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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting/Work Session
Thursday, March 5, 2026
Dayton Convention Center, 22 E. Fifth St., Dayton, OH – Room 208 | 3:00 p.m.
and Virtually by Electronic/Telephonic Means
Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-522-5724 for virtual link

AGENDA

I.	Roll Call – Call Meeting to Order	Action
II.	Declaration of Conflicts of Interest	Action
III.	Approval of Minutes of February 5, 2026, Regular Board Meeting	Action
IV.	Reports and Communications	
	A. Fiscal Officer Report	
	1. Review and Take Action Regarding Legends/DCC December Financials	Action
	2. Review and Take Action Regarding CFA January Financials	Action
V.	Work Session – "MCCFA Financial and Economic Review"	Information
VI.	Executive Session –	Action

The Board of Directors 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) and to consider the compensation of a public employee, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(1).

VII.	Other Business	Information
VIII.	Next Meeting Date: Wednesday, April 8, 2026, 3:00pm – 4:30 pm	Information
IX.	Adjournment	Action

For More Information, Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-522-5724

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BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, February 5, 2026, 208 | 3:00 p.m.
Room 208 | Dayton Convention Center, 22 E. 5th Street, Dayton, OH 45402 and
By Electronic/Telephonic Means

BOARD OF DIRECTORS

PRESENT: Chairperson Belinda Kenley; Vice Chairperson Amy Schrimpf; LaShea Lofton; Walter Reynolds; John Oney; Jack Kuntz

ABSENT: Secretary Paul Gruner; Richard Herbst; Tom Whelley; Michael Roediger; (all with notice)

STAFF

Pam Plageman, MCCFA Executive Director/CEO
Sean Fraunfelter, MCCFA Fiscal Officer
Shannon Martin, Bricker Graydon
Vicki Giambrone, CBD Advisors
Adrianna Templeton, MCCFA Executive Assistant
Arno Weller, MCCFA Staff Accountant
Dave Williams, Bricker Graydon

GUESTS

Christina Combs, Legends Global/Dayton Convention Center, Director of Sales
Michael King, Legends Global/Dayton Convention Center, General Manager

I. **Roll Call**

Ms. Templeton called the roll. With a quorum present, Vice Chairperson Schrimpf called the meeting to order at 3:02 p.m. Vice Chairperson Schrimpf made the following announcements:

- Chairperson Kenley and Mr. Reynolds are attending via Teams.
- Secretary Gruner, Mr. Herbst, Mr. Whelley and Mr. Roediger are absent with notice.

II. Declaration of Conflicts of Interest

Vice Chairperson Schrimpf asked the Board members to review the agenda and declare any conflicts of interest. None were provided.

III. Approval of Minutes of January 8, 2026, Meeting

Vice Chairperson Schrimpf asked for comments or edits to the January 8, 2026, regular meeting minutes. Hearing no comments or edits, Vice Chairperson Schrimpf called for a motion.

> **MOTION:** It was moved by Mr. Kuntz, and seconded by Ms. Lofton, to approve January 8, 2026, regular meeting minutes. By roll call vote, the motion was approved unanimously.

IV. Reports and Communications

A. Joint Finance Committee/Development Committee

1. March 5th Work Session – Financial and Economic Review Process

Ms. Plageman announced that the March Board Meeting will be a work session. A Special Joint Committee Meeting will be held on February 9th with the Finance Committee and the Development and Operations Committee to prepare for a deep dive into CFA/DCC economics and financial structure. A comprehensive slide deck will be reviewed at this meeting and presented at the March 5th work session.

B. Fiscal Officer Report

1. Review and Take Action Regarding Legends/DCC November Financials

Mr. King presented the Dayton Convention Center's November 2025 financial report highlights. He reviewed the rolling forecast and financial statements. November was a good month; Legends Global had 14 successful events, despite November typically being a slower month.

Income was $35,000 higher than budgeted. Operating income remains short on sponsorships; marketing efforts are ongoing. Operating expenses were below budget. Year-to-date, the DCC realized an increase over budgeted gross revenue. December financials have been closed, and results ended better than the prior year, even without cancelled government events due to DOGE.

> **MOTION:** It was moved by Ms. Lofton, and seconded by Mr. Kuntz, to approve the November 2025 Legends/DCC Financial Report as presented. By roll call vote, the motion was approved unanimously.

