

Monroe County CIB

Constituent Meeting hosted by Bloomington City Councilmember Sydney
Zulich and Capital Improvements Board President John Whikehart

History

Current Convention Center

- Opened in 1991
- 40,000 sq ft
- 24,000 sq ft of Available Meeting Space

Events

- Currently about 460 events are held at the Convention Center
- 70% are local, 30% are out of town

Problems

- Size
- Room Availability
- Turning away potential visitors

Funding

2017

Food and Beverage Tax

Monroe County Council voted to impose the 1% food and beverage tax, which has been collected since that time.

2019

Advisory Board

Attempts at an advisory board to manage construction ended prematurely due to a lack of agreement between the city and county as to way forward, and the pandemic in 2020 halted further conversations.

2023

Creation of CIB

The county created a bi-partisan, neutral Capital Improvements Board. City and county elected bodies appointed representatives, and the city and county worked collaboratively to create the terms of an interlocal agreement related to design and construction.

*There is legal a requirement for this money to be used for the Convention Center and other related economic development projects.

Capital Improvements Board



John Whitehart, President
Appointed by: Monroe County
Commissioners



Doug Bruce, Vice President
Appointed by: Bloomington City
Council



Eric Spoonmore, Treasurer
Appointed by: Monroe County
Council



Jay Baer
Appointed by: Mayor of
Bloomington



Joyce Poling
Appointed by: Monroe County
Commissioners



James Silberstein
Appointed by: CIB Members



Adam Theis
Appointed by: Mayor of
Bloomington

Budget Approval



Initial Approval

On a yearly basis, the CIB brings their budget to City Council to pass legislation asking FABTAC for a recommendation on the use of money raised from the food and beverage tax



Food and Beverage Tax Advisory Commission

FABTAC makes a recommendation on the use of funds, and sends the CIB's budget back to City Council.



Final Approval

City Council is responsible for final approval of the CIB's yearly budget and any subsequent appropriations

Master Schedule – Design and Construction

Activity	Start	Finish	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27			
			Design	Jul-24	Dec-24																																				
Conceptual Design	Jul-24	Sep-24	█	█																																					
Final Design	Oct-24	Dec-24				█	█	█																																	
Construction Documents	Jan-25	Jul-25							█	█	█	█	█	█																											
Pre-Con Services	Apr-25	Aug-25																																							
Bid Pack #1 - Utilities, Site Work, MEP	Mar-25	Apr-25									█	█																													
Bid Pack #2 - Structural	Apr-25	May-25										█	█																												
Bid Pack #3 - Remaining Work	Jun-25	Jul-25												█	█																										
Construction	Jun-25	Jun-27																																							
New Construction	Jun-25	Dec-26												█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
Existing Renovation	Jan-27	Jun-27																																		█	█	█	█	█	

New Convention Center

Size

- 40,000 square feet of the current Convention Center will be remodeled
- 60,000 square feet will be constructed East of the current space

Goal

Boost economy by supporting local businesses with Sunday through Thursday crowds and creating more jobs in construction and hospitality

Economic Impact

- 600 jobs in construction and 500 new jobs in the hotel/hospitality industry
- \$9M in increased visitor spending
- \$13M-\$18M in increased indirect revenue in various taxes and support jobs

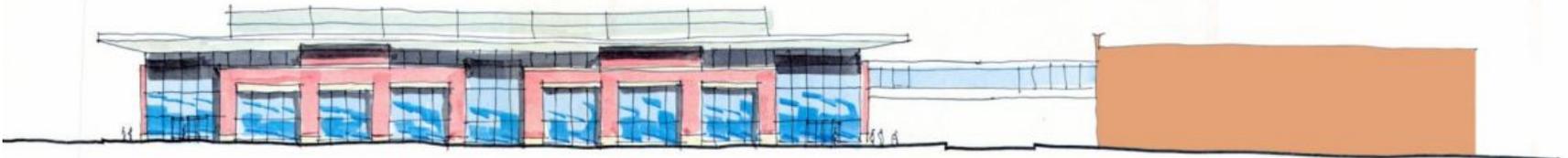
Design Concepts – “City”



COLLEGE AVENUE ELEVATION



"CITY"

