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**MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY  
BOARD OF DIRECTORS**

**Executive Committee Meeting**

Tuesday, July 25, 2023 | 12:00 noon – 1:30 p.m.  
Dayton Convention Center, MCCFA Conference Room, 2<sup>nd</sup> Floor,  
22 E. Fifth Street, Dayton, OH 45402

AGENDA

- |       |                                                                                                                                                                                                                                                                                                                                  |                    |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| I.    | Roll Call – Call Meeting to Order                                                                                                                                                                                                                                                                                                | Action             |
| II.   | Approval of Minutes of the May 30, 2023 Meeting                                                                                                                                                                                                                                                                                  | Action             |
| III.  | Discuss Board Committee Assignments                                                                                                                                                                                                                                                                                              | Information/Action |
| IV.   | Review and Receive Comments to MCCFA Strategic Plan                                                                                                                                                                                                                                                                              | Action             |
| V.    | Executive Session – The committee will adjourn to executive session 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 committee will reconvene its public meeting. |                    |
| VI.   | Other Business                                                                                                                                                                                                                                                                                                                   | Information        |
| VII.  | Next Meeting Date: September 26, 2023                                                                                                                                                                                                                                                                                            | Information        |
| VIII. | Adjournment                                                                                                                                                                                                                                                                                                                      | Action             |

For Additional Information, Contact [TLemman@montgomerycountycfa.org](mailto:TLemman@montgomerycountycfa.org)



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**MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY  
BOARD OF DIRECTORS**

**EXECUTIVE COMMITTEE**

Meeting Minutes

May 30, 2023 | 12:00 noon

Dayton Convention Center, MCCFA Conference Room

22 E. Fifth Street, Dayton, OH 45402

**COMMITTEE MEMBERS PRESENT**

Mike Stevens, Chairperson; Belinda Kenley, Vice Chairperson; Amy Schrimpf, Secretary.

**COMMITTEE MEMBERS ABSENT**

None.

**STAFF AND GUESTS**

Pam Plageman, MCCFA Executive Director/CEO; Teri Lemman, MCCFA Executive Assistant.

**I. Call to Order**

After roll call, Chairperson Stevens called the meeting to order at 12:32 p.m.

**II. Approval of the March 28, 2023 Minutes**

Chairperson Stevens asked the members for comments or corrections to the March 28, 2023 Executive Committee meeting minutes. Hearing none, he called for a motion.

**MOTION:** It was moved by Secretary Schrimpf, seconded by Vice Chairperson Kenley, and unanimously voted to approve the March 28, 2023 meeting minutes as presented.

**III. Board Educational Opportunities**

Ms. Plageman presented three educational conference opportunities that will be presented to the Board members for their interest. The budget allows for two or three Board members to attend each conference. Ms. Plageman will attend ASAE. Each

conference's value was discussed. Chairperson Stevens and Vice Chairperson Kenley are interested in the ASAE conference, and Secretary Schrimpf expressed interest in the City2City meeting.

**IV. Review DCC Capital Plan**

Ms. Plageman announced a change to the agenda for this item. It is informational and not an action item. Ms. Plageman presented the MCCFA Draft Capital Renewal & Replacement five-year plan. She said it will be presented to the Board of Directors at its July meeting, and she asked for the committee's feedback. Additional financial data for the renovation project is captured on the Project Tracker and reviewed in detail by the Finance Committee. The Executive Committee expressed support for the format and update.

**V. MCCFA Strategic Planning Task Force Update**

Ms. Plageman provided an update regarding the first three meetings of the Strategic Planning Task Force (SPTF). She also said there has been one meeting with the city's Economic Development Team, which includes CityWide, and a second meeting will be held on June 13. The SPTF formed groups to conduct a walking survey and documented observances of building and surface conditions. The final meeting of the SPTF is June 29, and the final report with recommendations will be presented to the Board at its August meeting. Chairperson Stevens discussed the Oregon District artery and the parking garage as priorities.

**VI. Board Terms and Expirations**

Ms. Plageman said two Board members' terms expired on December 31, 2022: Michael Roediger and Amy Schrimpf. Ms. Giambrone has alerted the county and is awaiting the county's recommended action.

**VII. Other Business**

Ms. Plageman provided an update on the closed headquartered hotel. She is expecting the proforma this week from the new management company. The current property will open with 125 refurbished rooms as Dayton Vitality. An MOU will be drafted to request funding for a \$3 million revenue bond that would be guaranteed by Montgomery County. The MCCFA will pursue obtaining a ground lease for the headquartered hotel location. A second phase will include a presentation to the city and county regarding the development of an additional hotel. A New Community Authority will be proposed for additional future properties. In response to a question from Chairperson Stevens, Ms. Plageman will engage the MCCFA hotel consultant, JLL, regarding the pro forma.

**VIII. Next Meeting Date**

Chairperson Stevens announced the next meeting date is July 25, 2023 at 12 noon.

**IX. Adjournment**

Chairperson Stevens requested a motion to adjourn.

**MOTION:** It was moved by Vice Chairperson Kenley to adjourn the meeting. Secretary Schrimpf seconded, and the motion passed unanimously.

The meeting was adjourned at 1:27 p.m.

**CERTIFICATE**

The undersigned Chairperson of the Executive Committee 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 May 30, 2023 meeting of the Executive Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Executive Committee on July 25, 2023.



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Mike Stevens, Chairperson, Executive Committee  
Montgomery County Convention Facilities Authority