



City of Hart, Michigan

TIFA Board

March 31, 2026, 5:00 PM

Hart City Hall Council Chambers, 407 State Street, Hart, Michigan

NOTICE OF SPECIAL MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, Tracey Lipps, Deborah Windell, S Hegg, Caleb Griffis, Maria Rosas, Mayor Klotz, Hannah Juhl, Justin Adams
3. Approval of Agenda
4. Public Comment
 - a. 3 E Main – Development Proposal Discussions
 - i. Welcome Jacob Eckholm, Development Lead with Wolverine Building Group for Lofts on Main Proposal
 - ii. Welcome Ben Striegler, Development Lead for Heyboer Bro Co. for Water St Apartments Proposal
5. Action Items
 - a. Motion to enter closed session pursuant to MCL 15.268(1)(d) to consider the potential sale and redevelopment of the property located at 3 E Main Street
6. Public Comment
7. Member Comment
8. Adjournment - *next regular meeting April 21, 2026*

CONCEPT PLANS / RENDERINGS

LOFTS ON MAIN

DESCRIPTION OF PROPOSED PROJECT

Lofts on Main is a thoughtfully designed 60-unit apartment community that will transform the priority redevelopment site at 3 East Main Street into a vibrant residential destination overlooking Hart Lake. Positioned at the gateway to downtown, this project blends small-town charm, waterfront beauty, and modern living to create a truly distinctive housing opportunity.

The development will include two 24-unit buildings and one 12-unit building, offering a mix of well-appointed one- and two-bedroom apartments designed to meet the needs of today's renters. Whether serving working professionals, young families, empty nesters, or individuals seeking a walkable lifestyle, Lofts on Main expands high-quality rental options in one of West Michigan's most picturesque communities.

PROJECT FEATURES

- **60 Modern Apartment Homes:** Spacious one- and two-bedroom layouts with contemporary finishes and efficient design.
- **Lake-Oriented Living:** Most units will feature sweeping views of Hart Lake, creating a daily connection to the water and elevating the residential experience.
- **Three Distinct Buildings:** A carefully scaled layout that balances density with neighborhood character and open space.
- **Convenient Off-Street Parking:** Ample dedicated parking to ensure accessibility and ease for residents and guests.
- **Walkable Downtown Location:** Steps from local shops, dining, parks, trails, and civic amenities, allowing residents to enjoy both the Hart Lake waterfront and downtown energy.

By reactivating a highly visible and currently blighted site, Lofts on Main strengthens the downtown fabric of Hart while introducing new year-round residents who will support local businesses and community vitality. The project embraces Hart's natural assets and small-town identity while delivering the type of quality housing increasingly in demand across West Michigan.



OUR CORE VALUES

DO THE RIGHT THING

SEEK POSSIBILITIES AND FIND SOLUTIONS

STEP UP AND STEP IN, FILL THE VOID

BE PASSIONATE & RELENTLESS, STRIVE FOR GREATNESS

WE BELIEVE

SAFETY IS OUR TOP PRIORITY

ACCOUNTABILITY IS TAKING OWNERSHIP OF THE OUTCOMES WE ACHIEVE

GROWTH IS GOOD



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

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.