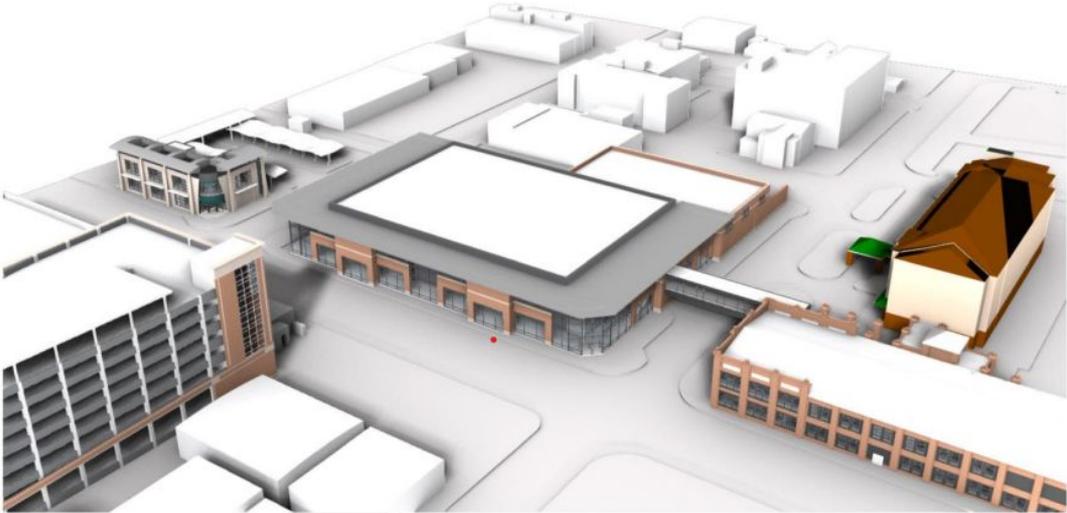


THIRD STREET ELEVATION

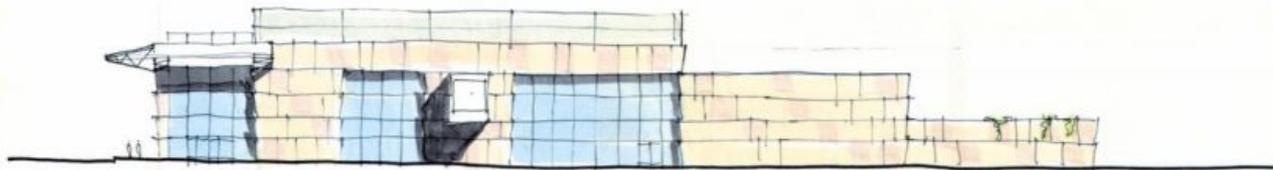


"CITY"

Design Concepts – “City”



Design Concepts – “Quarry”

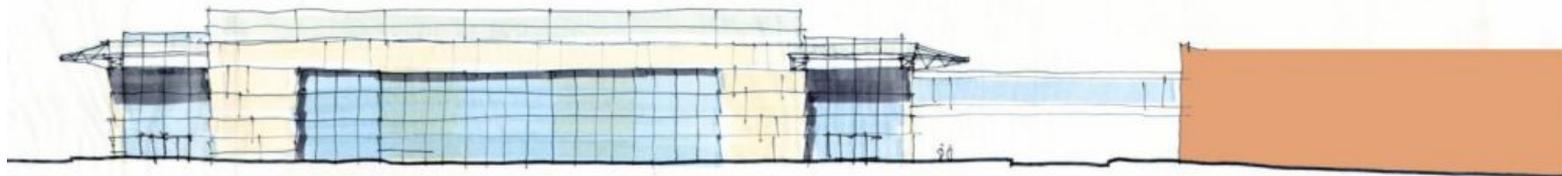


COLLEGE AVE. ELEVATION

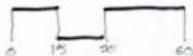


"QUARRY"

