

The top-left portion of the slide features a series of thin, light-brown lines that intersect to form several overlapping, irregular polygons. These lines create a complex, abstract geometric pattern that tapers towards the right side of the slide.

CIVIC CENTER BOARD OF MANAGERS PRESENTATION

May 7, 2026

AGENDA

YTD Performance

Projects Update

Capital Request

Century Center Future Discussion

Q1 PERFORMANCE

REVENUE

\$713,251

FY25 \$1,971,586

Adjusted \$740,502

EXPENSE

\$834,294

\$1,100,317

\$930,233

NET

(\$124,043)

\$871,215

(\$189,731)

ROLLING FORECAST (Q2)

REVENUE

EXPENSE

NET

\$3,207,079

\$3,302,447

(\$95,368)

FY25 \$3,903,462

\$4,490,987

(\$587,525)

PROJECTS UPDATE

<u>Item/Vendor</u>	<u>Description</u>	
RATIO	Building modification study	Completed
Landscaping	Enhance exterior by June 1	Underway
Lighting	Building uplighting June 1	Underway
Lighting	Parking lot lighting – awarded	Underway
Fragrance	Add fragrance to common areas	Completed
Exhaust	Replace exhaust hood – fall	Underway
Ice machines	Replace ice machines	Completed
Scrubber	Replace vacuum/scrubber	Completed
Compactor	Replace compactor	Completed
Restrooms	Replace fixtures	Underway
Motor	Motor replacement HVAC	Completed
CVAP	Replace	Completed
Grill	New flattop grill	Completed
Smallware	Purchase new smallwares	
Tables	New tables	
Chairs	New chairs – August install	Underway
Security	New security system by June 1	Underway
Parking	New parking pay/gate solution	Proposed
Island	Goose Deterrent system	Proposed
MacAllister	Preventative maintenance	Underway
Dodd	4" valve on backflow	Completed
Enyart	25 units	Underway
Dodd	Replace oil heater in chiller	Underway

Completed
Underway
Proposed



IMPACT

SALES


Conferences: ABA, Connect, RCMA, Sports ETA
Hosted sales suites
Outbound effort

EVENTS

30 events – definite (1,710 room nights)
21 events – tentative (895 room nights)
7 events – prospect (990 room nights)

CALENDAR

Bookings through 2030
Soft through 2026



CAPITAL REQUEST

GOOSE CONTROL

Non-lethal, laser solution to control goose movement on the island
\$17,000



PARKING LOT SOLUTION

License plate recognition solution to monetize and control parking lot
\$50,000



The top-left portion of the slide features a series of thin, light-brown lines that intersect to form several overlapping, irregular polygons. These lines create a complex, abstract pattern that suggests architectural or structural elements.

CENTURY CENTER
OPTIONS
PRESENTATION

ABOUT

With the 50th anniversary of the Century Center nearly upon us, numerous efforts have studied expansion options.

The purpose of this presentation is to share a range of options from demolition to a significant investment as the board and stakeholders determine the appropriate path forward.

CURRENT IMPACT

ECONOMIC IMPACT

\$13.5M Annually

6,000 to 10,000 hotel room nights generated

Lost \$3.1M from late 2022 through 2025

OPERATIONS SUBSIDY

\$1.275M FY18-25

\$1.45M FY26

\$600,000 toward bonds (2) repayment

CAPITAL INFUSION

\$800,000 for FY26

Averaged approximately \$825,000 for FY18-22

SPACE CONFIGURATION

The current configuration is limited in its functionality and available rental spaces for customers.

AESTHETIC

The myriad of bricks present as a cold, rigid, and monotone environment.

OPERATIONS

The building layout results in challenges in servicing more than one client concurrently. Additionally, the Art Museum currently occupies some of the best space in the building.

COSTS

With an aging building that is nearly 50 years old, the design and strategy is less relevant today. Opportunity and reputational costs exceed the real cost of doing business.

