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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS
Regular Meeting
Thursday, June 4, 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 May 7, 2026, Regular Board Meeting — Action

IV. Reports and Communications

A. Fiscal Officer Report
1. Review and Take Action Regarding March Legends/DCC Financials — Action
2. Review and Take Action Regarding April CFA Financials — Action
3. Review and Take Action Regarding CFA Cyber Security Policy — Action

B. Executive Committee Report
1. Executive Director/CEO Contract Renewal Status — Information
2. OPERS Plan Conversion Approval — Action

C. Executive Director Report
1. DCC General Manager's Report — Information
2. Hotel Lodging Tax Update — Information

V. Executive Session – — Action
The Board of Directors 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).

VI. Other Business — Information

VII. Next Meeting Date: Thursday, August 6, 2026, 3:00pm – 4:30 pm (No July Meeting) — Information

VIII. Adjournment — Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, May 7, 2026
Dayton Convention Center, 22 E. 5th Street, Dayton, OH 45402|Room 208|3:00 p.m.
And By Electronic/Telephonic Means

BOARD OF DIRECTORS

PRESENT: Belinda Kenley, Chairperson, LaShea Lofton, Walter Reynolds, Richard Herbst, Colleen Ryan, John Oney
VIRTUAL: Tom Whelley, Jack Kuntz, Paul Gruner, Secretary
ABSENT: Amy Schrimpf, Vice Chairperson, Michael Roediger

STAFF

PRESENT: Pam Plageman, Sean Fraunfelter, Arno Weller, Adrianna Templeton

GUESTS

PRESENT: Michael King, Legends, Christina, Legends, Shannon Martin, Bricker Graydon Wyatt, Vicki Giambrone, CBD Advisors

I. Roll Call

Ms. Templeton called the roll. With a quorum present, Chairperson Kenley called the meeting to order at 3:05 p.m.

Chairperson Kenley made the following announcement:

- Amy Schrimpf and Michael Roediger are absent with notice.
- Paul Gruner, Jack Kuntz, and Tom Whelley will be joining us virtually.

II. Declaration of Conflicts of Interest

Chairperson Kenley asked the Board members to review the agenda and declare any conflicts of interest. No conflicts were declared.

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

Chairperson Kenley requested comments or edits to the April 8, 2026, Regular Meeting minutes. Hearing none, a motion was called.

MOTION: It was moved by Mr. Reynolds and seconded by Mr. Herbst, to approve April 8, 2026, Regular Meeting minutes. Hearing no objections, the motion was approved by unanimous consent.

IV. Reports and Communications

A. Fiscal Officer Report

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

Mr. King presented the DCC financial summary and reviewed financial highlights and the rolling forecast. He noted a net operating loss of $87,105 in February 2026, outperforming both the budgeted NOI loss of $136,515 and the prior year NOI loss of $316,537. This favorable variance was driven by stronger event income and lower operating expenses compared to both budget and prior year results, resulting in a NOI improvement of $49,410.

The DCC hosted 11 events in February, exceeding the five budgeted events and matching the 11 events held during the same period last year. Notable events included the Dayton Development Coalition Annual Meeting, Ohayocon Convention, and Jurassic Quest, all of which contributed significantly to attendance and event performance.

Adjusted gross income for February totaled $211,950, exceeding the budgeted amount of $202,189 and slightly trailing the prior year total of $215,068.

MOTION: It was moved by Ms. Lofton and seconded by Mr. Reynolds to approve the February Legends/DCC Financials. Hearing no objections, the motion was approved by unanimous consent.

2. Review and Take Action Regarding the March CFA Financials

Mr. Fraunfelter presented the March CFA Financials and reviewed the organization's financial position, operating activity, and reserve balances for the month.

Total operating revenues are up to $142,000 over the prior year with the biggest factors being in DCC revenue line items. Ardent is in a payment plan with the City on their delinquent payments, so those will start to flow

through to the CFA on a quarterly basis. Operating expenses are up slightly to prior year, but overall, 2026 is starting off better than 2025 by $84,000 net income improvement. Expenses in the capital fund relate to Elevate Cafe construction payments.