2/20/04

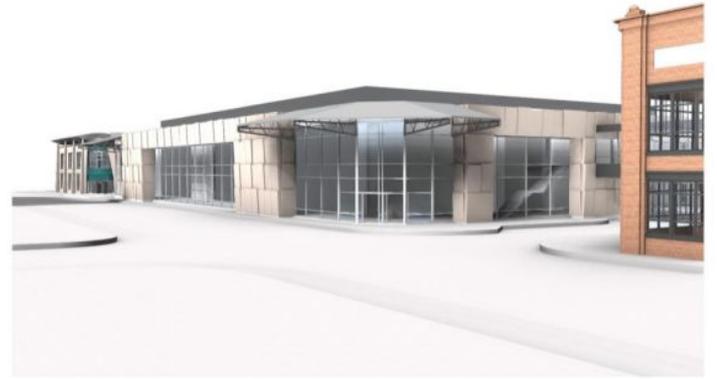
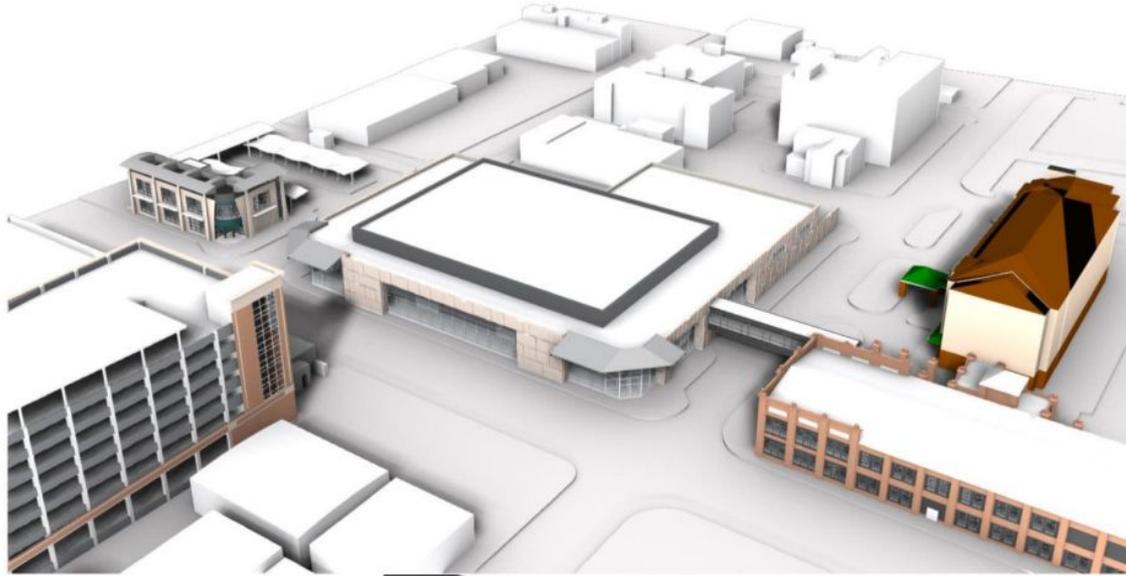


THIRD STREET ELEVATION

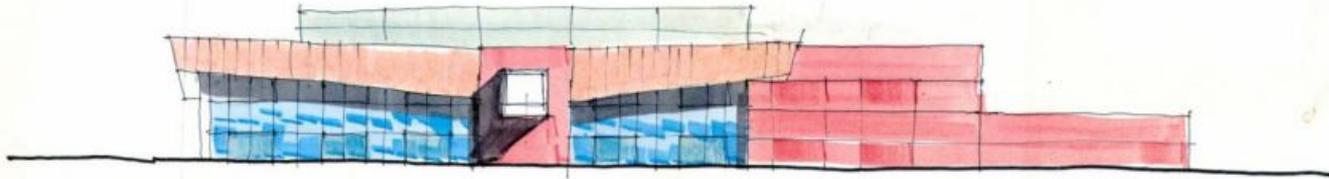


"QUARRY"

Design Concepts – “Quarry”



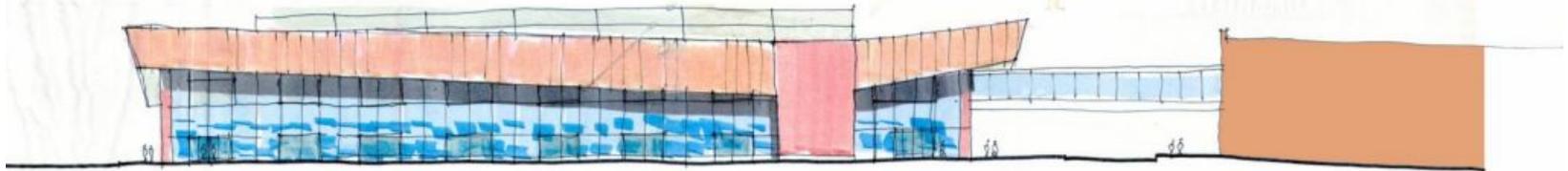
Design Concepts – “Go Big”



COLLEGE AVENUE ELEVATION



"GO BIG"

