



YOUR **CONNECTION.** YOUR **PARTNER.** YOUR **VOICE.**

ANNUAL REPORT 2020-21

Celebrating all things Downtown since 1984.

VISION

We envision Downtown Bloomington as a highly sought-after city center to live, work, learn, stay and play. It is a year-round, easily accessible inner-city community adjacent to Indiana University and heralds a diverse architecturally significant complement of residential dwellings and commercial, retail, and entertainment facilities and venues.

Downtown Bloomington is an exciting and vibrant downtown brand experience with its highly acclaimed entertainment and arts district, viable modern convention center, outdoor festival space, extended urban trail system and specialized local restaurants, retail shopping, (services and attractions) and business offices, all within a short walking distance in an aesthetically pleasing atmosphere.

MISSION

Downtown Bloomington Inc. is the primary member and partner advocate of relevant downtown issues and the effective facilitator, innovative promoter and efficient operator of select downtown projects, events, and activities through mutually supportive and productive partnerships utilizing the Transformational Main Street America Approach.

We aspire to an organization vision aligned to the downtown area vision and dependent on astute board leadership, engaged membership/ partnership and professional management.

AREAS OF FOCUS

1.0 Marketing and Promotion

- » Heighten awareness of amenities with focus on retail shopping, restaurants, attractions, events
- » Data and Materials » Communications » Special events: Taste of Bloomington, 4th of July Parade, Trick or Treat, Canopy of Lights, Multiple other partnerships and sponsorships » Retail Brick and Mortar

2.0 Finance, Partnership, Organizational Leadership

- » Function as fiscally responsible and effective nonprofit association with necessary resources (financial, personnel, equipment) from members, partners, sponsors) » Finance » Partnership, Board, Committee Development

3.0 Membership Services

- » Enhance member information exchange and networking based on strong benefit proposition » Networking and Promotion Opportunities » Recruitment and Retention » Annual Awards

4.0 Area Development Advocacy

- » Advocate positions on key downtown issues and projects and related communications on behalf of partners and members » Clean, Safe, Maintained Area » Vibrant commercial and residential area » ROI Documentation

5.0 Facility Operation and Sales

- » Promote, secure and service meetings and events at Monroe Convention Center » Convention Center Management Company » Social and Economic Driver for Monroe County » Sales, Events, Operations, Maintenance
- » Capital Improvements CVC and Building Corp



TIMELINE

DOWNTOWN BLOOMINGTON INC.

1979

Graham Plaza and Regester Garage partnership formed on handshake between Mr. Bill Cook with Cook Incorporated/CFC Inc. and Mayor Frank McCloskey, City of Bloomington.

1982

Taste of Bloomington created. "Save the Courthouse" campaign led by Monroe County Commissioners.

1983

A blue ribbon commission formed by Mayor Tomilea Allison to revitalize the downtown.

1984

City Redevelopment creates PGAV Plan for Downtown including 5 projects to complete to kick off the revitalization: housing, parking, south side of Square, One City Centre, Showers.

1985

The Commission for Bloomington Downtown incorporated in 1984. Executive Director Tom Gallagher hired.

1986

Canopy of Lights created for downtown holiday promotion. Bloomington Transit downtown station created.

1987

South side of Square renovation encompassing 11 buildings to create Fountain Square Mall. Project includes new 4th and Walnut Parking Garage. Completed in 1987.

1988

The Commission hires Executive Director Talisha Coppock.

2003

ST Semicon project under construction to become Smallwood Plaza. Unprecedented new housing construction in 6 new building representing \$80 million in construction. Over 300 construction jobs in the downtown. Regester Garage area reconstructed into 76 unit apartment complex, 500 space parking garage. Residence Inn by Marriott to be constructed in 2004. Monroe County begins park and ride program for employees.

2004

Right of Way purchased for conversion of CSX Railroad Track thru downtown into a bicycle/pedestrian path. 1300 new housing units open in downtown. 28 new businesses open. CRED Incentive created.

2005

WonderLab Science Museum building opens. Downtown Vision Infill Strategy adopted for 5-10 year plan. Mayor Mark Krizan encourages retaining character and economic vitality.

