



## Restaurant District & Sports/Expo Center Study; RFI Process; Governance Review; Management Selection

*Bedford Park, Illinois*

Hunden Strategic Partners performed a market, financial and community facility opportunity analysis that could lead to a more master planned, mixed-use district at or near the cluster of hotels adjacent to Midway Airport. Given the existing assets in place, including the cluster of hotels, the expansion of Southwest Airlines and Midway Airport, it was conceived that there could be a very real opportunity to leverage those assets into a walkable and more comprehensive destination district that included a flexible event/expo and sports venue as well as other developments that could tie it into a cohesive whole. The focus of the project included convertible convention and multipurpose space for meeting, sports, events and entertainment. HSP assessed existing hotels and restaurants and the ability to create a safe, walkable and attractive location for meetings, events, tournaments and even local area use. HSP recommended the development of a restaurant/entertainment district within the Midway Hotel Center as well as a sports and exposition center to generate events to provide synergy with the hotels and capture the unmet needs of the indoor sports tournament markets, as well as the group event market.

HSP also developed and managed the RFI process to determine potential operators and tenants for the new facility. As part of this process, HSP conducted a governance analysis and advised on the selection of the management organization for the new facility.

**Client:** Village of Bedford Park

**Time Period:**

2015 - 2019