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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Wednesday, March 25, 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 January 7, 2026, Meeting	Action
III.	Approve Minutes of February 9, 2026, Finance/Dev Ops Combined "Special" Committee Meeting	Action
IV.	Headquarter Hotel Conceptual Design and Schematic Design Phase	Information
V.	Fidelity Reed Buildings General Liability Insurance Quote	Action
VI.	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.	
VII.	Other Business	Information
VIII.	Next Meeting Date: To Be Determined	Action
IX.	Adjournment	Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

Wednesday, January 7, 2026 | 10:30 a.m.
Dayton Convention Center and Via Virtual Electronic/Telephonic Means

Members Present: Amy Schrimpf, Chairperson; Belinda Kenley; Pam Plageman, Michael King

Members Absent: Paul Gruner

Guests: Dave Williams, Cross Street Partners, Shannon Martin, Bricker Graydon

Staff: Adrianna Templeton, MCCFA Executive Assistant

I. Call to Order and Roll Call

With a majority of members present, Ms. Schrimpf called the meeting to order at 10:34 a.m.

II. Approval of September 3, 2025, Meeting Minutes

The minutes of September 3, 2025, meeting were presented. Hearing no comments or requests for edits, Ms. Schrimpf called for a motion.

> **MOTION:** It was moved by Ms. Kenley and seconded by Mr. King to approve September 3, 2025, meeting minutes as presented. The motion was approved unanimously by voice vote.

III. Concord Development Agreement Update

Ms. Plageman advised that she met with Concord leadership in early December regarding the current agreement and reviewed current edits; she received one last red lined copy with some risk mitigation edits that are under review. A meeting will be held on January 27, 2026, with the City of Dayton to work on transferring the deed for the property and the $1.5 million from the City of Dayton allocation to the project. Ms. Plageman will provide an update when the signed executed document is received.

IV. Fidelity Project Acquisition Update

Ms. Plageman presented the Fidelity Project Acquisition update. A final draft of the purchase agreement is being circulated for signatures. The Port Authority is working on the finance term sheet proposal, which will include capitalized interest in year 1. The MCCFA's development fund will be the source of repayment, and a reimbursement resolution is in process. There is a $75k good faith deposit and a 90-day due diligence process.

Ms. Schrimpf asked who currently owned the Fidelity building. Ms. Martin advised that it is Fidelity Development Group, LLC, and their principal is Sam Almaz.

V. Reed – Stefan Acquisition Update

Ms. Plageman presented the Reed – Stefan acquisition update. The seller has the purchase agreement, and their attorney and team are reviewing the agreement. There should be an update soon on this property.

VI. BG Pivot Development Lead

Ms. Plageman shared that Bricker Graydon and Dave Williams have come to terms with his employment agreement. This transition will take place in early February.

Ms. Martin is working on an engagement agreement for the CFA to cover the scope of work Mr. Williams' will provide as development lead.

VII. Executive Session

Ms. Kenley made the motion that 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. Mr. King seconded the motion. Ms. Templeton called roll and it was moved to go into executive session at 10:48 a.m.

Ms. Schrimpf made the motion to return to the public meeting at 11:08 a.m., and Ms. Kenley seconded the motion.

VIII. Other Business

No other business was presented.

IX. Next Meeting Date: March 25, 2026

X. Adjournment

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

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

The meeting adjourned at 11:10 a.m.

CERTIFICATE

The undersigned Chairperson of the 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 January 7, 2026, meeting of the Development & Operations Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Development & Operations Committee on March 25, 2026.

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

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Finance and Dev Ops Combined "Special" Committee

Meeting Minutes

Monday, February 9, 2026 | 3:00 p.m.
Virtual/TEAMS Meeting

COMMITTEE MEMBERS

PRESENT: LaShea Lofton, Walter Reynolds, Belinda Kenley, Michael King, Amy Schrimpf
ABSENT: Tom Whelley III, Paul Gruner

STAFF: Pam Plageman, MCCFA CEO/Executive Director
Adrianna Templeton, MCCFA Executive Assistant
Sean Fraunfelter, MCCFA Accountant
Arno Weller, MCCFA Staff Accountant
Dave Williams, MCCFA Lead Development Advisor

GUEST: Shannon Martin, Bricker Graydon

I. **Call to Order**

Ms. Plageman called the meeting to order at 3:02 p.m., and Ms. Templeton called the roll.

II. **March 5th Work Session – Financial & Economic Review**

Ms. Plageman advised that the purpose of the meeting was for both committees to review the Financial and Economic Review prior to the March 5 Work Session Meeting.

Ms. Plageman presented the slides, providing a brief overview of the purpose of the CFA, its ownership structure, and its partnerships. She also reviewed the types of events and the sales and marketing process currently in place for the CFA/DCC.

Mr. Fraunfelter presented an overview of DCC construction funding and provided updates on ongoing operational and capital funding. Ms. Plageman presented the Fidelity/Reed-Steffan acquisition funding information. Ms. Lofton requested clarification that the figures shown were not totals on the revenue side and emphasized that this was not the full statement. She also asked that it be clearly noted that this is not CFA funding.

Mr. Fraunfelter presented the 2024–2030 revenue tables and reviewed total revenue and revenue sources. Ms. Plageman advised that presentations should remain high level and noted that the projected years include new hotels. Mr. Fraunfelter then reviewed current debt and expenses for the 2024–2030 timeline, along with total revenue and expense trends to illustrate overall patterns.

Ms. Plageman presented the MCCFA Annual Reports. Mr. Fraunfelter advised that this is a snapshot format commonly used by many organizations when presenting to the community.

Mr. Fraunfelter reviewed the accounting methods—accrual versus cash basis—as well as the financial processes and reporting, reserve accounts, and CFA fiscal stewardship. Ms. Lofton asked about the funding source and distribution and advised that a waterfall should be shown to illustrate the flow of funds.

Ms. Plageman reviewed the hotel and development fund for the convention district, as well as the capital budgets and the budget development and approval process.

III. Executive Session

Chairperson Kenley made the motion to enter 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). The motion was seconded by Mr. Reynolds. Upon the conclusion of the executive session, the committee reconvened its public meeting.

IV. Other Business

No other business was discussed.

V. Next Meeting Date

TBD

VIII. Adjournment

MOTION: With no further business being discussed Chairperson Kenley made a motion to adjourn; the motion was seconded by Mr. Reynolds and approved unanimously.

The meeting was adjourned at 4:13 p.m.

CERTIFICATE

The undersigned Chairperson of the Montgomery County Convention Facilities Authority Board hereby certifies that the foregoing is a true copy of the minutes of the February 9, 2026 meeting of the Special Finance Committee and Dev Ops Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Dev Ops Committee on March 25, 2026.

Belinda Kenley

Belinda Kenley, Board Chairperson
Montgomery County Convention Facilities Authority