2006

BEAD—Bloomington Entertainment and Arts District designated to brand downtown Bloomington.

2007

US Post Office announces need to move because losing lease, Bloomington Transit station announces federal funds available to expand downtown transit hub. B-Line design approved. Construction scheduled for 2008. Procure opened.

2010

Shower's Inn Bed and Breakfast opened. Middleway Foodworks opened. Fairview School renovated. Project School and Prep School opened.

2011

Mr. Bill Cook, who inspired an entire community to come together to focus on downtown, passed away. Downtown Recycling Center opened. Taste of Bloomington expanded. WS Property Group with anchor German American Bank built new building downtown. Post Office relocated to 3rd and Walnut Street. Tragic disappearance of Lauren Spierer.

2012

Monroe County Courthouse \$5 million renovation. New LEED certified Grant Street Inn opens.

*"Coming together is the beginning.
Keeping together is progress.
Working together
is success."*

— HENRY FORD

ECONOMIC VITALITY

Business Activity

- » 3 Expansions
- » 19 Closings
- » 29 Openings
- » 5 New Construction
- » 7 Renovations

Public Investments

- » 12 Projects

Residential Activity

- » 186 New Residential Units

1984-2021

- » 292 Renovated Buildings
- » 94 New Construction

Total Downtown

- » 956 Businesses
- » 12,000 Employees
- » 10,000 Residents



1991

Community's Master Plan includes Downtown section. The Bloomington/ Monroe County Convention Center opens.

1995

300,000 square foot Showers Building renovated by City of Bloomington, Indiana University, CFC Inc. and Bloomington Advancement Corporation. \$18.8 million expansion of Monroe County Public Library completed. Mayor John Fernandez identifies downtown as a top priority to take it to the next level.

1992

Waldron Art Center opens at old city hall at 122 S. Walnut Street.

1996

The Courtyard by Marriott opens next to the Convention Center. Carmichael Hall plans approved for construction at Kirkwood and Indiana Corner.

1997

Sample Gates constructed as gateway to Indiana University at edge of downtown Bloomington.

1999

Buskirk-Chumley Theater (former Indiana Theater) reopens. "The Big Dig" as it became known was total reconstruction of underground sewer system to alleviate flooding. Complete Kirkwood streetscape project included. New, private construction at 7th and Walnut vacant lot. The Omega Building sets high standard for new downtown housing.

2009

Opening of B-Line. Public art focus. Creation of Bloomington Independent Restaurant Association.

2000

Lockerbie Court luxury condominiums constructed.

2002

Bloomington's new Growth Policies Plan adopted allowing new residential development with design standards.

2013

Parking meters were installed to increase efficiency of street parking. Walnut Street construction completed.

2014

Springhill Suites and Hyatt Place hotels opened, bringing the number of downtown overnight rooms to 744. Other new buildings included First Financial Bank, Bloomington Transit Downtown Hub, and the Lewis Apartment Building. Infill Strategy 10 year update. Ivy Tech Waldron Plaza and First United Methodist Church Labyrinth opened.

2015

Courthouse Square Historic District Designation; CVS Pharmacy opened on Kirkwood; Trades District plans begin; Mayor John Hamilton Elected.

2016

Old National Bank opens new building on Kirkwood; Monroe County Parking Garage Opens; Safe Civil Just Task Force Formed.

2017

Food and Beverage Tax approved; City Comprehensive Plan approved; Safe, Civil, and Just initiatives making an impact.

2018

Dimension Mill co-work space opens; Fountain Square celebrates 30th Anniversary.

2019

4th Street Garage demolished and UDO adopted.

2020

Covid 19 Pandemic hits; All businesses close; Essential workers only; IU classes move to online and town population shrinks from 80,000 to 40,000; Businesses Pivot to do online shopping, restaurants pick up delivery; Outdoor dining parklets and Kirkwood Closure.

2021

Covid 19 Vaccine created. IU Health Hospital moves out of downtown; Businesses start to reopen; Kirkwood closes again with enhanced lighting; 4th Street and Trades Parking Garage Open; 7-line Bike Path from B-Line to Campus opens.