CHALLENGES



OPTIONS

DEMOLITION

Demolish the Century Center entirely and replace with a new riverfront development

MAINTAIN STATUS QUO


Continue to subsidize operations and provide capital support to maintain building infrastructure

MODERATE INVESTMENT

\$20 to \$30M infusion
Updating of entire building
In-fill of Great Hall

SIGNIFICANT INVESTMENT

\$100M+
Updating of entire building
Add square footage by expanding south



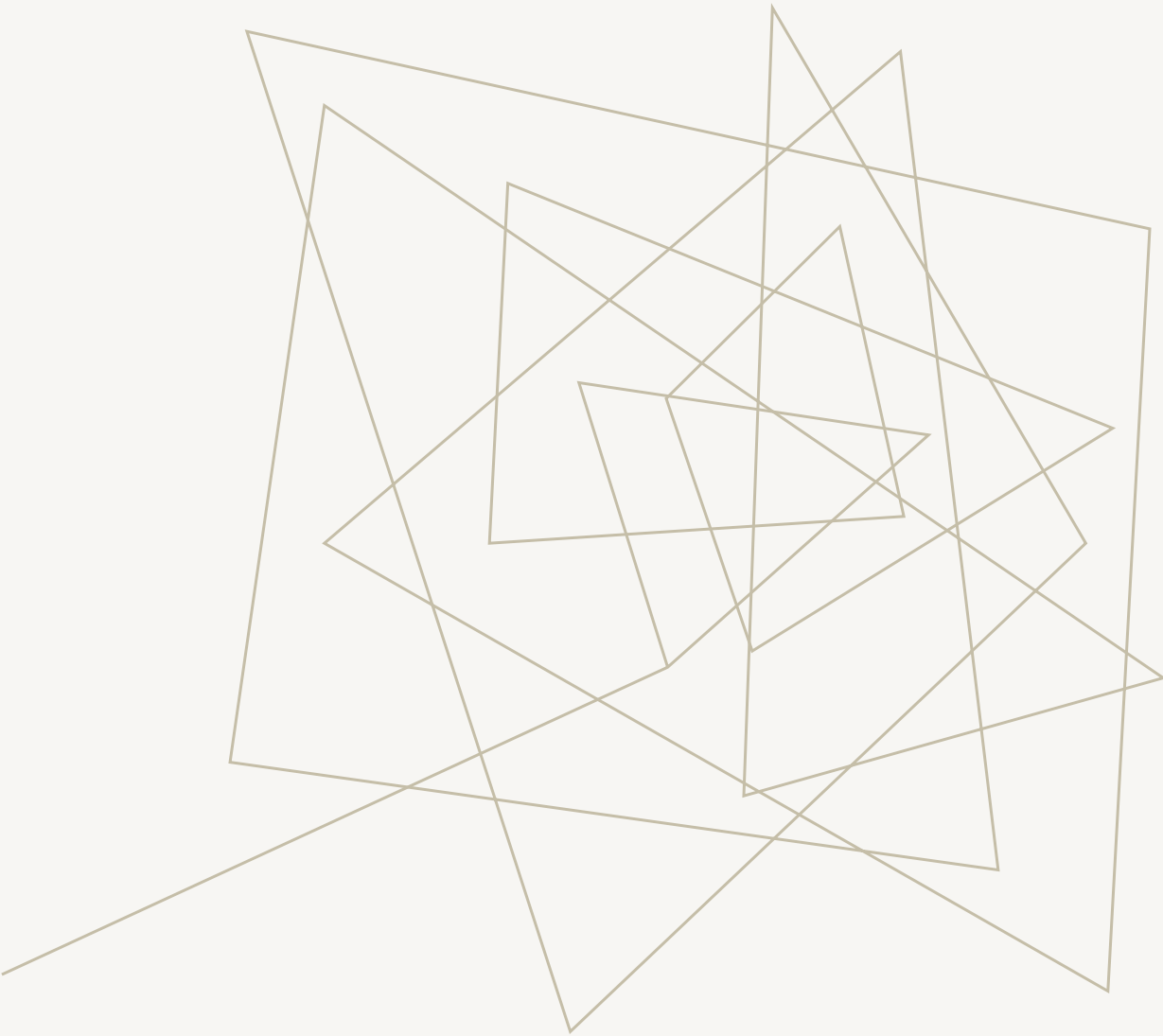
DEMOLITION



STATUS QUO



CAPITAL
INFUSION -
MODERATE



GREAT HALL
IN-FILL



GREAT HALL IN-FILL



GREAT HALL
IN-FILL





DISCOVERY BALLROOM UPDATES

DISCOVERY BALLROOM UPDATES

