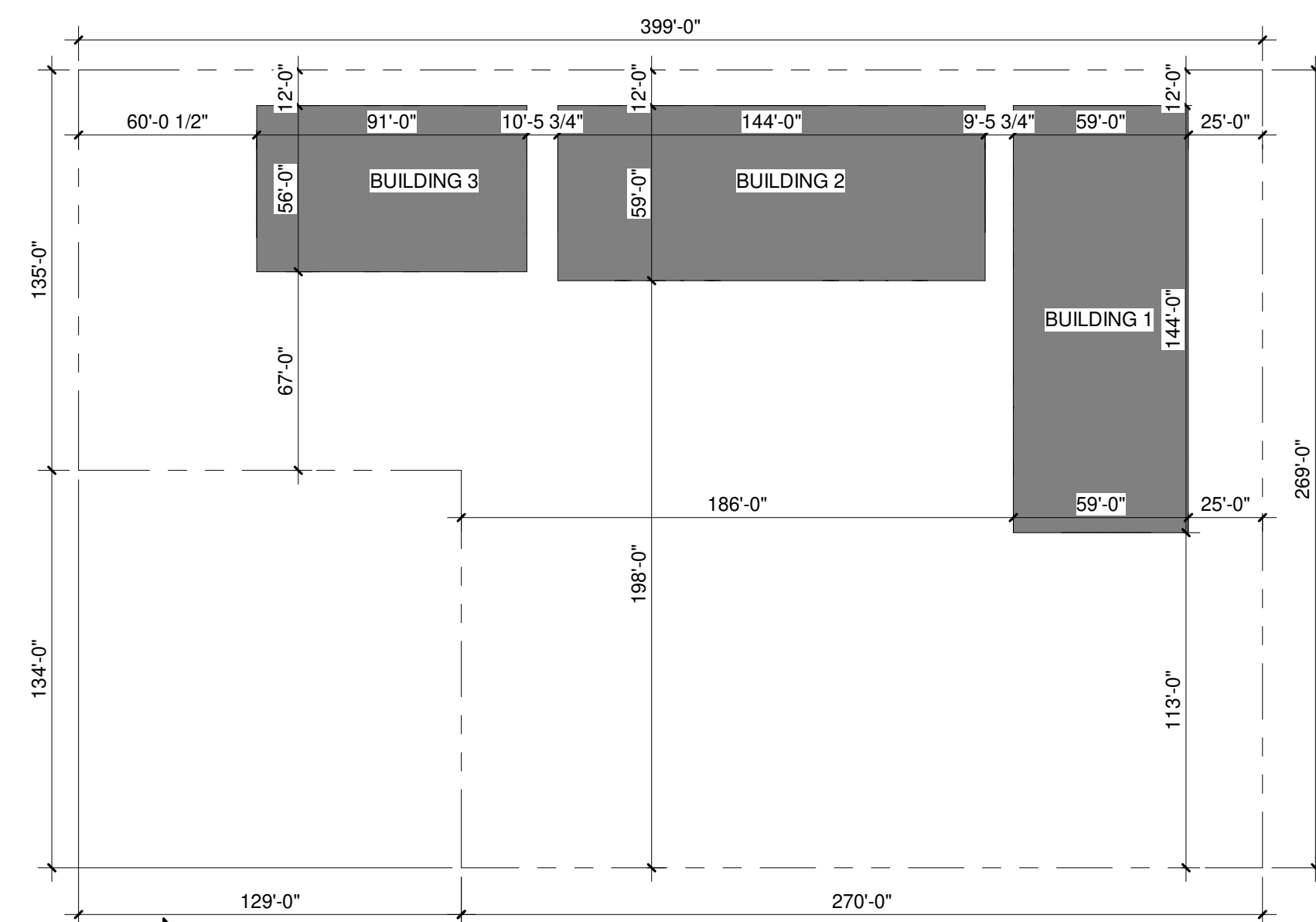
BUILDING 1 & 2 - 1ST FLOOR PLAN
 3/16" = 1'-0"



BUILDING KEY
 1" = 50'-0"



BUILDING 1 & 2 - 2ND & 3RD FLOOR PLAN
 3/16" = 1'-0"



