

Program Description

The Harborview Center, managed by Global Spectrum, is an exhibition, conference and banquet facility owned by the City of Clearwater that opened on January 16, 1996.

The mission of the facility is two-fold: to attract conventions, meetings, trade-shows and other events to Clearwater in order to bring in visitor dollars for our local economy, and to provide a site for the local community to enjoy social, civic and special events.

The facility consists of three floors with over 65,000 square feet of function and public space. Groups ranging from 40 to 1,400 can be easily accommodated. Included in that is a conference level which includes a 17,000 square foot ballroom. This highly flexible floor plan also includes breakout rooms for refreshment breaks or registration. In addition, the Clearwater Room offers an inviting view of the harbor and beachfront skyline. A sunlit, two-story atrium allows passage to the conference level and the exhibit hall. Also available are catering services, provided by a creative and professional team.

Located within the facility is Pickles Plus restaurant, which overlooks the water, and the retail clothing chain store, Steinmart, which occupies the entire second floor of the facility, adding a unique twist to the usual convention center format.

	<i>Actual 2002/03</i>	<i>Actual 2003/04</i>	<i>Budget 2004/05</i>	<i>Budget 2005/06</i>	<i>% Change</i>
Operating	1,903,430	1,833,078	2,075,750	2,074,870	0.0%
Internal Services	45,065	38,532	40,620	36,900	-9.2%
Capital	-	-	-	-	n/a
Debt Service	-	-	-	-	n/a
Transfers	-	-	100,000	100,000	0.0%
Total	1,948,495	1,871,610	2,216,370	2,211,770	-0.2%

Program Highlights

- ❖ Fiscal year 2005/06 operating revenues reflect \$432,000 of rental income, \$1,000,000 from food and beverage operations, \$195,000 of rental income from Steinmart, \$35,000 of rental income from Pickles Plus, and \$226,000 from other income related to facility usage.
- ❖ Total operating revenues for the operation are estimated at \$1,888,000 and total operating expenditures at \$2,211,770, providing an estimated annual deficit of \$323,770. The Harborview Fund recognizes a contribution from the General Fund to subsidize the anticipated annual deficit of the Harborview Fund operations. This subsidy level is \$6,550 more than the subsidy in the 2004/05 budget, but \$112,360 less than the subsidy provided in fiscal year 2003/04.
- ❖ Professional and contractual services for operating and maintaining the facility total \$814,410 in fiscal year 2005/06, representing 37% of the total operating expenditures for the facility.

Program Highlights

- ❖ Inventory purchases for resale also represent a significant portion of this budget at \$830,610, representing 38% of the total operating expenditures for the Harborview Center.
- ❖ The transfers to the Capital Improvement Program of \$100,000 provide funding for repairs and maintenance to the Harborview Center. This is the same level of funding reflected in the 2004/05 budget.
- ❖ The proposed revenue and expenditures for fiscal year 2005/06 have been budgeted consistent with the current trends the facility has encountered and new management changes that have occurred this past year. These adjustments have been developed consistent with recent use history and realistic projections for the future.
- ❖ Staff has been renegotiating the agreement with Global Spectrum to continue management operations of the Harborview Center. This agreement shifts more of the risk on to Global Spectrum than in past agreements. The agreement may be approved prior to the adoption of this budget; however, this budget reflects an accurate picture of the new agreement and will need little adjustment if any.
- ❖ There have been no other significant changes in the Harborview operational budget. The 2005/06 budget for this program reflects a slight decrease of less than 1% from the 2004/05 budget.