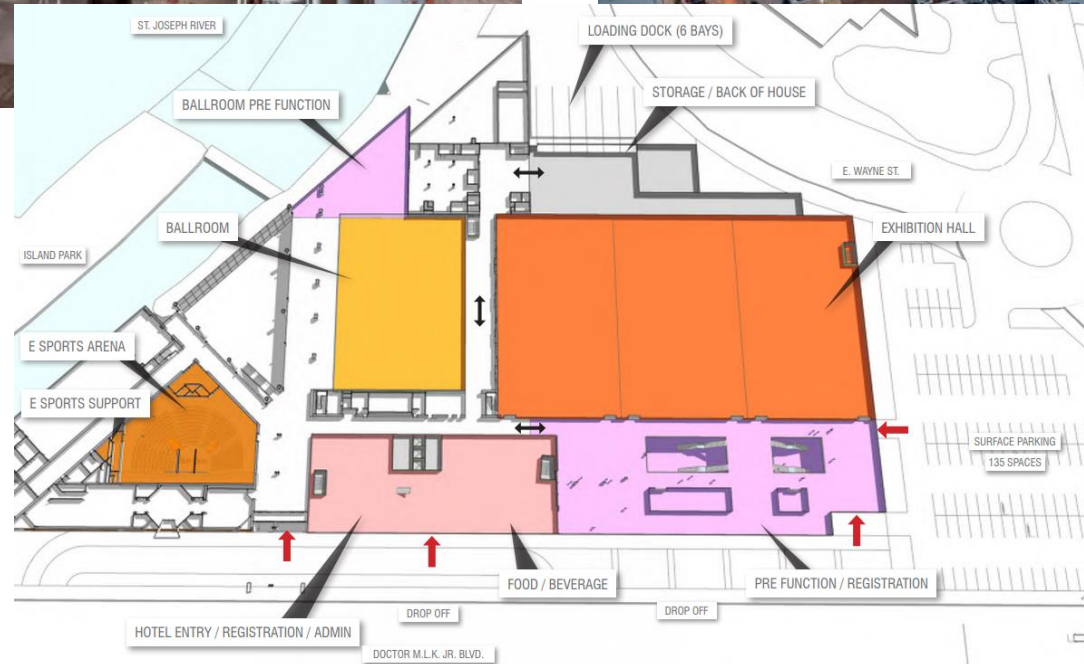


DISCOVERY BALLROOM UPDATES



CAPITAL INFUSION - SIGNIFICANT





OTHER CONSIDERATIONS



MUSEUM OF ART



JEFFERSON STREET



SOUTH BEND
CONVENTION CENTER



DISCUSSION OF OPTIONS

DEMOLITION

Demolish the Century Center entirely and replace with a new riverfront development

MAINTAIN STATUS QUO


Continue to subsidize operations and provide capital support to maintain building infrastructure

MODERATE INVESTMENT

\$20 to \$30M infusion
Updating of entire building
In-fill of Great Hall

SIGNIFICANT INVESTMENT

\$100M+
Updating of entire building
Add square footage by expanding south





THANK YOU

Visit South Bend Mishawaka

www.visitsouthbend.com

