

FOR IMMEDIATE RELEASE

TIFA Releases Request for Proposal document (RFP) for Ceres Solution Property at 3 E Main Street

City Leaders, Community Input Shape Vision for Prime Downtown Location

Hart, Michigan – February 20, 2025 – After collaborating with city officials and gathering feedback from the community, the Tax Increment Finance Authority is proud to announce the release of the Request for Proposals (RFP) for the Ceres Solution property located at 3 E Main Street. This marks a significant milestone in the anticipated development of the 2.6-acre site, a prime location in the heart of downtown, following its sale to Hart's Tax Increment Finance Authority (TIFA) by Ceres Solutions in 2022. A primary TIFA goal is to stimulate private investment and economic revitalization in the TIFA district, which this RFP will help to accomplish.

In 2023, the TIFA board sought the input of residents and local stakeholders to guide the future of this site. The response from the community called for a blend of market-rate housing and additional retail space, designed to complement the history of the downtown district.

"The input we received from the community was instrumental in shaping the RFP," said Nichole Kleiner, Economic Development Director. *"The support for housing and retail options reinforces the vision we have for a thriving downtown. This project will have a big impact on our community, we're excited to see this come to life."*

The RFP outlines the city's vision for the site, inviting qualified developers to submit proposals that will integrate residential and retail spaces, enhance the downtown area, and contribute to the local economy. The goal is to create a mixed-use development that meets the needs of both current residents and future generations. The RFP serves as a sample document that investors will review to craft their vision as it aligns with the community. TIFA anticipates reviewing submitted proposals in 2025 for recommendation to planning commission and city council for approval.

The Smith Group, recognized for their expertise in urban planning and development, facilitated this process ensuring that all feedback was considered and that the development will reflect the values and aspirations of the community.

"We are honored to have helped guide this important project," said Kathleen Duffy, Planner at the Smith Group. *"This is a pivotal opportunity to shape the future of downtown and we're excited to see the development that will emerge from this process."*

The community's enthusiasm for this project reflects a shared vision for a downtown that is walkable, vibrant, and preserves its historic character. TIFA, in collaboration with city officials, will continue to market the site to developers.

For more information about the RFP and the Ceres Solution property, please visit takemetohart.org/ceres.

About Smith Group:

Smith Group is a leading urban planning and development firm known for creating innovative and sustainable spaces that enhance communities. With decades of experience, the Smith Group works closely with local governments, businesses, and residents to design and implement projects that promote growth and vibrancy.

About Hart's Tax Increment Finance Authority (TIFA):

Hart's TIFA is committed to the revitalization and development of downtown Hart, Michigan. By leveraging tax increment financing, TIFA facilitates the growth of key projects that foster economic development, enhance community life, and support long-term sustainability.

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