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

Operations Committee Meeting

Wednesday, October 25, 2023 | 1:00 - 2:30 p.m.
Dayton Convention Center MCCFA Conference Room
22 E. Fifth St., Dayton, OH 45402

AGENDA

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|-------|--|-------------|
| I. | Roll Call and Call Meeting to Order | Action |
| II. | Approval of June 1, 2023 Meeting Minutes | Action |
| III. | Welcome New Committee Member Jeff Gore | Information |
| IV. | Introduction of New DCC General Manager Michael King | Information |
| V. | Receive Update Regarding Renovation Project | Information |
| | A. General Renovation Update | |
| | B. JLL Contract Extension Update | |
| | C. Garland Exterior Coating Update | |
| | D. Elevator Repair Update | |
| | E. Convention Center Meeting Room Chairs | |
| VI. | Other Business | Information |
| VII. | Next Meeting Date: December 7, 2023 | Information |
| VIII. | Adjournment | Action |
| IX. | Tour of DCC Renovations | Information |



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Operations Committee

Meeting Minutes

June 1, 2023 | 2:30 p.m. – 3:30 p.m.

Via Electronic Means and Dayton Convention Center MCCFA Conference Room,
22 E. Fifth St., Dayton, OH 45402

Members Present: Amy Schrimpf, Chairperson; Belinda Kenley; Jacquie Powell; Paul Gruner; John Page; Pam Plageman.

Members Excused: None.

Staff and Guests: Kelli Donahoe, ASM Global/General Manager, Dayton Convention Center; Teri Lemman, MCCFA Executive Assistant.

I. Roll Call

Ms. Lemman called the roll. With a majority of members present, Chairperson Schrimpf called the meeting to order at 2:30 p.m.

II. Approval of March 29, 2023 Meeting Minutes

The minutes of the March 29, 2023 meeting were presented. Hearing no comments or requests for changes, a motion was called.

MOTION: It was moved by Mr. Page, seconded by Ms. Powell, and unanimously voted to approve the March 29, 2023 meeting minutes as presented. (Ms. Kenley abstained.)

III. Receive Update Regarding Renovation Project

Ms. Plageman provided a renovation progress report:

- Renovation drawings are 95% complete.
- Work is underway in the kitchen and security offices, including ceiling devices, and a ceiling inspection is scheduled for next week.
- The janitorial closets and restrooms are progressing well. The third-floor skywalk restroom partitions are in, and tile and some fixtures have been installed.
- Escalator parts will be delivered at the end of July, and the first set will be refurbished between July and October. The second set will be modernized between October and December, and the escalator modernization project will be complete at the end of

December/early-January. In response to a question from Ms. Powell, Ms. Donahoe said a part for the down-escalator has not been located, and the escalator may be down until the new unit is installed at the end of July. Ms. Donahoe will inform the American Legion conference contact about the out-of-service escalator.

- Work has begun in meeting rooms 302 and 304.
- The back exhibit hall restrooms are underway, and abatement in the second floor restrooms is beginning on June 12.
- The exterior coating on the front of the building has been peeling. The contractor has been on-site this week to test a new product for the seams.
- GMP #4 will be published in June; it is the last work to go to bid. When those bids come back, there will be a new budget analysis completed by the first week of August and Ms. Plageman will report back to the Operations and Finance Committees to determine any add-back scope, including the use of any interest income (over \$600K earned to date) earned on bond funds that has not yet been used.

IV. Receive Update Regarding Renovation Project Promotions

Ms. Plageman showed the "pardon our progress" banners for the skywalks and skywalk window clings. Ms. Donahoe and Ms. Plageman presented a renovation update at I-75/70 Development Association on May 19. There was wide attendance, and there has been positive follow-up on bookings and developer interest. Ms. Kenley expressed her gratitude to Ms. Donahoe and Ms. Plageman for the quality of their presentation, and Ms. Schrimpf shared the same enthusiasm.

V. Other Business

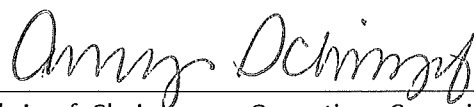
Ms. Plageman said she was informed by Messer Construction that a plumbers' strike begins at 5 p.m. today in Dayton. Messer will keep Ms. Plageman updated on the status of the strike and whether it will impact the project schedule.

In response to a Montgomery County Commissioner's comment to Mr. Gruner about the poor condition of the walkway from the garage to the hotel, Ms. Plageman said the city has issued the purchase order to finish the skywalk exterior, and the interior specs are being sent to Ms. LaShea Lofton.

VI. Next Meeting Date: The next meeting is scheduled for September 7, 2023.

VII. Adjournment

Hearing no further business, Chairperson Schrimpf adjourned the meeting at 2:47 p.m.



Amy Schrimpf, Chairperson, Operations Committee
Montgomery County Convention Facilities Authority
Date Signed: 10 - 25 - 23