MOTION: It was moved by Ms. Ryan, and seconded by Mr. Oney, to approve the March CFA Financials. Hearing no objections, the motion was approved by unanimous consent.

3. **Fund Balance Reserves Policy – Recommended Edits**

Mr. Fraunfelter presented recommended edits to the Fund Balance Reserves Policy. He noted that no changes were no percentage changes made to the debt service reserve requirements as it is still 25% with only the operating reserve dropping to 15%; however, language throughout the policy was revised for clarity and consistency. Additionally, a Development Reserve was added to the policy for 10%, and staff plans to transfer $25,000 into the reserve from the development fund.

MOTION: It was moved by Mr. Reynolds, and seconded by Mr. Herbst, to approve the recommended edits to the Fund Balance Reserves Policy. Hearing no objections, the motion was approved by unanimous consent.

B. Development and Operations Committee Report

1. **10 Year Capital Plan – First Review June 17, 2026**

Ms. Plageman reviewed that a 10-year Capital Plan is in process and will be presented to the Finance and Dev/Ops Committees in June/July. After it is reviewed by both committees, it will be presented at the next full board meeting. Currently looking at phases to keep facilities updated and maintained annually. Ms. Kenley mentioned the Earth Day video and sustainability initiatives that Ms. Jones created for the DCC and how she really appreciated it.

2. **Fidelity Block RFQ Draft in Progress – First Review June 17, 2026**

Ms. Plageman stated that the Fidelity Block RFQ process will be a collaboration between the CFA, City of Dayton, Landbank and private owners, with the first draft expected to be presented to the Development Committee in June. The Authority anticipates publishing the RFQ in the fourth quarter of 2026.

Ms. Martin provided updates regarding ongoing lien-related matters associated with the project. She explained that the process is taking additional time due to court proceedings involving approximately $70,000 in disputed amounts related to a $130,000 bond claim. In the meantime,

financing arrangements continue to move forward, and title-related items are also being addressed.

C. Finance Committee Report

1. Arbitrage Calculation Proposals

Mr. Fraunfelter explained that federal bond regulations require an arbitrage calculation every five years. He reviewed the proposals received from three firms for the required services. After reviewing, the Finance Committee recommended selecting Dinsmore to perform the arbitrage calculations.

Mr. Whelley disclosed a conflict of interest regarding the matter.

MOTION: It was moved by Mr. Reynolds, and seconded by Ms. Ryan, to approve the Arbitrage Calculation Proposals. Hearing no objections, the motion was approved by unanimous consent. Mr. Whelley abstained from the vote due to conflict of interest.

2. Authorization of Note Issuance to DMCPA

Ms. Martin reviewed the Authorization of Note Issuance to DMCPA and explained that the resolutions formalize previously agreed-upon business terms related to the issuance of notes up to $3.9 million for acquisition and stabilization purposes.

She noted that the terms negotiated with the Port Authority are incorporated into the resolution documents and that Mr. Fraunfelter, as Fiscal Officer, will execute the documents on behalf of the Authority.

MOTION: It was moved by Mr. Reynolds, and seconded by Mr. Herbst, to approve the Authorization of Note Issuance to DMCPA. Hearing no objections, the motion was approved by unanimous consent.

D. Executive Director Report

1. DCC General Manager's Report

Ms. Plageman presented a letter received from Air Force Association President Mr. Babcock regarding the recent Doolittle Raider Ball event held at the DCC. She read the letter aloud to the Board. Mr. Babcock praised the DCC staff for their professionalism and support in delivering a successful event.

Ms. Combs added that Ms. Baker from Destination Dayton also played an important role in the event's success. Ms. Plageman noted that she plans to meet with Mr. Babcock for coffee at Elevate Café once it opens.

Ms. Giambrone suggested obtaining a video testimonial from Mr. Babcock for use on social media.