BUILDING KEY
 1" = 50'-0"



B1 EAST ELEVATION
 1/8" = 1'-0"



B1 NORTH ELEVATION
 1/8" = 1'-0"



B1 WEST ELEVATION
 1/8" = 1'-0"

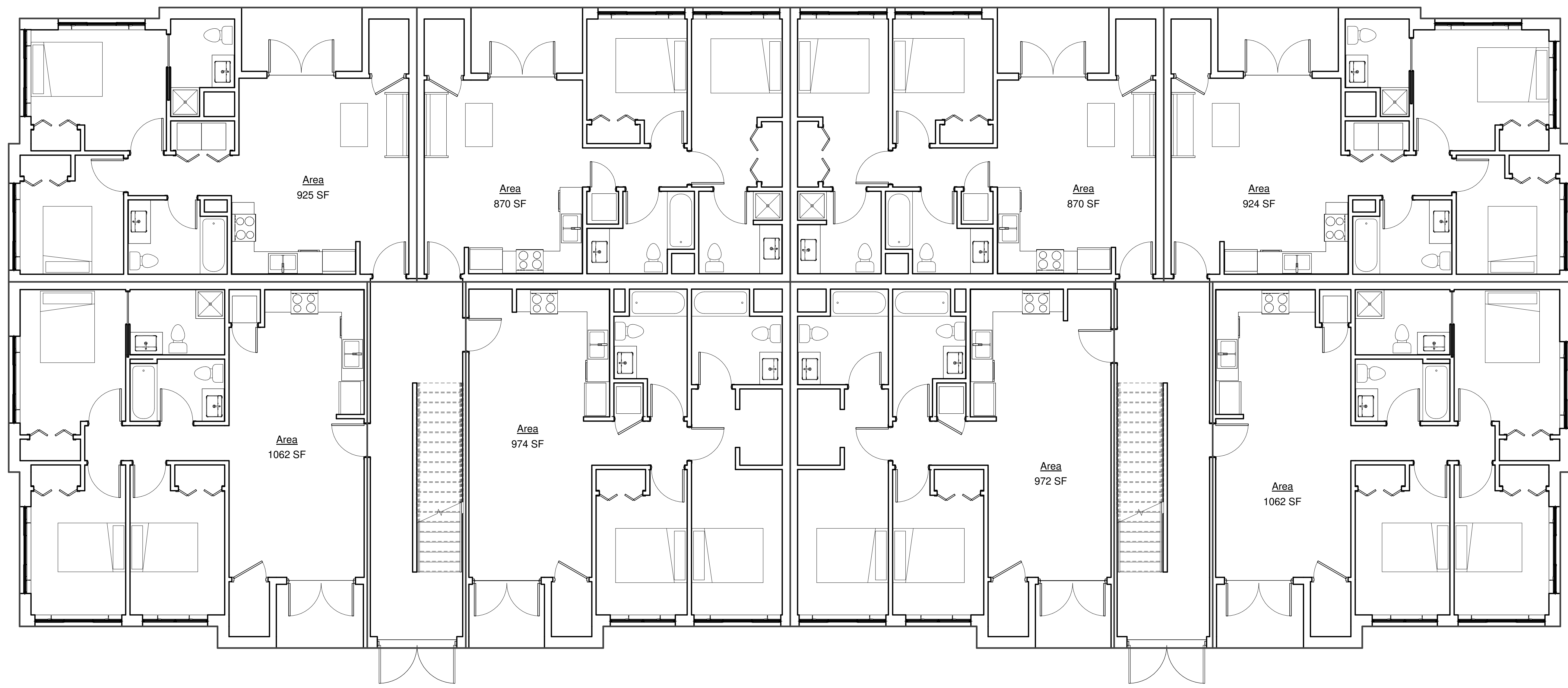


B1 SOUTH ELEVATION
 1/8" = 1'-0"

