

MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS
Regular Meeting
September 1, 2022
Dayton Convention Center – In Person Room **208** - 4:00 PM

AGENDA

- I. Roll Call
- II. Approval of minutes of the July 7, 2022 Regular Meeting Action
- III. Reports and Communications
 - A. Operations Committee
 - i. DCC Project – Value Engineering, Cost Overrun, Actions, Keeping the Project Integrity Intact Information
 - ii. Long Term Capital Planning – Life Expectancy of Existing Equipment – Retro Commissioning Information
 - B. Finance Committee
 - i. Funding Options w/ Mike Burns, Baird Information
 - ii. 2022 Budget Amendment Action
 - C. Marketing and Branding Committee
 - i. Naming Rights/Sponsorships-DCC Valuation RFP Action
 - D. Fiscal Officer Report, Sean Fraunfelter, Fiscal Officer
 - i. July 2022 Financial Report Action
 - E. Executive Director Report, Pam Plageman, MCCFA Executive Director
 - i. DCC Updates with Kelli Donahoe, GM Information
 - ii. Updates on Hotel/Motel Tax Collections – 2022 Information
- IV. Executive Session – If needed, to consider the purchase of certain real and personal property for public purposes, pursuant to the authority set out at Ohio Revised Code Sections 121.22(G)(2). Upon conclusion of the executive session, the Board will reconvene its meeting of the Board of Directors.
- V. Other Business
- VI. Next Meeting Date: November 3, 2022, 4:00 PM (No October Meeting)
- VII. Adjournment Action

**MONTGOMERY COUNTY CONVENTION FACILITIES
AUTHORITY**

BOARD OF DIRECTORS

Regular Meeting Minutes

May 5, 2022, 4:00 P.M.

Dayton Convention Center, Board Room 205

BOARD OF DIRECTORS

PRESENT: Walter Reynolds, Chair; Mike Stevens, Vice Chair; Belinda Kenley, Secretary; Amy Schrimpf, Paul Gruner, LaShea Lofton (virtually), Jacquelyn Powell, Tom Whelley, Michael Roediger, and Kevin Weckesser.

Excused: Jeff Gore

GUESTS:

Pam Plageman, Executive Director

Sean Fraunfelter, Fiscal Officer

Shannon Martin, Bricker & Eckler

Vicki Giambrone, CBD Advisors

Kelli Donahoe, ASM Global

I. Roll Call

Chairman Reynolds called the meeting to order at 4:03 P.M. and Ms. Giambrone called the roll.

II. Approval of the minutes of the April 7, 2022, Regular Meeting Minutes

Chairman Reynolds asked the members of the Board if they had any edits to the April minutes, and hearing none, he called for a motion.

MOTION: It was then moved by Ms. Kenley and seconded by Mr. Roediger and unanimously voted "to approve the April 7, 2022, meeting minutes as presented."

III. Reports and Communications

A. Finance Committee Report

a. Project Tracking File Update

Mr. Fraunfelter shared that the tracker had been presented to the Finance Committee and the Committee had recommended some changes to show more detail regarding progress.

b. Owner's Representative – Limited Scope

Ms. Plageman presented the concept and stated that when the Bonds were approved, the language was written to allow for all the uses that might arise during the process.

Ms. Plageman shared that originally, \$1 million was set aside as an allocation for hotel development. She next reported that after a comprehensive review and discussion, the

Finance Committee is recommending reallocating the funds back to the large project with \$700,000 for contingency and the remaining be used for a limited scope owner's rep. Ms. Plageman stated that with a limited staff and such a large project, the need is significant. She then reviewed the roles and responsibilities of each party. Mr. Whelley shared the Finance Committee's decision and why there was a need for an outside person.

MOTION: It was then moved by Mr. Whelley and seconded by Ms. Powell and unanimously voted "to reallocate the funds as presented and begin the process to identify the Owner's Representative."