DOWNTOWN BLOOMINGTON INC AND CONVENTION CENTER MANAGEMENT BOARD OF DIRECTORS

PRESIDENT | Jerry Hays **VICE PRESIDENTS** | Dave Kubiak

CO-TREASURER | Cindy Kinnarney **CO-TREASURER** | Ron Stanhouse **SECRETARY** | Becky Higgins

Mary Catherine Carmichael | Alex Crowley | Dave Dibikey | Penny Githens

Talia Halliday | Mike Mann | Tim Mayer | Mike McAfee | Geoff McKim

Sue Sgambelluri | Sean Starowitz | Holly Warren



CONVENTION CENTER MANAGEMENT STAFF

EXECUTIVE DIRECTOR | Talisha Coppock **CONTROLLER** | Joan Snapp **SALES MANAGER** | Jean Kault

EVENT MANAGER | Lisa LaMarca **OPERATIONS MANAGER** | Patrick Smith

EVENT ASSISTANTS | Chuck Cohenour, Robert Levine

2020-21 RECAP

- » Covid-19 continued to wreak havoc on all.
- » Supply chain, staffing shortages and mental health wore on as businesses opened, demand for services increased. IU returned to normal in-person classes. The community grew from 40,000 people to 80,000 people in a two-week reopening period.
- » Our downtown employees struggled with child care, fear of catching Covid-19, taking care of family members who caught Covid, quarantine and masking rules. All types of projects were delayed and changed Covid related. Offices began to re-open and bring employees back but still shaky with people able to work from home and concerned about close indoor quarters. Many businesses staggered employee hours, reduced workweek, provided work from home options, changed menus, increased prices, went to online sales and Facebook Live events, QR codes for purchases, electronic menus, etc.
- » Stakeholder and member communication primarily by Zoom with weekly updates on health, city construction projects, IU-related topics, and business/attraction needs and questions. Over 100 members and stakeholders participated each month to help all of us get through this.
- » Outdoor Dining parklets, pick up delivery, retail, and restaurant options helped our downtown businesses continue to operate during the pandemic. Many regulations changed quickly to accommodate the need.
- » The City of Bloomington and Monroe County used Food and Beverage Funds to assist businesses with low-interest loans, grants, and funding for covid-related equipment and supplies.
- » Mask mandates created issues with visitors from other communities with businesses trying to enforce. A special security team was established to help during off-hours.
- » Vagrancy became a health issue with people sleeping on the sidewalks and camping out at Seminary Park.
- » Convention Center acted as a vaccine clinic when it became available. Additionally, testing sites and blood drives were set up in temporary locations.
- » In the middle of the pandemic, the area along the Jordan River flooded, causing hundreds of thousands of dollars of damage to several businesses. It took several months for businesses to clean up, remodel, deal with insurance issues—many were not covered by insurance because of a flood. Special insurance was required. Due to the flood, the fire station relocated, and the police department remodeled.
- » Significant City of Bloomington public improvements were completed from the Bicentennial Bond issued in 2019. North alleys improved, utility improvements, Trades and 4th Street Parking Garages opened, providing 700 new parking spaces downtown. The 7-line bike path connecting the B-line to the IU campus along 7th Street opened.
- » Events were changed to become virtual or outside events. Taste of Bloomington was the voted number one community festival and became a Taste To Go during the pandemic. Trick or Treat continued with 60 participating businesses and 1200 participants. Canopy of Lights was held with over 6,000 people attending to light the lights and celebrate community.
- » IU Health Hospital moved from downtown and opened on the east side. Hopewell Neighborhood created to provide workforce housing.
- » Property values and rents continue to increase downtown. We had fewer businesses close during the pandemic than in a normal year. Several businesses have sold instead of closing.
- » Ongoing partnership with IU O'Neal School Graduate School capstone projects providing research and recommendations on various downtown topics. In 2021 they studied First Floor Commercial and Marketing to IU Freshmen.
- » Convention Center Expansion Topic on stalled due to pandemic health focus and details over a Capital Improvement Board.



