

August 15, 2011

REQUEST FOR PROPOSAL

**Aurora Project, Inc.
1035 N. Superior Street
Toledo, OH
(419)244-3200**

The Aurora Project Inc., a non-profit supportive housing program in Toledo, Ohio is seeking Re-development Proposals for a vacant historic property they currently own located at 1017-1019 N. Superior St. in Toledo, Ohio. The property, endearingly referred to as “The Blue House”, built in 1900 is a 3-story cross gable Dutch Colonial style home of approximately 5,000 SF located in the Vistula Historic District Neighborhood north of the Central Business District in Toledo, Ohio.

The Aurora Project Inc., in order to not be an impediment to developer financing, is prepared to enter into a development agreement and option to purchase or similar legal documents for respondent who provides the best response. Aurora Project, Inc. reserves the right to reject all responses if respondents fail to meet minimum requirements listed below. The transfer of ownership of the building and site to the selected Redevelopment Proposal for this historic neighborhood icon is contingent upon meeting an acceptable redevelopment plan, including, but not limited to, adequate financial commitments, a reasonable timeline, and an acceptable reuse plan. Final selection will include negotiations for timeline, milestones and possible provision for property ownership to transfer back to Aurora Project, Inc. for non-compliance.

The Aurora Project, Inc. is requiring Proposals address, as a minimum, the following items:

- A brief bio of the individual(s), or organization, submitting this proposal.
- A detailed description of the reuse vision and plan.
- A description of past experience with similar projects.
- The demonstration of financial capability to implement the proposed vision including identification of probable funding sources, public and/or private
- The demonstration of current financial stability.
- A Preliminary Timeline for the proposed renovation including target milestone dates for critical stages of the project’s redevelopment.
- Proposed purchase price.

The Blue House will be available for tours by appointment (419-244-3200) 9 a.m. – 6 p.m. on the following date:

August 30, 2011

And Noon – 2 p.m. on the following two dates:

September 15, 2011

October 12, 2011

Questions and inquiries will be accepted from any and all responders via e-mail or in writing and directed to: Denise F. Fox, Executive Director, Aurora Project, Inc., 1035 N. Superior St., Toledo,

OH 43604 or DeniseF@auroraprojectinc.org . Material questions will be answered in writing or e-mail, via Addendum, to all who declare intent to submit a Proposal.

Proposals, signed in ink, may either be mailed or hand delivered, in a sealed envelope to The Aurora Project, Inc., 1035 N. Superior St., Toledo, Ohio 43604, no later than 4:00 p.m. on **November 15, 2011**. Faxed and e-mailed Proposals will NOT be accepted.

All Proposals submitted shall be valid for a minimum period of sixty (60) calendar days following the date established for acceptance, and Proposals may be withdrawn on written request from the responder at the address shown in the solicitation prior to the time of acceptance.

The Aurora Project Inc. will not be responsible for any expenses incurred by a responder in preparing and submitting a Proposal. All Proposals shall provide a straight-forward, concise delineation of the responder's capabilities to satisfy the requirements of this request.

Additional information regarding this property can be obtained from the Aurora Project Inc.'s website: www.auroraprojectinc.org. This additional information includes Schematic Floor Plans of the existing building, Hazardous Abatement Report, historic photographs and other relevant information potentially helpful to the preparation of a complete Proposal.

This Proposal has been prepared and submittals will be reviewed by a Committee which includes representatives of Aurora Project Inc., the Vistula Historic District Commission, the Vistula Foundation, and the Toledo-Lucas County Plan Commission.

The RFP timeline is as follows:

August 15, 2011	Release of the Request for Proposal
October 20, 2011	Deadline to declare intent to submit Proposal
October 31, 2011	Deadline for questions
November 15, 2011	Proposal submittal due date
December 12, 2011	Award to the successful submitter
June 1, 2012	Key milestone date for evaluation of redevelopment progress