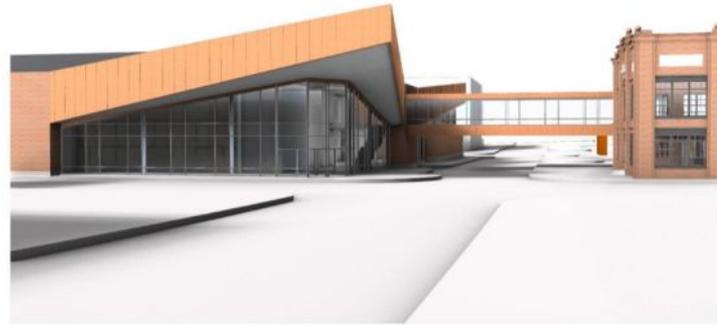
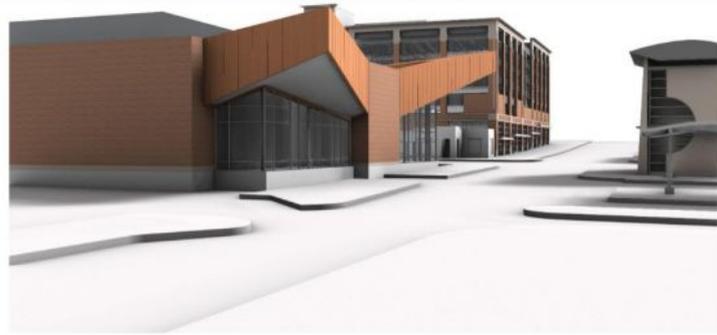


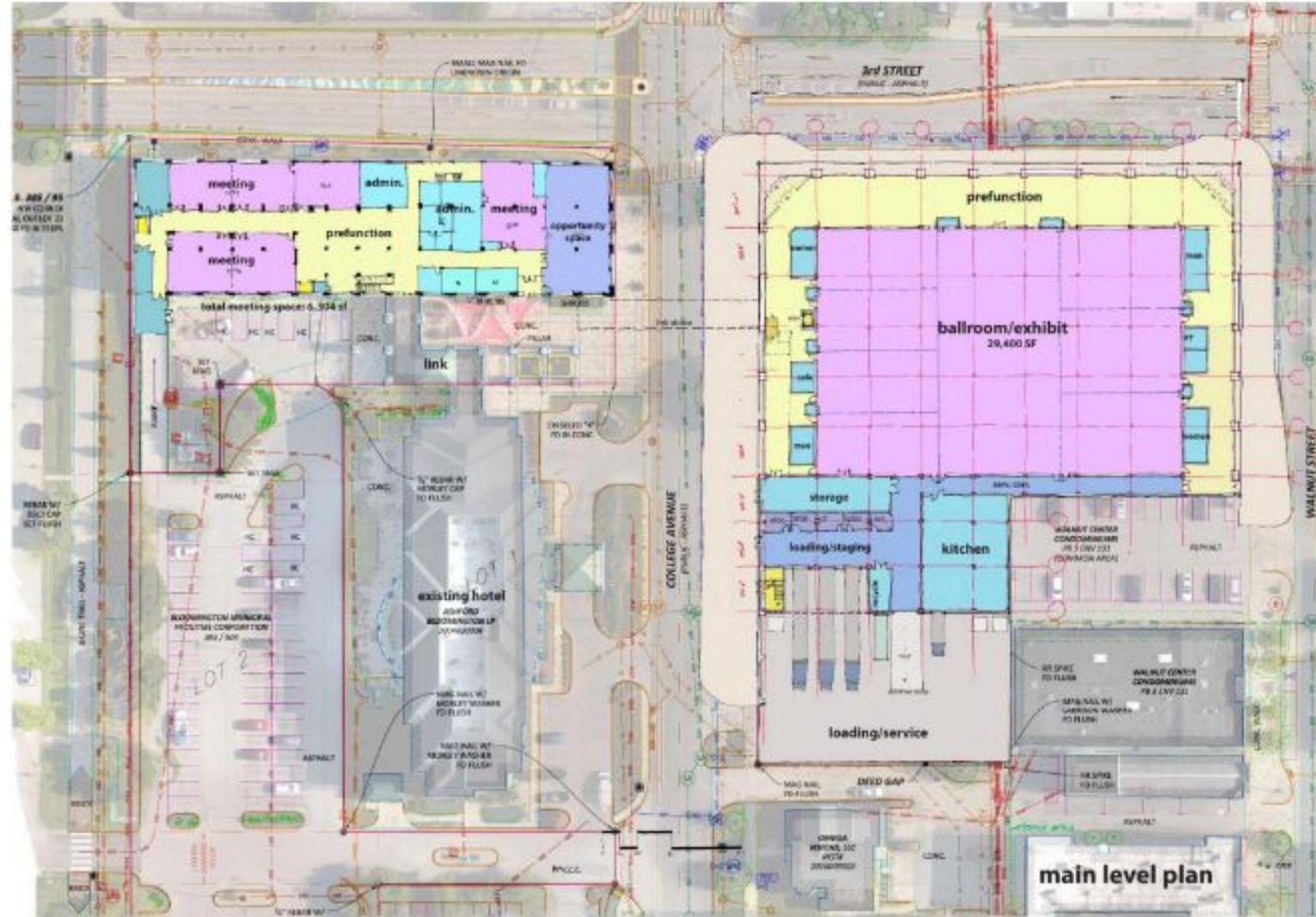
THIRD STREET ELEVATION



"GO BIG"