2. Review and take action Regarding CFA December Financials

Mr. Fraunfelter presented the CFA December financials. He announced that the CFA

received the Auditor of State Award again for 2024. The CFA collected approximately $283,000 in lodging tax and $450,000 from events. This amount does not include the Reynolds and Reynolds event, which was a large event.

Total operating balances are currently over $2.1 million. The Dayton Downtown Partnership paid $11,000 reimbursement for the ODBA study that was completed. Hearing no further discussion, Vice Chairperson Schrimpf called for a motion.

MOTION: It was moved by Mr. Oney, and seconded by Mr. Kuntz, to approve the December 2025 CFA Financials as presented. By roll call vote, the motion was approved unanimously.

C. Development & Operations Committee Report

1. Concord Hotel Agreement Update

Ms. Plageman provided an update on the Concord Hotel Agreement. The agreement has been signed, and due diligence and related processes will now begin. Ms. Plageman presented a Preliminary Project Schedule, with the CFA targeting Q4 2028 for potential completion.

The CFA has met with the City and County regarding the public funding gap and bonds. Bi-weekly meetings will be held regarding the project. The hotel brand has not yet been finalized, but it will be a recognizable national brand.

Ms. Lofton emphasized the importance of the Marketing Committee planning how the hotel will be announced and identifying key deliverables to market appropriately. The CFA should control the messaging and maintain consumer confidence. Ms. Giambrone added that leadership involved in the project should be kept informed of the hotel and marketing strategy.

2. Bricker Graydon Wyatt (BGW) – Letter of Engagement, Dave Williams

Ms. Martin presented an overview of the letter of engagement for Mr. Williams. She explained that Argus is an agency created to provide community services, including analysis and analytics, and is a better fit than BG Pivot, which focuses more on healthcare. Argus is wholly subsidized by Bricker Graydon.

Ms. Plageman reviewed the scope of services outlined in the engagement letter. Mr. Williams will serve as the development advisor to the MCCFA and owner's representative for current and future projects.
Mr. Williams reviewed his background and expressed enthusiasm about joining the team and working on development projects. Ms. Plageman noted

that Mr. Williams has already saved the CFA $6,000 by carefully reviewing the engineering study work for the Fidelity Block.

Ms. Plageman added that the letter outlines the fee structure. Funding for this engagement will come from the Development Fund. Ms. Martin has deferred 50% of fees until development is financed.

Hearing no further discussion, Vice Chairperson Schrimpf called for a motion to accept the Letter of Engagement.

> **MOTION:** A motion was moved by Mr. Kuntz to accept the engagement letter and seconded by Ms. Lofton. By roll call vote, the motion was approved unanimously.

D. Executive Director Report

1. PCMA Recap – PCMA Meeting

Ms. Plageman provided a recap of the PCMA Annual Meeting (Professional Convention Management Association), which took place at the Pennsylvania Convention Center. Ms. Lofton also attended for board education. Legends Global and Destination Dayton are members of PCMA and attended together.

Ms. Plageman advised that they met with Mr. Leibowitz, PCCA CFO; Mr. McNichol, PCCA President/CEO; and Mr. Hodgins, VP/GM, Legends Global. It was a productive meeting at an impressive facility.

Key Takeaways:

- Capital Budget Process – Best Practices
- PCCA – Unique Structure; owner of Reading Terminal; well-funded and supported at the local and state levels
- PCCA – Lead influencer/investor in the district
- PCCA – Responsible community stakeholder
- PCCA – No hotel room block agreements in place; however, they are a lead influencer of participation

Ms. Lofton added that within the Reading Terminal structure, vendors are restricted to local owners and operators; there are no chain businesses. Mr. Oney noted he was impressed by how visitors, tourists, and residents interacted due to this structure. The market accomplished this effectively, with communal tables set up to promote cross-engagement. Ms. Plageman agreed that it created a unique ecosystem.

Ms. Combs added that the walkability and connectivity between the facility and market were impressive and inviting.

Ms. Plageman also noted that over 4,000 meeting planners from across the country attend this conference, providing strong networking opportunities for the convention center.

2. **DCC General Manager's Report**

Mr. King and Ms. Combs presented DCC highlights related to event business, sales and marketing, and venue updates. January is historically a slow month, with eight events. Youth & Amateur Wrestling and Ohio Craft Brewers were postponed due to weather, and one event was rescheduled in 2027 and the other is scheduled for March 2026.

