



## Mission Aligned Tenants

REQUEST FOR INFORMATION (RFI)

*Co-Located Residential Treatment, Transitional Housing, Foster Care,  
Shelter, Childcare Providers, etc.*

**Issued by:** Chatfield Holding, LLC.

**Location:** Dragonfly Village, 20918 ST RT 251, Fayetteville, OH 45118

**Anticipated Operational Start Window:** February–May 2026

### SECTION 1: PURPOSE & INTENT

Chatfield Holding, LLC, a subsidiary of Future Plans is soliciting proposals from mission-aligned organizations interested in leasing space at Dragonfly Village to operate residential treatment programs, transitional housing, foster care services, and/or childcare services.

Dragonfly Village is a shared, multi-use environment designed to support safety, stability, recovery, and long-term opportunities. Organizations selected through this process will operate independently while participating in a campus environment that prioritizes child safety, professionalism, mutual respect, and alignment with shared values.

This RFI is intended to identify stable, responsible, and operationally ready organizations with demonstrated experience—or strong readiness—serving vulnerable populations within a shared setting that includes children.

For purposes of this RFI, “Dragonfly Village” refers to the campus owned and operated by Chatfield Holding LLC., in partnership with its nonprofit affiliate, Future Plans.



## **SECTION 2: WHAT THIS OPPORTUNITY IS — AND IS NOT**

### **This Opportunity Is:**

- A co-located leasing opportunity within a shared, multi-use campus
- Intended for organizations with demonstrated experience or strong operational readiness
- Designed to support long-term, stable operations
- Structured to maintain clear legal, financial, and operational independence

### **This Opportunity Is Not:**

- A partnership, joint venture, or shared governance arrangement
- A program operated by or under the management of Chatfield Holding, LLC. or Future Plans
- A substitute for required licensing, insurance, or regulatory compliance

All tenant organizations operate fully independently and retain sole responsibility for their programs, staffing, finances, compliance, and operations.

## **SECTION 3: ORGANIZATIONAL EXPERIENCE & READINESS**

Preference will be given to organizations with established operating history and demonstrated program experience relevant to the services proposed.

Organizations with fewer years of operation may be considered if they can clearly demonstrate:

- Experienced leadership with relevant background
- Operational readiness
- Financial stability
- Governance and oversight capacity
- Systems sufficient to responsibly serve vulnerable populations in a shared campus environment

### **Emerging Organizations**

Chatfield Holding, LLC. recognizes that strong, mission-aligned organizations may be in earlier stages of organizational development. Emerging organizations may be considered where leadership demonstrates substantial prior experience in comparable settings and the organization can provide evidence of financial backing, governance support, and operational systems necessary for safe and stable operations.



## SECTION 4: CAMPUS SAFETY REQUIREMENTS

Dragonfly Village is a multi-use campus that includes childcare and programs serving children. As such, all tenant organizations must comply with campus-wide safety standards designed to protect children and vulnerable populations.

Consistent with these standards:

- Individuals required to register as sex offenders may not reside or operate on campus
- Organizations must demonstrate policies and practices that support child safety and risk management

## SECTION 5: ORGANIZATIONAL OVERVIEW

This section must be completed fully and clearly. Incomplete or unclear responses may result in disqualification.

### 5.1 Organization Identification

- **Legal Organization Name**

- **Doing Business As (if applicable)**

- **Legal Status:**

- IRS-recognized 501(c)(3) nonprofit
- For-profit entity legally registered to do business
- Other (explain)



**State(s) of Registration**

**Year Founded**

**5.2 Organizational History & Experience**

Provide a concise overview including:

**Length of time in operation**

**Core programs and services**



**Populations served**

**Key milestones demonstrating stability or growth**

**5.3 Current Operations & Locations**

**List current operating locations (city/state)**

**Programs operated at each location**



**Ownership status (owned, leased, co-located)**

**5.4 Mission, Vision, and Values**

This section is intended to assess mission alignment and compatibility with the shared values and expectations of Dragonfly Village.

**Mission/Vision Statement**

**Description of values and how they guide daily operations**



## 5.5 Leadership & Governance

This section is intended to help Dragonfly Village understand your organization’s leadership structure, accountability, and governance, particularly as they relate to organizational stability, risk management, and responsible operations within a shared campus environment.

**Primary organizational leader (First and Last Name, Title in Organization)**

**Does your organization have a governing board?**  Yes  No

• If yes:

• **Number of board members**

• **Board type (governing or advisory)**

• **Frequency of meetings**

• **Does the board evaluate executive leadership?**  Yes  No



## 5.6 Public Presence & Transparency

### Organization website

### Social media channels (if applicable)

### Links to public reports or disclosures (if available)

## SECTION 6: PROGRAM DESCRIPTION & EXPERIENCE

Describe the program(s) proposed for Dragonfly Village:

### Describe your program type and service model



**What are the target population(s) you will serve?**

**What is your estimated length of stay or service duration at Dragonfly Village?**

**Describe your staffing structure and supervision.**



**List any required licenses or accreditations and indicate whether each has been obtained.**

**How many years of experience does your organization have in operating similar programs?**

**Summarize any regulatory inspections, findings, or corrective actions, if applicable.**



## **SECTION 7: FINANCIAL HEALTH & STABILITY**

### **7.1 Funding & Revenue**

**Describe/Name your primary funding sources.**

**What percentage of your total revenue comes from your largest single source?**

### **7.2 Operating Reserves**

**Is there an existence of unrestricted net assets or liquid reserves? Explain.**



**Approximately how many months of operating expenses do your reserves cover?**

### **7.3 Cash Flow Management**

**Describe your approach to managing delayed reimbursements or funding gaps.**

### **7.4 Financial Controls**

**Please describe the systems and controls in place to manage financial risk and prevent fraud.**



## 7.5 Financial Oversight & Accountability

Chatfield Holding, LLC. seeks to understand the level of external financial oversight and accountability in place for applicant organizations. Please indicate which of the following best describes your organization's current financial review practices.