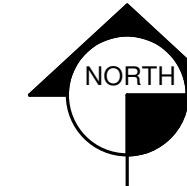
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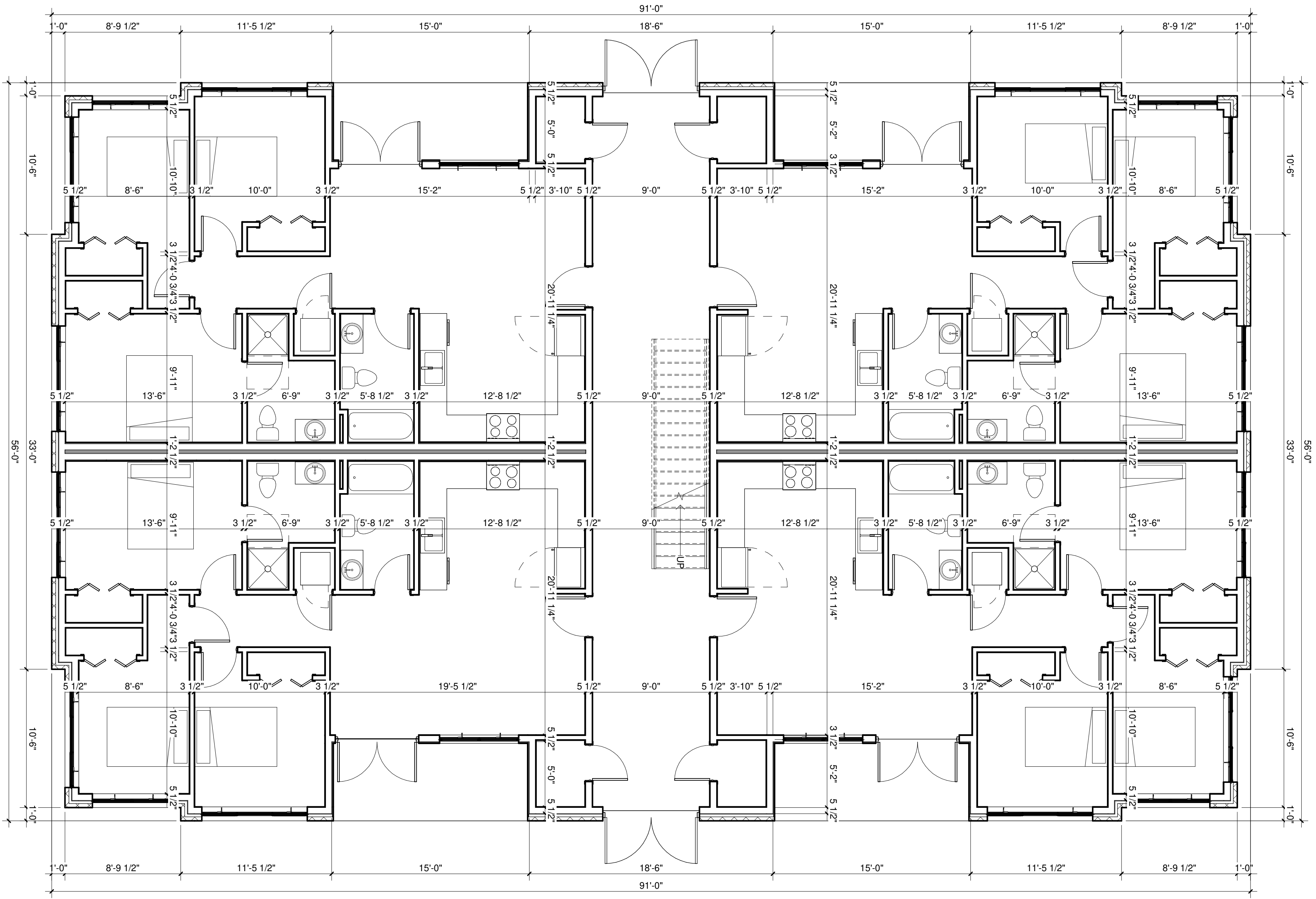
DRAWN BY
 Q.M.H.
 PROJECT NO.
 NUMBER
 PLOT
 01/09/2026

SHEET NO.
A5
 B1 & B2
 AREA PLAN



BUILDING 1 - AREA PLAN
 3/16" = 1'-0"

