Progress | Hospitality | Growth

MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Executive Committee Meeting

May 26, 2026, 12:00 p.m. - 1:30 p.m.
In Person

AGENDA

I.	Roll Call – Call Meeting to Order	Action
II.	Approval of Tuesday, April 7, 2026, Meeting Minutes	Action
III.	Executive Director/CEO Draft Contract Renewal	Information
IV.	Executive Session – The committee will adjourn to executive session to consider the compensation of a public employee, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(1).	Action
V.	Other Business	Information
VI.	Next Meeting Date: Tuesday, July 28th, 12:00pm – 1:30pm	Information
VII.	Adjournment	Action

For Additional Information, Contact atempleton@montgomerycountycfa.org | 937-522-5724

MCCFA

Progress | Hospitality | Growth

MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Executive Committee
Meeting Minutes
Tuesday, April 7, 2026, 12:00 p.m.
In Person Meeting

COMMITTEE MEMBERS PRESENT: Belinda Kenley, Chairperson; Amy Schrimpf, Vice Chairperson; Paul Gruner, Secretary

COMMITTEE MEMBERS ABSENT: None

STAFF: Pam Plageman, MCCFA Executive Director/CEO; Adrianna Templeton, MCCFA Executive Assistant

I. **Call to Order**
After roll call, Chairperson Kenley called the meeting to order at 12:09 p.m.

II. **Approval of Tuesday, November 25, 2025, Meeting Minutes**
Chairperson Kenley requested comments or corrections to the November 25, 2025, Executive Committee meeting minutes. Hearing none, she called for a motion.

> **MOTION**: It was moved by Vice Chairperson Schrimpf, seconded by Secretary Gruner, and unanimously approved by voice vote to approve the November 25, 2025, meeting minutes as presented.

III. **Elevate Café Progress and Budget Update**
Ms. Plageman provided an update on the Elevate Café project. She reported that MODA4 and Messer have performed well to date. The exterior signage is currently on order, and interior window graphics featuring the café's logo and tagline are being installed.

Staffing efforts are underway, with Michael King leading the hiring process for a barista and supervisor. Legends is developing the menu, which will include local flavors, grab-and-go options, and made-to-order selections.

Three internal soft openings are planned: one for tenants, one for board members, and one for additional stakeholders. Patio furniture has been ordered, and the mural has been completed. The café will feature three points of access: via street front entrance on Fifth Street; a patio walk-up window (weather permitting) and via the DCC lobby entrance. Hours of operation are

still under consideration. Opening is anticipated in late April or early May, with an emphasis on ensuring full operational readiness.

Ms. Plageman shared that while Sean Fraunfelter was reconciling the spend down/arbitrage document, a discrepancy was realized. A full audit of entries took place, and it was discovered that the reimbursement of $191,000 in 2021 was not included in the spend-down calculations, leaving a delta to clear the final payments for the cafe. Approximately $135,000 for Messer-related expenses for the project remains. A request to transfer funds from operating reserves has already been approved by the Development Committee and will be presented to the full Board for final action.

IV. Concord Headquarters Hotel Progress Update

Ms. Plageman provided an update on the Headquarters Hotel project.
A formal brand announcement should happen by mid-May, when Marriott's committee reviews the recommendation. She noted that the Vice President of Development from Marriott recently toured the site and expressed enthusiasm for the project's design and overall vision.

Ms. Plageman reviewed key design updates, including relocating the restaurant and back-of-house service areas to the first floor. This change is expected to reduce construction costs while enhancing street-level activation. She also noted ongoing discussions with the City of Dayton regarding the addition of angled parking on Jefferson Street, which will be discussed further.

The second floor will include meeting and event spaces. The project team is pursuing TMUD grant funding, incorporating plans for the Dayton Convention Center and the reactivation of vacant spaces within the Transportation Center. The application must be submitted by April 22, 2026, with Concord serving as the developer and the CFA providing support.

The hotel is planned as a 10-story development with approximately 197 guest rooms, with an anticipated opening in the fourth quarter of 2028.

In response to a question from Secretary Gruner, Ms. Plageman confirmed that, consistent with the forthcoming Hotel brand, the property will reflect a strong local Dayton identity.

V. Fidelity/Reed-Steffan General Liability Insurance Quote

Ms. Plageman reviewed the general liability insurance quote provided by Uhl Insurance. The annual premium totals $45,544.50.

A representative from Uhl Insurance will attend the Board meeting on April 8, 2026, to address questions. The proposal will be presented to the Board for approval.
Ms. Plageman also noted that the Dayton Convention Center's annual insurance policy has been amended to include coverage for the art collection.

She further explained that a formal Request for Bids (RFB) is not required, as Uhl Insurance Agency is our broker, who solicits quotes from multiple carriers and provides a recommended option.

VI. Executive Session

Chairperson Kenley said an executive session is needed to discuss real property matters.

MOTION: It was moved by Vice Chairperson Schrimpf to 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). The motion was seconded by Secretary Gruner and approved unanimously by roll call vote.

MOTION: It was moved by Vice Chairperson Schrimpf, seconded by Secretary Gruner, and approved unanimously to return to public session.

VII. Other Business

No other business was presented.

VIII. Next Meeting Date

The next regularly scheduled meeting of the Executive Committee is Tuesday, May 26th, 12:00 p.m. – 1:30 p.m.

IX. Adjournment

MOTION: It was moved by Secretary Gruner, seconded by Vice Chairperson Schrimpf, and unanimously approved to adjourn the meeting.

The meeting adjourned at 1:32 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 April 7, 2026, meeting of the Executive Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Executive Committee on May 26, 2026.

Belinda Kenley

Belinda Kenley, Chairperson, Board of Directors
Montgomery County Convention Facilities Authority