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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Wednesday, January 7, 2026 | 10:30 a.m.
Dayton Convention Center, MCCFA Suite Conference Room, Second Floor,
22 E. Fifth St., Dayton, OH 45402
and Virtually via Electronic/Telephonic Means
Contact Adrianna Templeton at atempleton@montgomerycountycfa.org 937-535-5309

AGENDA

I.	Roll Call and Call Meeting to Order	Action
II.	Approve Minutes of September 3, 2025 Meeting	Action
III.	Concord Development Agreement Update	Information
IV.	Fidelity Project Acquisition Update	Information
V.	Reed – Stefan Acquisition Update	Information
VI.	BG Pivot Development Lead	Information
VII.	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 Section 121.22(G)(2). Upon conclusion of the executive session, the committee will reconvene its public meeting.	
VIII.	Other Business	Information
IX.	Next Meeting Date: To Be Determined	Action
X.	Adjournment	Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

Wednesday, September 03, 2025 | 4:00 p.m.
Dayton Convention Center, Room 208 and Via Virtual Electronic/Telephonic Means

Members Present: Amy Schrimpf, Chairperson; Belinda Kenley (virtual); Paul Gruner; Jacquie Powell (virtual); Pam Plageman; Michael King.

Members Excused: None.

Guests: Grant Sabroff, Julie Richter, Carl Hren and Matt McCarthy – Concord Hotels
Don Brown, Brown & Company CPA, LLC
Shannon Martin, Bricker Graydon
Bob Franz, Stifel Finance

Staff: Adrianna Templeton, MCCFA Executive Assistant

I. Call to Order and Roll Call

With a majority of members present, Chairperson Schrimpf called the meeting to order at 4:05 p.m. and Ms. Templeton called the roll.

Ms. Plageman had the guests introduce themselves.

II. Approval of July 17, 2025, Meeting Minutes

The minutes of the July 17, 2025, meeting were presented. Hearing no comments or requests for edits, Chairperson Schrimpf called for a motion.

> **MOTION:** It was moved by Ms. Powell and seconded by Mr. Gruner to approve the July 17, 2025, meeting minutes as presented. The motion was approved unanimously by voice vote.

III. Concord Hospitality Presentation – Updated Proforma and Brand

Representatives from Concord Hospitality presented an updated pro forma and project design revisions, including removal of the rooftop bar and twelfth floor, reducing the building to eleven floors, and positively impacting the budget. The revised project includes 197 rooms (24 suites) with an updated estimated budget of $77 million.

Concord reported that requested MCCFA public support has been reduced to $20.8 million, with additional incentives including ground lease structure, tax abatement, and waived development and utility fees to achieve a targeted 20% IRR. Financing assumptions include approximately 60–65% lender participation and a modeled 7% interest rate.

Discussion included room views, suite count, average daily rate, a proposed 3% MCCFA NCA fee, cost-overrun responsibility (to be borne by Concord), and parking arrangements with the City of Dayton. The projected timeline includes 7–9 months for design, 1 month for contractor selection, and approximately 21 months for construction.

Committee discussion followed regarding project scope, timeline, public gap funding, and comparative cost analysis. Staff will distribute a side-by-side cost comparison prepared by the project financial advisor.

IV. Review and Take Action Regarding the Oregon District Corridor Urban Design Proposal – Strategic Priority #2 and Cost Share with the DDP

Ms. Plageman provided an update on the CFA's five-year strategic priorities, including improving connectivity between districts and corridors to enhance the visitor experience. She summarized collaboration with the Downtown Dayton Partnership (DDP) and Oregon District Business Association (ODBA), which has led to the recommendation to engage an urban design firm to study corridor improvements along the Oregon District from Jefferson/Fifth to Wayne/Fifth.

Three firms were solicited for proposals. The Model Group declined, while proposals were received from Yard & Company and Gossman.

Ms. Plageman presented a recommendation to engage Yard & Company to conduct an urban design study for the Oregon District corridor. The total cost would be shared, with the CFA contributing $25,000 and the Downtown Dayton Partnership contributing $10,000 plus reimbursables.

> **MOTION:** It was moved by Mr. Gruner and seconded by Ms. Kenley to approve the Oregon District Corridor Urban Design Proposal to be presented as a recommendation to the full board. The motion was approved unanimously by voice vote.

V. Executive Session

No executive session was required.

VI. Other Business

The Fidelity Block redevelopment project was discussed. Ms. Powell initiated discussion regarding prioritization between projects. Ms. Plageman stated that both projects must be considered as part of due diligence and noted that TMUD funding and historic tax credits may be available to support the Fidelity project.

VII. Next Meeting Date: TBD

VIII. Adjournment

Hearing no further business, Chairperson Schrimpf called for a motion to adjourn.

> **MOTION:** It was moved by Mr. Gruner, seconded by Ms. Kenley, and voted unanimously by voice vote to adjourn.

The meeting adjourned at 5:22 p.m.

CERTIFICATE

The undersigned Chairperson of the Development and Operations 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 September 3, 2025, meeting of the Development & Operations Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Development & Operations Committee on January 7, 2026.

Amy Schrimpf

Amy Schrimpf, Chairperson, Development & Operations Committee
Montgomery County Convention Facilities Authority