



Request for Proposals to Renovate and Operate Manchester's Rex Theatre

Project Background

The Manchester Development Corporation (MDC) is seeking proposals to redevelop and operate the Rex Theatre located at 23 Amherst Street, Manchester, NH 03101. MDC purchased this building in January of 2016 with the goal of seeing it transformed into a venue for live music, theatre, movies, community events, or another creative concept that will transform this building and improve Manchester's downtown.

Proposals to Include

A detailed plan for redevelopment and future use of the building, including a schedule, expected project costs, financing plans, sources and uses of funds, including debt and equity capital, anticipated partners, business plan and any other information relevant to the development and operation of the venue. MDC is willing to entertain creative financing proposals, including sale or lease of the building, and assist applicants in attaining financing for this project, including applying for tax credits, grants or other possible funding sources. Proposals should indicate the interest proposed to be sought by the applicant in the property (i.e. lease, purchase, lease with option, etc.). Respondents should also include relevant experience and credentials that would assist MDC in selecting the right partner for this important project. MDC will review submitted proposals and interview respondents as necessary before selecting a successful proposal.

The scope of this project will be determined by the creativity and ability of the successful applicant. All proposals satisfying the requirements herein shall be evaluated to establish which of the proposals best fulfills MDC's general goals and interests and the specific goals and interests sought to be advanced through MDC's purchase of the property. MDC shall determine the successful applicant based upon its evaluation and weighing of these considerations and its decision shall be final. MDC reserves the right to waive any irregularities, reject any or all Proposals, cancel this Request, and to negotiate with the successful applicant. Failure to submit all necessary information may be grounds to reject a proposal.

Consideration will be given to responses to this request for proposals without regard to race, color, creed, religion, ancestry, national origin, age, sex, marital status or disability or other handicap.

Questions about this RFP or requests to view the theatre should be directed to Will Craig, Economic Development Director, City of Manchester, at wcraig@manchesternh.gov.

Introduction to the Manchester Development Corporation

Under the direction of the Mayor and Board of Alderman and in concert with the City's Economic Development Office, the Manchester Development Corporation advocates, supports, and facilitates economic development activities for the City of Manchester, including business relations, retention, attraction and expansion.

MDC investments have helped finance the rehabilitation of other important downtown landmarks such as the Chase Block, Dunlap building and McQuades building as well as the expansion of Benefit Strategies on Elm Street. MDC financing was also critical to the development of the Hilton Garden Inn and the rehabilitation of the La Quinta Inn and Suites. For more than a decade, MDC owned the parcel located at 1200 Elm Street and



played a major role in the development of The Residences at Manchester Place. Recently, MDC facilitated the sale of a gateway parcel on Granite Street, on the City's Westside, where construction of Giorgio's Restaurant is underway.

The MDC is a 501 (C)(4) non-profit development corporation. Staff Support is provided by the Manchester Economic Development Office (MEDO)

Timeline

RFP release: Monday, February 15, 2016

Applicants shall deliver to the Manchester Economic Development Office, One City Hall Plaza, Manchester, New Hampshire, before or at **4:00 PM** prevailing time on **Tuesday, March 15, 2016**, two (2) copies of their proposal in sealed envelopes. All bids will be opened at this time.