

# AURORA REDEVELOPMENT COMMISSION

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## AURORA INFILL HOUSING PROGRAM Q & A MEETING NOTES

On Thursday, July 14<sup>th</sup>, 2022 at 1:00 PM, the Aurora Redevelopment Commission held a Q & A on the new 'Aurora Infill Housing Program'. The meeting was held in the 2<sup>nd</sup> Floor Conference Room at Aurora City Hall, 235 Main Street, Aurora, IN, 47001.

### BRIEF PROPERTY DESCRIPTION

[15-07-32-402-047.000-003](#), (formerly 164 Market Street)

- 82.5' x 264', 0.5 acres

[15-07-32-402-053.000-003](#) and [15-07-32-403-003.000-003](#) (formerly 175 Market Street)

- 50' x roughly 136' (just under ¼ acre), also includes a 15' strip adjoining.

[15-07-32-103-175.000-003](#), (formerly 311 Fifth Street – lot 223)

- 53' x 106', 0.129 acres

[15-07-32-204-099.000-003](#) (formerly 407 Fifth Street - includes two lots, 227 and 228).

- Both 53' x 106', 0.258 acres

### BUILDING AND CONSTRUCTION PLANS REQUIREMENTS

- Must be a single family, residential home.
- Exterior finish must fit/complement downtown neighborhood community.
- Must meet minimum square footage as determined by the Redevelopment Design Committee (RDC) review committee.
- Must start construction no later than 180 days from the transfer of the property and must be complete with construction and obtain a valid certificate of occupancy no later than 365 days the transfer of the property. Extensions may be granted if justifiable and a result beyond the control of the grantee.
- Final constructed home must substantially be the same as rendered and presented in Proposal. Anything more than minor deviations must be approved by the RDC review committee. Any change in square footage must be approved by RDC.

*Written: July 14, 2022*

- f. Must comply with all State and local codes, ordinances, and building standards. The RDC is willing to assist in variance requests to the city development standards if the benefit is justified and agreeable.

**GRANTOR'S OFFER**

Lot will be provided at no cost, subject to a vanishing mortgage and development agreement. Water, sewer, and gas hookups are currently available or will be provided at the expense of the city. Interested Respondents must provide a detailed plan to build a single-family home with the minimum specifications stated below. Selected proposals will be those planning the largest investment and will be provided the lot subject to a Development Agreement.

**DELIVERABLES:**

Must provide preliminary designs, quantities with detailed estimates, and proof of financial security. Must swear to whether you've been in a bankruptcy or any outstanding or contingent liabilities.

The better the proposal presents preparedness and experience the more likely it will be awarded.

**DEADLINE:** August 5<sup>th</sup> 1:00 PM EST

**ADDITIONAL NOTES:**

A web page is being developed on the city's website where information, forms, and new information regarding this program can be found. The page can be found on the city's website, [aurora.in.us](http://aurora.in.us) under the 'Government' tab, titled 'Infill Housing Program'.

Questions should be directed to the Mayor's Office at 812-926-1777 or via email to [dwalker@aurora.in.us](mailto:dwalker@aurora.in.us).