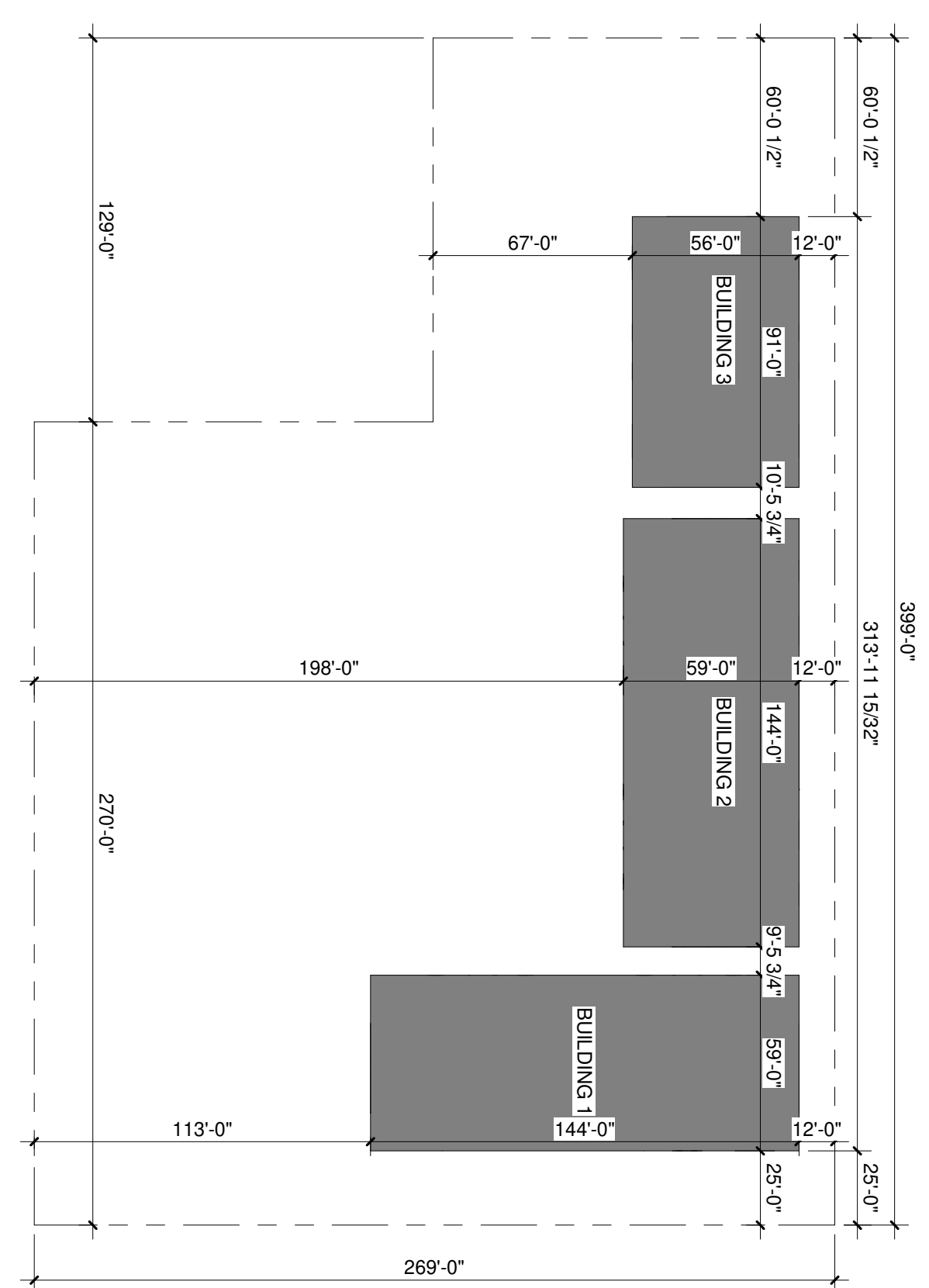




**BUILDING 3 - 1ST
FLOOR PLAN**



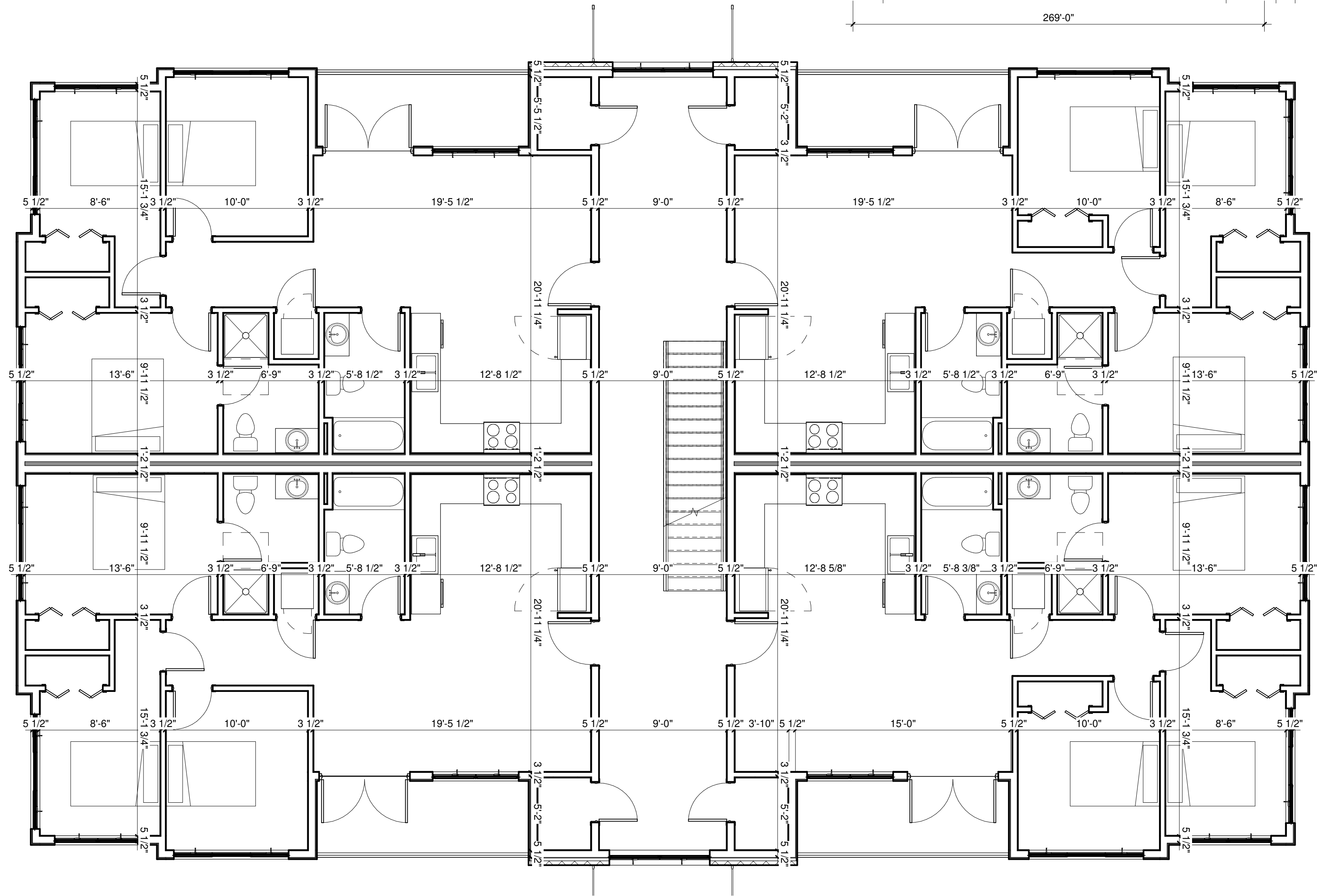
3/16" = 1'-0"



BUILDING KEY



1" = 50'-0"



**BUILDING 3 - 2ND & 3RD
FLOOR PLAN**



3/16" = 1'-0"

NEW CONSTRUCTION - 3 STORY APARTMENT BUILDINGS
WATER ST APARTMENTS
HART, MICHIGAN

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

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SHEET NO. **A6**
PROJECT NO. **B3 1ST FLOOR PLAN**
NUMBER **01/09/2026**
PLOT

