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**MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY  
Operations Committee Meeting**

Tuesday, December 20, 2022 | 10:00 a.m. – 12 noon  
Dayton Convention Center, Room 208  
22 E. Fifth Street, Dayton, OH 45402

AGENDA

- |      |   |        |
|------|---|--------|
| I.   | Call Meeting to Order                     | Action |
| II.  | Approve Minutes of August 9, 2022 Meeting | Action |
| III. | Final Design Development Presentation     | Action |
| VII. | Adjournment                               | Action |



**MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY  
OPERATIONS COMMITTEE**

Meeting Minutes  
August 9, 2022 – 1:30 p.m.  
Via Telephonic/Electronic Means and  
Dayton Convention Center, MCCFA Conference Room

Members Present: Amy Schrimpf, Chairwoman (virtual); Belinda Kenley; Paul Gruner (virtual); John Page

Members Excused: Jacquie Powell (with notice)

Guests: Pam Plageman, MCCFA Executive Director; Rebecca Caprini, JLL Owner's Representative (joined at 2 p.m., virtual); Teri Lemman, MCCFA Executive Assistant

I. Roll Call

Ms. Schrimpf called the meeting to order at 1:34 p.m. and called the roll.

II. Approval of June 3, 2022 Meeting Minutes

The minutes of the June 3, 2022 meeting were presented. Hearing no requests for changes, a motion was called.

MOTION: It was then moved by Ms. Kenley, seconded by Mr. Gruner and unanimously voted to approve the June 3, 2022 meeting minutes as presented.

III. A. DCC Project Value Engineering – Budget Recommendations – Scope Reduction/Delays and Bid Alternates (Action)

- Asbestos Abatement – Project Budget Impact
- Keeping the Project Integrity Intact
- Delays Versus Deletions

Ms. Plageman informed the committee that this agenda item is no longer an action item but is an information item due to ongoing value engineering (VE) discussions.

Ms. Plageman said three VE discussions have taken place to address cost escalations and financial deltas that impact scope and the timeline. Another VE meeting is anticipated this month to refine the costs. Asbestos abatement funding is being addressed by looking for other sources of funding, but we are not optimistic on eligibility. The total renovation budget is \$31,850,000. Initial cost escalations contributed to a \$9 million delta; the second

VE exercise reduced the delta to \$6 million; and the third exercise reduced the delta to \$4.4 million, which includes \$2.4 million for asbestos abatement.

Ms. Plageman reported that the asbestos abatement costs can be spread out over the life of the renovation project – completed and paid for as work takes place in impacted areas. Other larger impact areas include Infrastructure improvements (HVAC, electrical, lighting etc.) and Life/Safety (fire, alarm, doors, sprinkler heads). Costs are still being refined by the Messer team, and design decisions will be made before projects go out to bid.

Project Integrity – Important to keep revenue-generating improvements intact and address safety issues. The theater improvements are being removed from scope; however, sponsorship will be pursued. The restaurant concept is on hold, the second-floor restrooms will be delayed, the escalators will be improved in phases – 2 now and 2 later, and the VIP suite may have a lighter touch. Four air handlers may need to be delayed because they are in better shape than others. Ms. Kenley said keeping the Project Integrity intact must be at the forefront of all decision making.

B. Naming Rights/Sponsorships Consultant – Marketing and Branding Committee (Information)

- RFP Draft Under Review – Venue First Consulting, David Leibowitz
- Estimated Costs – Retainer – Monthly Fees -- % of Deal
- Thresholds per Bricker & Eckler – Good News

Ms. Plageman said the Marketing and Branding Committee met to approve issuance of an RFP for sponsorships and naming rights. David Leibowitz, Venue First Consulting, will be the consultant to assist the MCCFA to select the sponsorship/naming rights individual or firm. Ms. Plageman discussed the fee structure for the consultant. Bricker and Eckler will assist with determining maximum sponsorship amount thresholds, so the tax-exempt bond funding is not at risk. A full assessment of the venue will be conducted to determine viable naming/sponsorship opportunities.

Mr. Page said ASM may respond to the RFP. Accordingly, ASM team members will be recused from the selection process.

C. Additional Funding – Grants Discussion – PACE Financing/Other (Information)

- Grants
- Funding Research – Mike Burns, Baird, MCCFA Municipal Advisor

Ms. Plageman is looking extensively into sources for grant or other funds to offset the asbestos abatement costs. Ms. Plageman asked committee members to contribute ideas for any funding sources. Ms. Schrimpf said the State Capitol Budget bill would be available in another two years, even though MCCFA was denied this on the first attempt. Additionally, Ms. Schrimpf said Congressionally Directed Projects may be possible, and the Board should get engaged by doing outreach to its contacts. Ms. Plageman said this topic will be presented at the next Board meeting.

Ms. Plageman said bid alternatives are delays and not deletions. Contingency funds will be available to help close the delta. However, contingency funds will be used with caution to

balance the potential need for unexpected issues that may develop over the life of the project.

Research for additional funding is being discussed with Mike Burns. PACE may be an option for lower annual payment. However interest rates are higher, so bank options are also being reviewed for an additional \$4 million. Ms. Plageman said the Authority cannot take on too much debt service. This will be a Board decision and may be an agenda item at the September meeting.

IV. Other Business

- Ms. Plageman introduced Becca Caprini, Owner's Representative.
- No new business was presented.

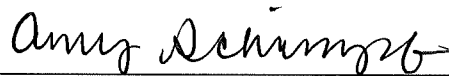
V. Next Meeting Date – Another meeting may be needed before the September 1 Board meeting. The committee will be surveyed for possible dates if necessary.

VI. Adjournment

Hearing no further business, a motion was requested for adjournment.

MOTION: It was then moved by Mr. Page, seconded by Ms. Kenley and unanimously voted to adjourn at 2:14 p.m.

CERTIFICATE



Amy Schrimpf, Chairwoman, Operations Committee  
Montgomery County Convention Facilities Authority