2021 MEMBERS

LOCAL GOVERNMENT

City of Bloomington
Monroe County

CHAMPIONS

CFC Properties
Cook Group

PATRON

First Financial Bank
ForthPhase Technology
German American Bank
Old National Bank

ADVOCATE

Best Beers
Borden Oliver & Coffey
FAR Center for Contemporary Arts
Harrell-Fish Inc. [HFI]
That's the Rub Massage Therapy Center
& Body Boutique

ENHANCED BUSINESS

Aflac
Amrit India
Aztec Engineering Group
Bailey & Weiler Design Build
Best Beers Inc.
Bloom Magazine
Bloomingfoods
Bloomington Cooking School LLC
Buffalouies
Bunger & Robertson
Burnham Rentals
Carmin Parker P.C.
Cassady Electric
Crazy Horse
CS Property Management
Gallagher Realty Inc.
Global Gifts
Grant Street Inn

Greater Blgtn Chamber of Commerce
Hylant Group
JL Waters & Co.
JuanSells.com
Kilroy's
Master Rental
May Insurance Agency, LLC
Monroe County History Center
Move Bloomington
Nick's English Hut
Owen County State Bank
Parker, Inc.
Pictura Gallery at the FAR Center
ProBleu Inc.
Sandi Taylor Hometown Insurance LLC
Solution Tree
Spaah! Inc.
Taste of India
The Graduate Hotel
The Irish Lion, Inc.
The Peoples State Bank
The Trojan Horse
The Venue Fine Art and Gifts
The Village Deli
Upland Brewing Company Inc.
Uptown Cafe
Victor Settle Jewelry, Inc.
Visit Bloomington
White Rabbit Copy Service
and Digital Printing
Winslow Ranch Marketing

BUSINESS

1818 Apparel Co. Inc.
Abodes
Andrew Davis Clothiers
Bicycle Garage
Bloomington Bagel Company
Bloomington Board of REALTORS

Bloomington Economic
Development Corp.
Bloomington Massage & Bodyworks
Bloomington Salt Cave
Bluetip Billiards
Buffalouie's at the Gables LLC
Buskirk Chumley Theater
By Hand Gallery
Cafe Pizzaria Inc.
Community Foundation of Bloomington
Cup and Kettle Tea Co.
David Ferguson Attorney at Law
Dragonfly
Drummond Chiropractic
Elan Salon
Ellie Mae's Boutique
FARM Restaurants LLC
Framemakers
Function Brewing
Gather Handmade Shoppe & Co.
Goods for Cooks
Graduate Hotel
Indiana Daily Student
IU Alumni Association
IU Office of VP for Engagement
IU Visitor Information
Ivy Tech Blgtn John Waldron Arts Center
John Bethell Title Company
Le Petit Café
Lennie's
Let it Shine Lighting
Lola + Company
Malibu Grill
Mejaro Inspection Services
Mirth
Monroe County Public Library
Morgenstern's Books
OEI, Inc.

Olympus Properties
Orange Theory Fitness
Perfect Parties Tents and Events
Pygmalion's Art Supplies
Roto-Rooter Plumbers
Santo Family Insurance
Shine Insurance Agency
Smith Brehob & Associates, Inc.
Soma Coffeehouse
Spectrum Creative Group
Stephen R. Miller, CPA PC
Stylemakers
Tabor/Bruce Architecture
& Design Inc.
Ted Ferguson Attorney at Law
The Bluebird Nightclub
The Briar and The Burley
The Code and Key Escape Rooms
Tim Ellis Realtor Inc.
Trace Investigations, Inc.
Trinity Episcopal Church
United Way of Monroe County
Unrivaled Electric
Wonderlab Museum

PERSONAL MEMBERSHIP

Danise Alano-Martin
Bill and Marie Carpenter
Chris Cockerham
Rick and Talisha Coppock
Tim and Cheri Debruicker
Barry and Denise Lessow
Christine Matheu
Ana Maria Pardo
Jim Regester
Jim Rodenbush
Steve Wyatt