B. Executive Committee

- a. Chairman Reynolds shared that the team had been unsuccessful at finding a date for the Board work session. He stated that another option would be to hold the session when a regular meeting had been scheduled. He reminded the group that the concept for the session was to have an in depth learning and discussion session regarding Convention Center governance, industry trends and operations. The session would be strictly a workshop without any votes so Board members can ask questions and hear from each member regarding any issues and not be concerned about getting to every item on the agenda. The Board discussed the issue and suggested Staff continue to work to schedule an additional meeting in the fall.
- b. Board educational opportunities –Mr. Reynolds shared that the executive committee has been discussing how to ensure each Board member is given the opportunity to attend an educational session or conference at least once every two years or so. He shared that he has asked the staff to identify conferences and regional educational opportunities for Board members to consider and asked Ms. Plageman and Ms. Giambone to draft a Board policy that sets some reasonable guidelines.

C. Fiscal Officer Report, Sean Fraunfelter, Fiscal Officer

Mr. Fraunfelter shared the March 2022 Financial report and stated it had been approved by the Finance Committee. Mr. Whelley asked if the pages could be number and annotated. After some discussion, the Board agreed the level of detail of the report could be reduced given it is all covered at the Finance Committee and Board members have access to all that detail.

MOTION: It was then moved by Mr. Roediger and seconded by Mr. Gruner and unanimously voted "to approve March Financial Report as presented."

D. Executive Director Report, Pam Plageman, MCCFA Executive Director

- a. DCC Events/Updates with Kelli Donahoe, DCC General Manager
Ms. Donahoe shared a year-to-date review which included 27 executed events, and 36,000 in estimated attendance. She reported that the DCC went cashless officially and it went well. She also shared that the kitchen is going through some minor fire code updates and will be down for five to seven days. Ms. Donahoe said the new website is live and is designed to increase the guest experience and engagement with the DCC easier and encouraged Board members to check it out. Looking forward, for 2023 and beyond, Ms. Donahoe stated it is positive but the team will need to navigate the building updates.

b. Updates on Hotel/Motel Tax Collections – 2022

Ms. Plageman provided an update on the Hotel/Motel Tax Collections for April and reported it was a record month showing things were rebounding well. Ms. Plageman reminded Board members about the Construction kickoff on May 8, 2022, and Powell asked how DCC accounts for alcohol purchases if it is a MCCFA event so that those items are covered by non-tax dollars and Ms. Plageman said she works with ASM Global.

III. Executive Session – It was determined an executive session was not needed.

IV. Other Business

Ms. Giambrone shared an update on Ohio House Bill 563 as requested by the Board. She reported the bill had Sponsor Testimony on February 16, 2022 and Rep. Fowler Arthur said the measure is about protecting the private property rights of individuals. She also said her constituents that own short-term rental properties do not feel represented by their local CVBs. She added that many business groups supported the bill including The Ohio Chamber of Commerce, Americans for Prosperity and the Ohio Real Estate Investors Association. In opposition to the bills were the Ohio Mayor's Alliance, The Ohio Municipal League and the Ohio Township Association and the Ohio Association of Convention and Visitors Bureaus, who testified that lodging taxes are not, in most cases, collected from short-term rentals and therefore they do not contribute to promoting tourism in a county the way that hotels do and suggested that that if this bill passes, they should have to contribute. Ms. Giambrone stated she will follow the bill and continue to report.

V. Next Meeting Date: July 7, 2022, 4:00 PM

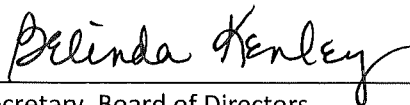
Mr. Reynolds reminded the Board there is no meeting in June and the next meeting would be July 7, 2022.

VI. Adjournment

After proper motion and second, and roll call vote, the meeting adjourned at approximately 5:10 P.M.

CERTIFICATE

The undersigned Secretary of the Board of Directors of the Montgomery County Convention Facilities Authority hereby certifies that the foregoing is a true copy of the minutes of the April 7, 2022, meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on July 7, 2022.



Secretary, Board of Directors
Montgomery County Convention Facilities
Authority