

**Request for Proposals
Commercial, Public and or Cultural Use
#9 Aquinnah Circle
Aquinnah, MA**

Proposals due: 12:00 o'clock p.m. January 15, 2022 . Late responses will not be considered.

The Town of Aquinnah is seeking proposals for the use of #9 Aquinnah Circle, the building formerly used as a restaurant, adjacent to the Gay Head Light House. It is the Town's desire to have the building occupied in time for the 2022 summer season, however an exception will be considered depending on details of proposed use.

A primary objective of this offering is to revitalize this gateway to the Aquinnah Circle Cultural District. This building is the first thing visitors to the Cliffs encounter when they arrive, and it is the Town's strong desire to make it a more welcoming experience. Proposals should demonstrate a meaningful connection to the year-round community of Martha's Vineyard. Proposals may be for commercial, public, and/or cultural use.

The town will consider a wide range of uses. Preference will be given to the following:

- Strong ties to the Martha's Vineyard year-round community.
- Open for at least six months of the year, longer if possible.
- Offers benefit to the Town. This could include rent payments, building improvements, or infrastructure improvements to the site. Other benefits may also be considered.
- Not conflict with or duplicate existing businesses at the Circle.
- Not a franchise, particularly one with off-island operations.
- Given its proximity to a historic landmark - respondents will be required to present design plans for review and approval by the Town/Cultural District Committee.

Building Details

The roof and other structural elements are in good condition. The windows are in working condition. The Town is currently planning to update the electrical panel. Basic safety repairs will be made on the exterior decks. The property needs a good cleaning and probably some cosmetic work. **The building does not have running water or septic.** Proposals that require water or septic must include plans to make those improvements, at the proposer's expense.

Proposal Details

Proposals should include the following:

- Detailed description of the business or activity proposed including products being sold (if any), hours of operation, staffing, etc. The more details provided, the better.
- Management – who will be responsible to the Town.
- Beneficiaries – who will benefit from this business or activity and how.
- Lease – what term of lease is being proposed.
- Improvement – what improvements are being proposed? Applicants will be required to bring the facility up to code for their proposed use.

- Town Benefit – Does the proposal include rental payments and if so, how much? If not, are building site improvements being offered in lieu of rent? What other benefits are being offered to the town?

Site Visit

A site visit will be offered November 30, 2021 at 9 a.m. for interested parties. Please contact Gisele Gauthier (contact info below) to reserve your spot.

Proposal Review

All proposals will be reviewed by the Aquinnah Select Board together with the Aquinnah Circle District Committee

Questions should be directed to Gisele Gauthier, giselegauthier333@gmail.com, or 508-564-1414

Three hard copies of Proposals must be submitted by 12:00 p.m. on January 15, 2022 to:

Jeffrey Madison
Town Administrator
Town of Aquinnah
955 State Road
Aquinnah, MA 02535

Proposals should also be submitted electronically to:

townadministrator@aquinnah-ma.gov AND giselegauthier333@gmail.com