Mr. King and Ms. Combs then presented operational updates from the DCC. Ms. Combs highlighted the recent NETS (Nuclear Engineer Technology Symposium) event, noting that organizers had considered Cleveland before ultimately selecting Dayton. She also highlighted the DAX Apparel event as a new booking.

The NETS event lasted four days and attracted more than 500 attendees. Ms. Plageman emphasized the importance of large-scale events to the DCC's revenue performance.

Ms. Combs stated that her team continues prospecting new clients and recently hosted a site visit with AFMC (Air Force Materiel Command). She also noted that Legends is collaborating with MCCFA and Destination Dayton on the OCMA 2028 RFP process.
Chairperson Kenley shared that the City Manager of Moraine mentioned providing a letter of support for hosting the OCMA event in Dayton. Ms. Plageman added that discussions are underway regarding mobile workshops and outreach efforts to strengthen the host committee's proposal.

Ms. Ryan asked about anticipated attendance at the OCMA event, and staff estimated 300 participants.

Chairperson Kenley noted that the event was previously held in Columbus before relocating to Sharonville, where participation increased significantly. She expressed optimism that Dayton's central location could contribute to additional growth.

Mr. King announced that Elevate Café will officially open on Tuesday, May 19, 2026, at 7:30 a.m. An internal preview event will be held on May 14 from 10:00 a.m. to 2:00 p.m., and Board members were invited to attend. Ms. Plageman stated that invitations would be forwarded to the Board.

2. Hotel Lodging Tax Update

Ms. Plageman reviewed the hotel lodging tax update and clarified that the report reflects CFA collections only and does not include City collections.

V. Executive Session

Chairperson Kenley asked whether there were any matters requiring an Executive Session. The Board determined that the Executive Session was not needed.

VI. Other Business

Mr. Whelley noted that the Cincinnati Convention Center recently published a well-written newsletter article in the Cincinnati Business Journal and recommended that Board members review it. He offered to share the article for distribution. Ms. Martin noted that she also has access to the article if needed.

Mr. King shared that the DCC will be featured in the July edition of Ohio Business View Magazine and stated that he would forward additional information to the Board.

Ms. Plageman reported that she recently presented to the County Commission and the Dayton Area Chamber Economic Development Group, encouraging community leaders to serve as ambassadors for the DCC and future convention district projects.

Ms. Ryan asked about presenting to the Dayton Business Committee, which consists of larger regional businesses. Ms. Plageman stated that she would reach out to Ms. Katz regarding scheduling a presentation.

Ms. Plageman also said that she would be attending the Dayton Development Coalition fly-in event in Washington, D.C. Mr. Oney, Mr. Herbst, and Vice Chairperson Schrimpf will also attend. Ms. Plageman expressed appreciation for the opportunity to present local projects and priorities alongside Board members and regional leaders.

Ms. Lofton requested an update regarding the Vitality Hotel.
Ms. Plageman relayed that construction has halted due to lack of funding.
Ms. Plageman shared that she recently spoke with ownership regarding ongoing concerns related to landscaping and building conditions. She noted that progress continues to be challenging and that MCCFA, DCC and the CVB remain engaged and have a bi-weekly standing meeting with their team.

Ms. Lofton asked whether hotel ownership is aware of the additional hotel developments planned within the district. Ms. Plageman confirmed they are aware.
Ms. Lofton also mentioned City code enforcement resources and offered to connect Ms. Plageman with the appropriate City representative.

VII. Next Meeting Date

Chairperson Kenley announced the next meeting date is Thursday, June 4, 2026, beginning at 3:00 p.m., in Room 208.

VIII. Adjournment

Chairperson Kenley called for a motion to adjourn.

> **MOTION:** It was moved by Mr. Reynolds, and seconded by Ms. Lofton, to approve adjournment. The motion was approved unanimously.

The meeting adjourned at 4:06 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 May 7, 2026, meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on June 4, 2026.

Belinda Kenley
Chair, MCCFA Board

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