



February 7, 2024

Re: Capital Improvement Board-Convention Center report

To whom it may concern:

Please see the following list of actions the 2023-Capital Improvement Board of Managers has taken thus far.

We have now met 4 times as a board and have made progress towards meeting state statutes. The following bullet points have been accomplished:

We have selected our officers.

John Whikehart, president
Doug Bruce, vice president
Eric Spoonmore, treasurer
Joyce Poling, secretary
Jay Baer, member
Adam Thies, member
Jim Silberstein, member

We have set up regular meeting dates.

We jointly, as a board of 6, selected our 7th member. Jim Silberstein, Local businessperson and owner of the old Encore Cafe.

We have interviewed and selected legal counsel. Jim Whitlatch of Bunger and Robertson. Legal counsel was needed to assist us with opening bank accounts, setting up our by-laws, and to assist us with contracts, and making sure we meet applicable state statutes. He has also assisted us with obtaining our EIN to open a checking account.

We have retained Jeff Underwood as our controller,

Our official name is the Monroe County Capital Improvement Board of Managers.

We have set up our operating budget and have approx \$250,000 in funding the previous City Council approved but not yet released until the inter local agreement is reached. (Our attorney understood that his invoices will not be paid until this agreement is completed).

We have met with the architects, (Schmidt Associates), and their team who were previously selected for this project, and had them give us a presentation of the previous work they had created from meetings with stakeholders and the public.

We had a presentation about current convention center operations and data concerning bookings and capacity from Mike McAfee, Executive Director of Visit Bloomington and Talisha Coppock, Executive Director of the Monroe County Convention Center. Local hotel room rentals are up (40,000 room nights alone in 2023).

From the presentation, Convention center statistics are as follows:

- Average 460 events per year, 80% of events are repeat events, 20% are new events. 90% of groups originate in Indiana.
- Current convention space works best for conferences of 200 attendees or less. 70% of business is civic, typically booking less than one year in advance.
- Conferences utilize the entire facility. Sunday through Thursday economic generators. Approximately 30% include overnight stays.
- The booking window for such events are typically 1-3 years out. The groups like to experience the entire community.
- Bloomington is the second most desirable group destination in the state but we have the smallest full-service center.
- Event Planner Priorities—safety, flexibility, affordability, sustainability, integrated technology, food & beverage, engage with local community, and health & wellness.
- Monroe Convention Center Lost Business—2010-2017: 303 events lost, 64% due to dates not being available and size limitations. 2022-2023: 137 events lost. 95% due to dates being unavailable. 5% due to size limitations.

Ms. Coppock turned it back over to Mr. McAfee, who presented on Bloomington/Monroe County Opportunities—since the year 2000. Visit Bloomington has submitted more than 600 proposals to host groups in the Monroe County area and more than 100 of them chose other locations due to lack of meeting space and/or hotel room and space availability.

- **Expansion Estimated Economic Impact**—average business traveler spends \$214/day (conservative), 40,000 new annual visitors a day = \$8.5 million, estimated economic impact = \$13-18 million annually.

A CIB task group was formed and recommended to the CIB board that we receive RFQs from interested parties for a construction manager and an owner's representative, which the CIB board adopted and we are currently accepting those submittals.

Construction Manager as Contractor (CMC)—Recruit through RFQs (Request for Qualifications) and RFPs (Request for Proposals) a construction manager that is going to be at risk throughout the entire process of designing the building and a negotiated price is determined for the building, the construction manager is then responsible for delivering the building at the guaranteed maximum price.


The task Group is reviewing the RFQs on Monday, February 12th and will make a recommendation to the CIB Board at the February 14, 2024, CIB meeting, the finalists to be interviewed for the these positions.

Finally, We are now working with the architects to review timelines, square foot costs for construction, the RDC on land availability for the potential sites, and review of projected bonding and costs, so we may gain a better perspective on the current costs and issues.

Our next meeting is set for February 14th, 3:00 pm at the convention center in the Cook room if you wish to attend.

Please let me know if I can answer any questions you may have.

Sincerely,



Doug Bruce, LEED AP, NCARB
President-Architect
Tabor/Bruce Architecture & Design, Inc.

Office of the City Clerk

— Clerk Nicole Bolden —

Boards and Commissions

Start of 2024 - 41 vacant seats

As of today - 36 vacant seats

Remaining appointments needed - 26 (pending the 10 to be approved this evening)

Upcoming meetings - Team C met this evening at 5:30 and working on scheduling meetings with Teams A & B

Parking Citation Appeals

2023 Citations and Appeals - 7,718 of 56,671 citations were appealed

2024 to date - 531 of 3773 citations issued have been appealed

January Madness? - 2023 saw 698 of 4550 citations appealed

Minutes, Minutes, Minutes!

2024 Minutes - all have been submitted for approval

2016 -2023 - 1 set remains from 2022, and 15 from 2023

2000 -2015 - currently 37 outstanding sets, down from 76

Black History Month

Black Market | Saturday, Feb 17 | 10am-2pm | City Hall

Black History Month Essay Contest Awards Reception |
Tuesday, Feb 20 | 6pm | City Hall

The Bright Path Film Showing | Thursday, Feb 22 | 6pm |
Waldron Arts Center

20th Annual Black History Month Gala | Saturday, Feb 24 |
6pm | Woolery Mill

Full list available at www.bloomington.in/bhm

Read, Watch, Listen - Clerk Bolden's picks

Read - *Inciting Joy* by Ross Gay

Watch - *Stockton on My Mind* (available on Max)

Listen - *Native Land Podcast* feat. Angela Rye, Tiffany Cross, and Andrew Gillum

Thank you!

Any questions?