*Applicants may select more than one option, if applicable. This information is requested to understand financial oversight practices and does not, by itself, disqualify an applicant.*

**Audited financials available**

Our financial statements are reviewed annually by an independent auditing firm.

**Reviewed by CPA**

Our financial statements are reviewed by a Certified Public Accountant, though a full audit is not conducted.

**Form 990 available (nonprofits)**

Our organization files an annual IRS Form 990, which is available upon request or publicly accessible.

## SECTION 8: CAMPUS OPERATIONS & SHARED EXPECTATIONS

Dragonfly Village is a shared, multi-use campus that includes childcare and other services for vulnerable populations. While tenant organizations operate independently, all organizations are expected to conduct their operations in a manner that supports campus safety, stability, and mutual respect.

### Property Safety Standard

Because the property includes licensed childcare, individuals required to register as sex offenders may not reside on the property or operate programs from the property. This is a property-use condition and does not imply oversight of tenant operations.

This section is intended to understand how applicant organizations anticipate and manage the responsibilities of operating within a shared environment.



**Safety and risk-management practices:** Describe your organization’s approach to maintaining safety for clients, staff, visitors, and the broader campus. Include policies or practices related to supervision, access control, and incident prevention.

**Visitor and transportation management:** Explain how your organization manages the flow of clients, visitors, deliveries, and transportation to ensure orderly operations and minimize disruption to other campus activities.



**Incident and crisis response procedures:** Describe how your organization prepares for and responds to incidents or crises that could impact the campus (e.g., medical emergencies, behavioral incidents, law enforcement involvement, media attention). Include how communication and coordination would occur when campus-wide awareness is needed.

**Experience in shared or co-located environments (if applicable):** If applicable, describe prior experience operating in shared or co-located facilities and what your organization has learned from that experience.



**Commitment to being a respectful campus neighbor:** Describe how your organization will act as a responsible and respectful member of a shared campus community, including consideration for other organizations, residents, staff, and visitors on site.

Collaboration among organizations is welcomed but not required. This section is not intended to create shared governance or operational dependency, but to ensure thoughtful and responsible coexistence within a shared environment.

## SECTION 9: REGULATORY COMPLIANCE & LICENSING

Applicants are asked to indicate their current status for the following regulatory and licensing items. Items may be complete, in progress, or planned. Please use the space provided to share relevant context, including timelines, if applicable.

**Compliance with all applicable federal, state, regional, and local laws, regulations, and requirements relevant to the proposed program(s).**

- Currently compliant / licensed**
- In progress** *(explain on next page)*
- Planned** *(explain on next page)*



**Explanation**, if in progress or planned:

**All licenses, certifications, and approvals required to operate the proposed program(s), and such approvals are active and in good standing.**

- Currently compliant / licensed**
- In progress**
- Planned**

**Explanation** (if in progress or planned):

**Our operations at Dragonfly Village are not contingent upon future licensure, waivers, variances, zoning approvals, or unresolved regulatory actions.**

- Currently compliant / licensed**
- In progress** *(explain on next page)*
- Planned** *(explain on next page)*



**Explanation** (if in progress or planned):

**There are no outstanding regulatory, legal, or compliance issues that would prevent lawful operation of the proposed program(s).**

- Currently compliant / licensed**
- In progress**
- Planned**

**Explanation** (if in progress or planned):

## **SECTION 10: OPERATIONAL READINESS, TIMELINE & FINANCIAL COMMITMENT**

Select all that apply:

- We are prepared to begin operations at Dragonfly Village between February and May 2026, subject only to lease execution and space readiness.



We confirm that our proposed program is substantially implementation-ready, with staffing, funding, and operational systems largely in place to support timely launch. Any remaining pre-launch steps are limited in scope, actively underway, and will not delay the proposed operational start window.

**If applicable, please briefly explain any remaining pre-launch steps, including what remains to be completed, current status, anticipated completion date, and confirmation that these items will not delay operations between February and May 2026.**

We are able to provide a lease deposit immediately upon execution of a lease agreement or prior to occupancy, as required.

We confirm our ability to meet all initial and ongoing financial obligations, including rent and related costs, without delay or dependency on future funding approvals.

We acknowledge that failure to meet readiness, timeline, or deposit requirements may result in forfeiture of the leasing opportunity.



## SECTION 11: REFERENCES

Provide two (2) professional references familiar with your organization’s operations, leadership, and stability. Include name, title, organization, email and phone number of each reference.

## SECTION 12: EVALUATION CRITERIA

Proposals will be evaluated based on:

- Mission alignment and community impact
- Organizational capacity and operational readiness
- Regulatory and licensing readiness
- Financial sustainability and risk profile
- Governance and leadership structure
- Campus compatibility and readiness to launch

Chatfield Holding, LLC, in coordination with its nonprofit partner, Future Plans, will consider the overall strength, readiness, and risk profile of each proposal. No single criterion will necessarily be determinative, and selection may include consideration of timing, space availability, and overall campus balance.

## FINAL NOTICE

Submission of a proposal does not guarantee selection or lease execution. Chatfield Holding, LLC retains sole discretion in determining suitability and alignment with Dragonfly Village.