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Champions Park Frequently Asked Questions

How will the money from the sale of the acreage in front of the Clark County Fairgrounds be spent?

We are currently conducting a strategic plan to determine the priorities and goals to ensure we spend it the way the community wants us to. The community has had the opportunity to provide input through stakeholder interviews, focus groups and a survey.

Where will the new fair board office be relocated?

It will be located near the new front entrance of the fairgrounds and may include some additional multipurpose space and conference rooms.

How was the amount of land that was sectioned-off determined?

That was the smallest amount of land real estate experts advised would fit hotel and retail concepts. It has long been a goal to have a hotel at the county's largest tourism attraction, so that people would not leave the area when attending events at the fairgrounds.

Why are you taking away acreage from the fairgrounds?

The 4.8 acres that was the old Armory was never part of the Fairgrounds but it was adjacent. When the county determined that it would be sold, developers and real estate agents advised that it would be more marketable with better access and expanded visibility to State Route 41. This led to the decision to expand the portion for sale to include 9.8 acres from the fairgrounds to create a 14.6 acre fully marketable development area. This will allow the county to invest the revenue realized from the sale of these parcels into significant fairgrounds improvements. The 9.8 acres being taken from the fairgrounds includes a small amount of parking and exhibit space, as well as the headquarters building, which will be relocated at the county's expense. No camp ground space will be lost.

How can the fairgrounds grow in the future with it being landlocked?

A new gateway entrance will provide better visibility from the road and interstate. There are opportunities to add acreage in other parts of the fairgrounds.

Connections. Communities. Opportunities.

Can you assure me that the rest of the fairgrounds won't be developed? Is this just the "tip of the iceberg?"

The rest of the fairgrounds will remain as it is for at least the next 50 years. The commissioners just proposed a 50 year lease to the Ag Society to continue operating the fairgrounds on behalf of the county taxpayers. This is a continuation of the current management structure as outlined in the Ohio Revised Code. The goal is to extend future development beyond the fairgrounds gateway towards Springfield north of I-70.

Will there be enough money to make a difference in improving the fairgrounds?

The county plans to leverage the income from the joint venture with Dillin Corp to attract additional state, federal, local and private funds in order to make significant, long-term investments in facilities.

Did the Fair Board (Ag Society) approve these changes?

Yes. The county worked with the Ag Society directors to vet the concept, and they have had input along the way. The Ag Society created a "frontage team" to work with the developer and the county in order to ensure the fairgrounds' needs and goals are considered. The Ag Society has been involved in the strategic planning process, as well.

Where will the money come from?

The county will make investments in the fairgrounds as a result of income from the sale of parcels along Ohio 41.

Will you raise my taxes to cover the costs?

No additional taxes will be collected to cover these improvements. However, the community will realize sales tax revenue and hotel occupancy tax revenue once the new hotel and retail establishments are in place.

How many camping spots will be removed?

No camping spots will be lost in this plan.

How much parking will be lost?

The Clark County Fairgrounds will lose about 7 acres of parking as part of the development; however, the Fairgrounds have a plan in place to utilize parking along the Champions Park lake property, including possibly using larger shuttles to transport fairgoers from parking areas to the fairgrounds.

What kind of retail establishments will be located at the gateway? What restaurants? What hotel brand?

Marriott brands have indicated they will locate a Springhill Suites brand hotel in this location. There is room for sit-down casual dining and fast food restaurants as well as retail.

When do you anticipate moving dirt? How long to develop the area? 3-5 years?

The pandemic slowed the timeline, and hotels are slow to get started on new investments. We anticipate the first excavation occurring in early 2022. It may take 2-3 years to begin to see new facilities and a new gateway constructed.

Will the traffic pattern be changed? Will lights be installed?

The developer will conduct a traffic study in consultation with the Clark County Engineers office and the Ohio Department of Transportation. A previous study concluded that no changes will be made to the entrance ramp to I-70 and Laybourne Road.

What will this do for the kids?

The goal is to improve the experience for every fairgoer and participant for many generations to come.