City of Hart, Michigan
TIFA Board
February 6, 2024, 1:00 PM
Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF SPECIAL PUBLIC MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, G. Goldberg, Tracey Lipps, Nichole Kleiner, Deborah Windell, S Hegg, Amy Trudell, Caleb Griffis
3. Approval of Agenda
4. Public Comment
5. Letters of Intent for 408 S State St (Congregational United Church)
    a. Jacob Tufts – State Farm Agency
    b. MWH Investments LLC
    c. Jason Rose
6. Public Comment
7. Member Comment
8. Adjournment - *next regular meeting* _____

Jacob M. Tufts
215 E Main St.
Hart, MI 49420
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231.873.2271

Jake Tufts – State Farm®
www.theJakefromSF.com

January 9, 2024

City of Hart Tax Increment Finance Authority (TIFA)

Subject: Proposal to Acquire Property at 408 State St (Congregational United Church in Hart)

Dear TIFA Board,

I hope this letter finds you in good health and high spirits. I am writing to present a proposal for the acquisition of the property located at 408 State St, which is currently owned by the City of Hart Tax Increment Finance Authority (TIFA). It is my intention to utilize this property for my State Farm Agency while simultaneously renting out the church building to a new congregation.

The purpose of this proposal is to outline the benefits and potential synergies that can be achieved through the acquisition of the aforementioned property. Here are the key details of my proposal:

1. Property Details:
    a. Property Address: 408 State St, Hart, MI
    b. Property Type: Office building, second building and church
    c. Current Ownership: City of Hart Tax Increment Finance Authority (TIFA)
2. Intended Use:
    a. Office Building: I plan to establish my State Farm Agency within the office building. This location offers strategic advantages, including its central location and visibility within the community. The office building will serve as a hub for providing exceptional insurance services and fostering strong relationships with clients and the community.
    b. Church Building: In addition to operating my State Farm Agency, I intend to lease the church building to a new congregation. This will preserve the historical significance of the property and provide a dedicated space for religious gatherings within the community.

3. Benefits: a.
    a. Economic Development: The acquisition of this property will contribute to the local economy by creating job opportunities through the growth of my State Farm Agency. Additionally, the new congregation utilizing the church building will further enhance community engagement and support local businesses.
    b. Revitalization: By restoring and repurposing the church building, we can breathe new life into this historic landmark while preserving its architectural heritage. This will contribute to the overall revitalization efforts of the community and attract visitors.
    c. Community Engagement: Both my State Farm Agency and the new congregation will actively engage with the community through various outreach programs, volunteering initiatives, and events. This collaboration will foster a sense of unity and mutual support among residents.
4. Financial Considerations:

a. Purchase Price: I am hoping to acquire this property from TIFA at no cost. But I am also willing to discuss up to a fair market value offer for the acquisition of the property, which will be determined through a mutually agreed-upon appraisal process.
b. Lease Agreement: The terms of the lease agreement for the church building will be negotiated separately between the new congregation and myself, ensuring a fair and sustainable rental arrangement.

I kindly request the opportunity to discuss this proposal in further detail. I am available at your convenience for a meeting, or conference call, to address any questions or concerns you may have. Additionally, I am more than willing to provide any additional documentation or information required to support the evaluation process.

Thank you for considering my proposal. I sincerely believe that this acquisition will bring significant benefits to the community, both economically and socially. I look forward to the possibility of working together to realize this vision and further enhance the Hart community.

Please do not hesitate to contact me at 231-873-2271 or Jake@theJakefromSF.com to schedule a meeting or discuss any aspect of this proposal further.

Very Respectfully,

Jacob M Tufts

Jacob M. Tufts

MWH Investments LLC

1625 Walker Ave NW Unit #140774
Grand Rapids, MI 49514
Phone #616-437-7455, Fax #616-364-8108

Proposal

January 10, 2024

Property: 407 State St, Hart, Michigan.

Property to include church sanctuary building, detached 2 story home that has been converted to offices and a single story detached building and a parking lot.

Purchase price: $20,000 cash

Intent:

Purchaser intends to convert the church sanctuary building to market rate apartments and or condominiums. Purchase intends to convert the church offices back to a single family home. Purchaser intends to demolish and remove the single story detached building and install a driveway off State St. to access the two stall garage for use by the single family home.

Other provisions:

Buyer to have a 90 day due diligence period in which to conduct any inspection they deem necessary including but not limited to engineering evaluation, architectural evaluation and lead based paint and asbestos evaluation.

Subject to approval by the municipality of the Neighborhood Enterprise Zone for an acceptable property tax abatement.

Subject to an acceptable Michigan Community Revitalization Grant through the Michigan Economic Development Corporation

Subject to any potential Brownfield credits for potential lead based paint and/or asbestos removal.

Mark W. Hamersma, Member


A.D.
1948
Sanctuary Lofts

To whom it may concern,

We would like to express our interest in your building at 408 state st in Hart. We have had a couple community members reach out to us when they heard about the building as they know our heart and desire for building up the communtiy. Our desire to create a place where people can feel welcomed, a place where people can come together, a place where people can grow, a place where we can train our mind and body in Gods word.

A brief backdrop of my story, who I am and where I came from and what I envision spending my time here on earth doing. I grew up in muskegon, work for me ranged from shop jobs, to fitness facilites, military police with a tour to iraq, daycare facility in home and in commercial buildings that my wife and I operated, to being a home builder which is my current career and football coach here in hart for elementary aged kids. So thats kind what I did but who I was, was like many I grew up in a church but it was very shallow and had no real relationship with God. In my younger days I got myself into a entagnlement of sin, stealing, cheating, lying, lust and the list goes on. Honestly if you look at the 10 commandments I was against all of them in the way lived, it was like I belived in God but lived as though He didnt exist. Fast forward, God stepped into my life and revealed my choices and how they were affecting people around me, Him and even myself. It crushed me, but praise God for His mercy, Grace and forgivness because it started to change me. I started opening up and reavealing the darkness and was able to find freedom and purpose to life. Though it was a process and still is, I've learned so much. My passion for the last 5 years has been to have a training facility where we can come together, learn Gods word and encourage each other. I didnt know exactly what that looked like for a while so it has been note taking, journaling, praying, practing at home with my wife and kids, small groups basically getting ready/prepairing.

A condensed discription of use for the building would be 4:8 fitness training facility. The inspiration comes from 1timothy4:8 - for physical training is of some value but training for Godliness has value for all things. So one of the uses would be a fitness facility to train our mind and body which we invision using the middle building for that. With our background in owning and operating daycares we also feel led to have an after school learning center/ drop in care for the parents using the gym in the house building. Being a builder, I would like to use the garage to have construction classes. Classes would have different levels, some to train kids, some set more towards couples, but in the end it would be teaching how to physically build things but more importantly how to build a home which goes way beyond nailing 2x4 wood together. It takes love, forgiveness, prayer and character. So as you can see our use is a bit diverse, however it all comes down to training in Gods word. Using real life opprtunities to connect people and grow together by encouraging each others.

I tried to keep this brief just to give you a snapshot, however if you have any questions I would love to connect with you and share more and discuss in detail my dreams and desires to building a better community. Thank you for your time and thank you for your consideration.

Jason Rose call or text me @ (231)215-3222 or email me at verticalviewbuilders@gmail.com