Ms. Combs advised that the first quarter looks strong. The Legends Global team has prospected twenty-five new and existing companies for current and future events. The DCC Sales Team conducted ten site visits and secured six contracted events, two of which are new to DCC. She also conducted a site visit with LCID and WDI and expressed optimism about the opportunity of returning this year. Newly booked businesses include Radiance Technology and Lifted Entertainment.

Ms. Combs noted continued growth on social media. Ms. Jones has increased engagement and has done an excellent job promoting the DCC. The new DCC website generated 6,500 page views.

Mr. King provided updates on the Elevate Café and Bar. The expected opening is March 2026. Messer Construction is redrawing infrastructure plans, but progress continues. Walls, tile, and backsplashes are complete. A soft opening timeline is being created. Ms. Plageman noted that a soft opening will be held for the CFA Board, staff, and tenants as a test run.

Mr. King added that social media promotion has generated interest from local vendors interested in participating in Elevate Café and Bar.

He also noted that Legends Global currently has two open positions: Event Manager and Facility Coordinator. Interviews are in progress.
Mr. King recognized Black History Month and honored Black employees with a LinkedIn post.

3. **Hotel Lodging Tax Update**

Ms. Plageman provided an update on hotel lodging tax collections and related hotel news. She reviewed 2025 year-end lodging numbers. One month into the new year, collections remain steady.

Mr. Oney asked about the inventory increase since last year. Ms. Plageman noted that additional partial year hotel openings such as HGI at the Arcade

and the Hotel Ardent, that are now in their first full year, will make an impact.

E. Finance Committee

1. Port Authority Term Sheet Acquisition

Ms. Plageman reviewed the Port Authority loan term sheet and key dates for the Fidelity and Reed-Steffan acquisitions.

MOTION: Vice Chairperson Schrimpf made the motion to approve the Port Authority Term Sheet under the Loan option for the acquisition. Mr. Reynolds seconded the motion. By roll call vote, the motion was approved unanimously.

F. Executive Committee Report

1. Executive Director/CEO 2025 Evaluation and Compensation

Chairperson Kenley provided an overview of the evaluation process and relayed that all board members ranked Ms. Plageman's 2025 performance. She invited Board members to share feedback regarding Ms. Plageman's self-evaluation and the Board evaluation. The Board rated Ms. Plageman higher than she rated herself and commended her leadership. The Board expressed a desire for a long-term partnership. Ms. Lofton praised Ms. Plageman's performance and expressed pride in serving on the Board.

Ms. Plageman thanked the Board for their continued trust, expressed her passion and desire to continue to build the convention district into a thriving downtown ecosystem. She shared her appreciation for the many partners that support their work, the Dayton community, and the CFA team.

MOTION: Vice Chairperson Schrimpf made a motion to approve Ms. Plageman's compensation as described in the Executive Director Compensation Evaluation Overview and Discussion memo and Ms. Lofton seconded the motion. By roll call vote, the motion was approved unanimously.

V. Executive Session

Vice Chairperson Schrimpf said there are matters before the Board relating to the purchase of certain real property for public purposes. She asked for a motion to adjourn to the executive session.

MOTION: It was moved by Ms. Lofton to adjourn to executive session and seconded by Vice Chairperson Schrimpf 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) and to consider the compensation of a public employee, pursuant to the authority set out at Ohio Revised Code Section

121.22(G)(1), Vice Chairperson Schrimpf seconded the motion By roll call vote, the motion was approved unanimously.

Executive Session was entered at 3:45 p.m.

All guests were excused from the executive session. Following the executive session, Vice Chairperson Schrimpf made a motion to return to public session at 4:10 p.m.

MOTION: It was moved by Vice Chairperson Schrimpf to return to public session. Mr. Oney seconded the motion. By roll call vote, the motion was approved unanimously.

VI. Other Business

No other business was discussed.

VII. Next Meeting Date

Vice Chairperson Schrimpf announced the next meeting will be held Thursday, March 5, 2026, at 3:00 p.m., in Room 208.

VIII. Adjournment

Vice Chairperson Schrimpf called for a motion to adjourn.

MOTION: It was moved by Ms. Lofton, and seconded by Mr. Kuntz, to approve adjournment by unanimous consent. By roll call vote, the motion was approved unanimously.

The meeting adjourned at 4:16 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 February 5, 2026, meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on March 5, 2026.

Amy Schrimpf

Paul Gruner, Secretary, Board of Directors
Montgomery County Convention Facilities Authority