



City of Manchester Archives
One City Hall Plaza
Manchester, NH 03101
603.624.6455 – mintranuovo@manchesternh.gov
www.manchesternh.gov/archives

Collection Summary

Repository: Manchester City Archives. Office of the City Clerk. City of Manchester, NH.

Creator: Manchester Economic Development Office. City of Manchester, NH.

Title: MEDO Project Files

Collection Number: 0609.007

Accession Number: 2017.006

Dates: 1952-2009 (bulk 1982-2009)

Volume: 20 cubic feet

Languages: Collection materials are in English.

Access: Access to collection is open to the public. Please contact the archives for an appointment to view materials. Cite the collection number and sub-series when making an appointment. Materials may be accessible online; please reference the digital note below.

Digital Note: Materials are not accessible online at this time.

Conservation Notes: Not applicable.

Finding Aid Prepared by: Mike Intranuovo, 2017.

Table of Contents

- I. Historical Note ... Page 2**
- II. Collection Description ... Page 3**
- III. Sub-Series Descriptions ... Page 4 – 5**

Historical Note

The Manchester Economic Development Office (MEDO) assists businesses with expansion and relocation needs, planning development or redevelopment projects, finding suitable sites, obtaining financing, identifying business assistance and incentive programs, and with other business and development related needs. The office works to attract and retain commercial business in Manchester.

The functions of the office were previously executed by the City Coordinator position, until MEDO was created during the mid-1990s. The office works closely with the Manchester Development Corporation, which was previously known as the Greater Manchester Development Corporation. The Manchester Industrial Council was a predecessor to the Manchester Economic Development Office.

Collection Description

The collection consists of records created or used by the Manchester Economic Development Office while conducting official city business. Files may contain older records from MEDO's predecessor, the Manchester Industrial Council, as well as records from the Manchester Development Corporation and its predecessor, the Greater Manchester Development Corporation. Most records were created between 1982 and 2009, although a small portion was created as early as 1952.

The files document the office's involvement with various economic development initiatives focusing on physical properties and real estate in Manchester, such as the following projects: Bridge and Elm Street; the Civic Center building; Hackett Hill; Riverside Development and Baseball Stadium; Riverfront Development Gill Stadium; Rubenstein Property; University Center Building; University Center Associates; and Wall Street Tower Property. Specific descriptions and dates for each project can be found in the sub-series descriptions of this finding aid.

The collection is organized by sub-series, which are based on the projects listed above. Project files consist of various types of documents related to the sub-series/project, including, but not limited to, the following: correspondence; leases; deeds; legal documents; contracts and agreements; reference materials; financial information; requests for proposals and bids; reports; photographs; etc.

The project files have been maintained in the original order they were in when transferred from the department to the City Archives on June 17, 2016, and file descriptions as created by the originating department have been retained.

Sub-Series Descriptions

I. Bridge and Elm Street, 1993-2006

The Bridge and Elm Street project was centered on the property at the northwest corner of Bridge and Elm Streets in Manchester, at the address of 1200 Elm Street. The office worked towards attracting a significant development to the property in the late 1990s and early 2000s, when it was vacant. The property was being considered for the construction of an office building, hotel, or residential apartments. Previously, it had been the site of various commercial and industrial uses, including a dry cleaning facility and a textile factory. Before it became vacant, the property contained two commercial buildings and three brick tenement buildings until they were demolished in 1989.¹ The property was eventually sold circa 2004 to 1200 Elm Street, LLC, which built luxury residential apartments on the site.

The sub-series documents financial, environmental, and legal concerns with the project, and include deeds, reports, correspondence, oversized site plans and artist renderings, and various other types of documents.

II. Civic Center Building, 1988-2006

The Civic Center Building project was focused on the construction of a multi-purpose civic center for the City of Manchester. The 256,000 square foot finished building held 10,500 seats, and was placed on an eight acre site in downtown Manchester, at the corner of Lake Avenue and Elm Street. The venue was created to host sporting events such as hockey, as well as live music events. The final cost of construction was \$67.5 million.

Includes budgets, proposals, images, newspaper clippings, and various other document types.

III. Hackett Hill, 1998-2008

In March 1999, the City of Manchester pursued and purchased the 830 acre property known as Hackett Hill, located along Hackett Hill Road in Northwest Manchester; it was purchased for \$7.2 million. The property was formerly owned by the University of New Hampshire, and it included a building known as French Hall, which was eventually sold. Other parties involved included the Manchester Housing and Redevelopment Authority, which oversaw the Northwest Business Park Development project located at the site.

Includes maps, deeds, newspaper clippings, correspondence, reports, proposals, and other documents.

IV. Riverfront Development Baseball, 2003-2005

The City of Manchester developed riverfront property and constructed a new stadium in order to bring an affiliated minor league baseball team to the city. Construction started in 2004 and was completed in 2005. The stadium was leased to the Toronto Blue Jays' Double-A affiliate minor league team, the New Hampshire Fisher Cats.

Includes proposals, minutes, correspondence, reports, studies, and other documents.

¹ Report of Management of Materials Excavated during Construction, 2005. Box 1, Folder 13.

V. Riverfront Development Gill Stadium, 2003-2005

Manchester's Gill Stadium, formerly known as Textile Field and Athletic Field, is a baseball stadium located on Valley Street between Beech and Maple. The stadium was built in 1913, and was renovated in 2004. The renovation project replaced floors and seats, installed artificial turf, and renovated the ticket booth, among other things. Funds for the project came out of the \$27.5 million appropriated for development of riverfront properties.

Includes correspondence, reports, images, financial documents, and other types of documents.

VI. Rubenstein Property, 1984-2000

The City of Manchester purchased property from the Rubenstein Company in Manchester, which was located in the millyard along South Bedford Street, near Singer Park, where the minor league baseball stadium was later constructed in 2004-2005.

Includes property appraisals with photographs, correspondence, and other documents.

VII. University Center Building, 1985-1999

Located at 400 Commercial Street, the University Center Building was leased to the University of New Hampshire from the Manchester Housing Authority in the mid-1980s. It was then purchased by the City of Manchester from the University Center Associates in 1999.

Includes real estate closing documents, lease agreements, and other documents.

VIII. University Center Associates, 1952-1999

Records are focused on the 400 Commercial Street property, which was owned by the Amoskeag Machine Company.

Includes photographs, financial documents, promissory notes, etc.

IX. Wall Street Tower Property, 1982 - 2009

Records document the city's business dealings regarding the Wall Street Tower property, located at 555 Canal Street. The building was originally constructed in 1985 with assistance from federal grant funding. In the late 2000s, the city was assisting the Manchester Development Corporation to pay off its debts on the 17-story apartment building, which was worth approximately \$15.4 million in 2008.

Includes newspaper clippings, correspondence, reports, agreements, real estate closing documents, disbursement requests, audited financial statements, etc.