DRAWN BY **O.M.H.**
PROJECT NO. **01/09/2026**
NUMBER **01/09/2026**
PLOT

START PROJECT
REVIEW
PERMIT
REVISION



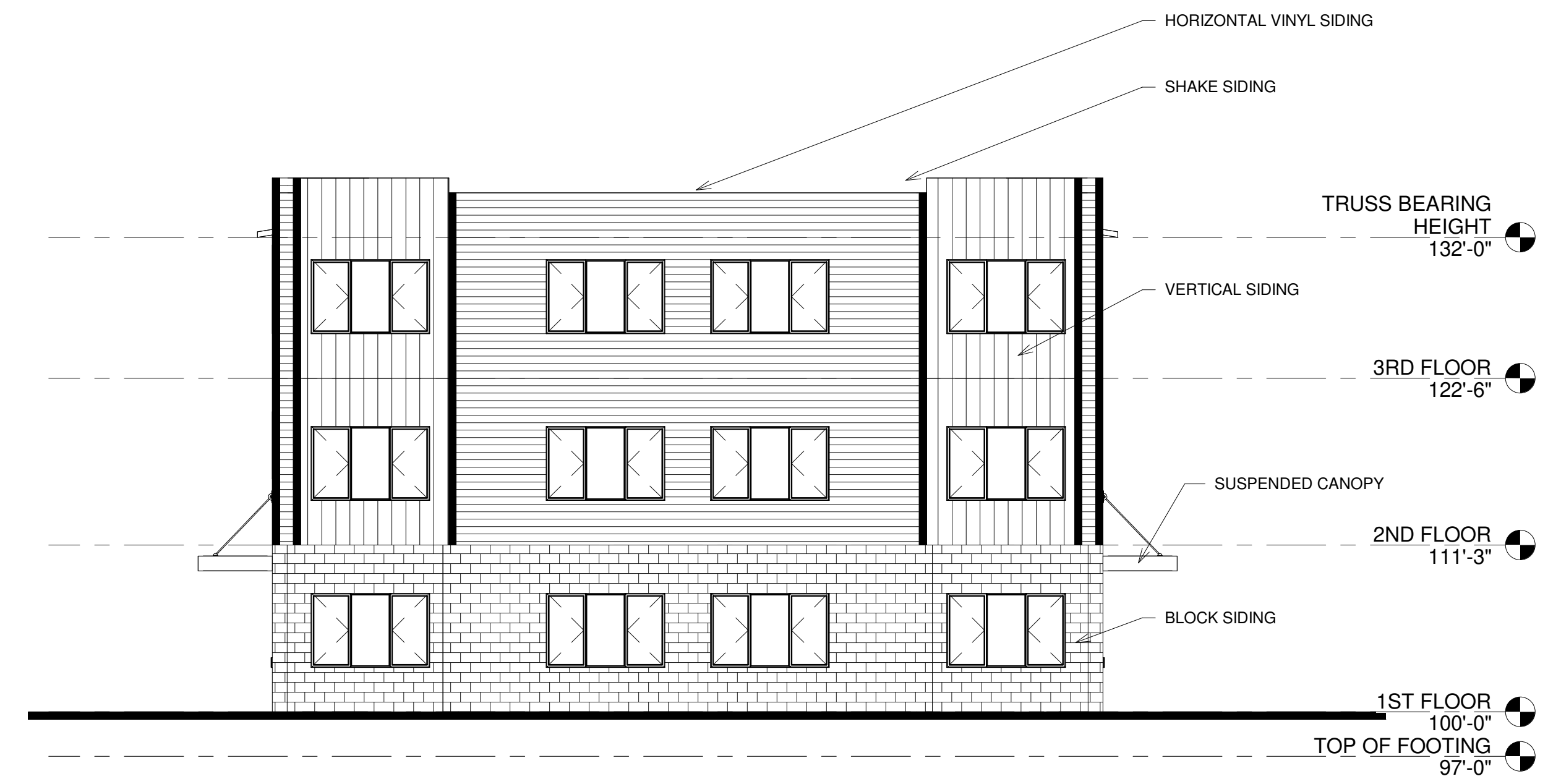
B3 EAST ELEVATION
1/8" = 1'-0"