Design Concepts – “Go Big”





8,225 / 83
474 SQUARE FEET
ALUMINUM
22
570 x 1150

total meeting space: 6,934 sf

3rd STREET
DUBLIN, OHIO

prefunction

ballroom/exhibit
29,400 SF

link

existing hotel

loading/service

main level plan

REMOVE
BICYCLE
RACK

RECONSTRUCT MUNICIPAL
INDUSTRIAL COMPOUND
AREA 7, 80Y

LOT 2

ASPH/FLT
RECONSTRUCT
CONCRETE
SLAB

REMOVE
W/ REBAR
TO FLUSH

REMOVE
W/ REBAR
TO FLUSH

storage

loading/staging

kitchen

WALNUT CENTER
CONDOMINIUMS
IN 3 CUR CUT
FOOTPRINT AREA

AS SPICE
TO FLUSH

WALNUT CENTER
CONDOMINIUMS
FOR 2, 11V 221

REMOVE
W/ REBAR
TO FLUSH

AS SPICE
TO FLUSH

REMOVE
W/ REBAR
TO FLUSH

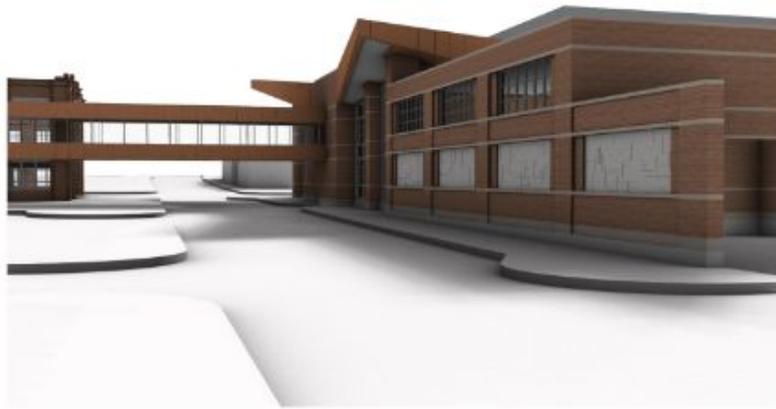
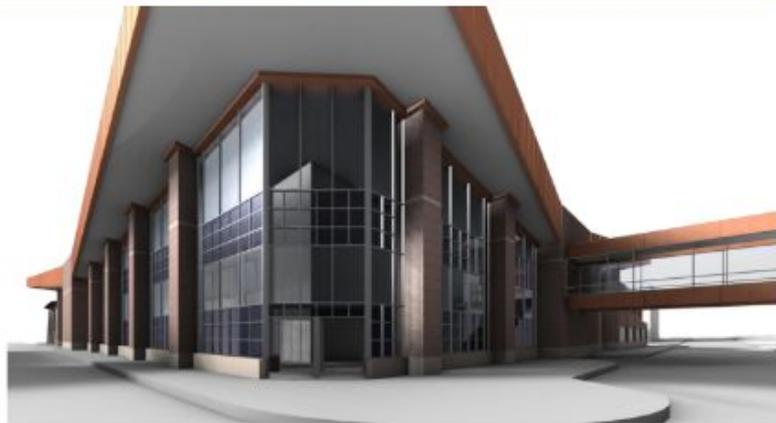
DEED GAP

OMEGA MEDICAL, LLC
4700
DUBLIN, OHIO

WALNUT STREET

COLLEGE AVENUE
PUBLIC, OHIO

DESIGN CONCEPT UPDATE



DESIGN CONCEPT UPDATE



DESIGN CONCEPT UPDATE



Want to Give Input?

Community Informational and Input Meeting

Monday, September 16, 2024

6:00 PM 7:30 PM

Monroe County Convention Center

Want to Stay Informed?

[CIB Website](#)

[City Council
Construction
Suggestions](#)



Questions?