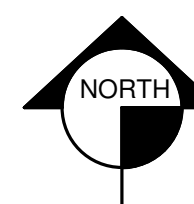
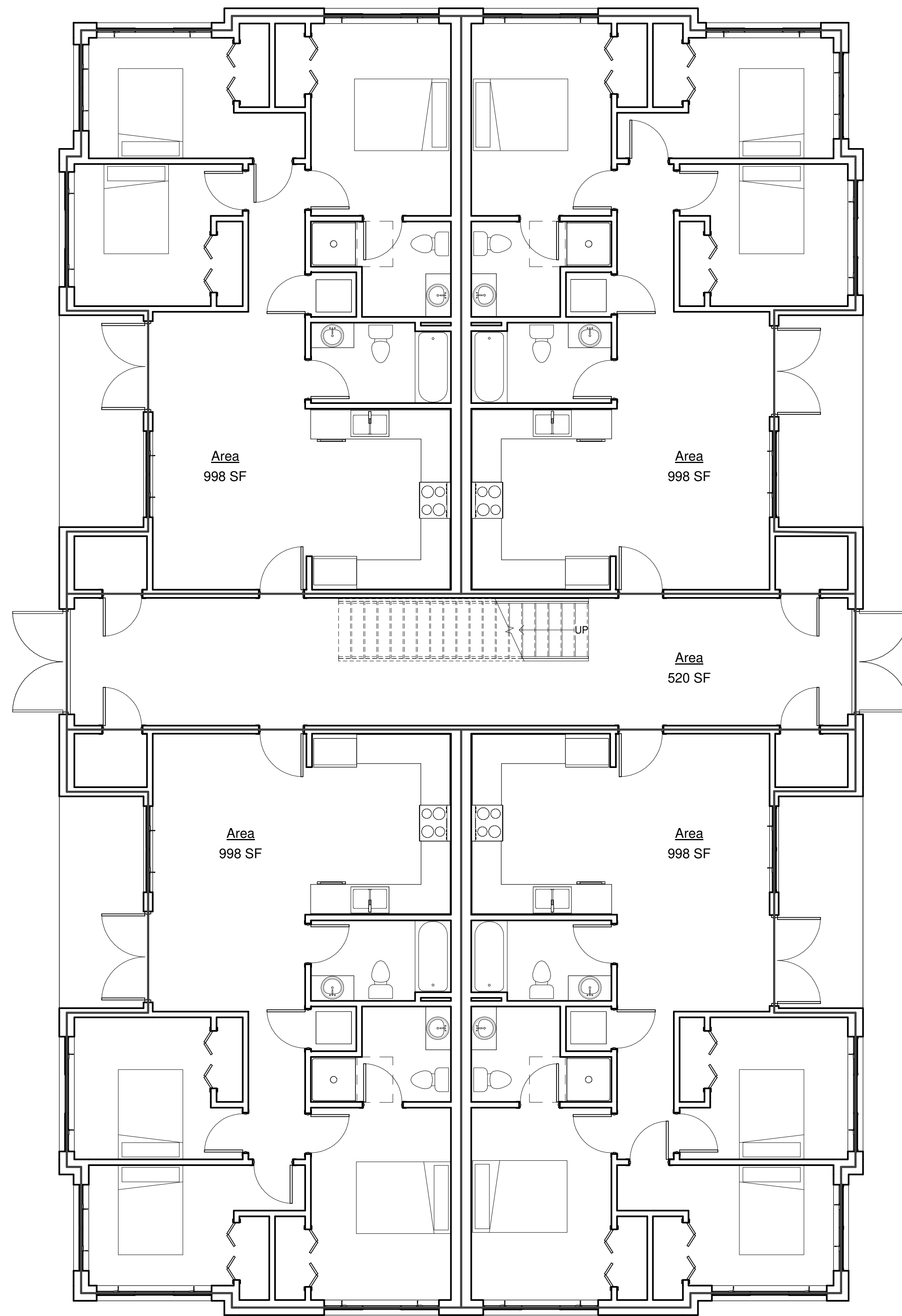
B3 NORTH ELEVATION
1/8" = 1'-0"



B3 WEST ELEVATION
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"



**BUILDING 3 - AREA
PLAN**

3/16" = 1'-0"

START PROJECT

REVIEW

PERMIT

REVISION

DRAWN BY
E. B. W.

PROJECT NO.
NUMBER

PLOT
01/09/2026

SHEET NO.

A8

B3 AREA
PLAN