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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS
Regular Meeting
Thursday, September 3, 2026
Dayton Convention Center, 22 E. Fifth St., Dayton, OH – Room 205 | 3:00 p.m.
In Person Only
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 August 6, 2026, Regular Board Meeting — Action

IV. Reports and Communications

A. Development & Operations Committee
1. NCA Education Presentation with Cole Hetman, City of Dayton — Information
2. Fidelity Block Development – Community Engagement Focus Group/RFG — Information

B. Fiscal Officer Report
1. Review and Take Action Regarding June Legends/DCC Financials — Action
2. Review and Take Action Regarding July CFA Financials — Action

C. Finance Committee Report
1. DCC Gravel Roof IR Scan and Recommendations — Action
2. DCC Exterior Façade Cleaning and Recommendations — Action

D. Executive Director Reports
1. DCC General Manager's Report w/Ryan Thorpe — Information
2. Hotel Lodging Tax Update — Information

E. Executive Committee Report
1. Executive Director/CEO Draft Contract Renewal — Action

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, November 5, 2026, 3:00pm – 4:30 pm (No Oct. Mtg.) — Information

VIII. Adjournment — Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, August 6, 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, Paul Gruner, Secretary, Walter Reynolds, John Oney, Tom Whelley, Amy Schrimpf, Vice Chairperson, Michael Roediger, Colleen Ryan
VIRTUAL: N/A
ABSENT: LaShea Lofton, Richard Herbst, Jack Kuntz

STAFF

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

GUESTS

PRESENT: John Page, Legends, Christina Combs, Legends, Shannon Martin, Bricker Graydon Wyatt, Vicki Giambrone, CBD Advisors
VIRTUAL: Bob Franz, Stifel

I. Roll Call

Ms. Templeton called the roll. With a quorum present, Chairperson Kenley called the meeting to order at 3:02 p.m.

Chairperson Kenley made the following announcement:

- Richard Herbst, LaShea Lofton, and Jack Kuntz are absent with notice.
- Guests joining online – Bob Franz, Stifel

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 June 4, 2026, Meeting

Chairperson Kenley requested comments or edits to the June 4, 2026, Regular Meeting minutes. Hearing none, a motion was called.

> **MOTION:** It was moved by Mr. Roediger and seconded by Mr. Reynolds, to approve May 7, 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 April/May Legends/DCC Financials**
   Mr. Fraunfelter presented on behalf of Mr. King. He reviewed the April/May rolling forecasts. He noted May attendance was up 3,000 over the budget. The May variance is related to "" events not materializing but the food beverage revenues were up. Elevate Cafe just started in May and worked through initial start-up costs. For the rolling forecast, the year is still showing just over $1 million deficit compared to a budget of $1.2 million, but it was almost $1.6 million in the prior year.

   > **MOTION:** It was moved by Mr. Reynolds and seconded by Ms. Ryan to approve the April/May Legends/DCC Financials. Hearing no objections, the motion was approved by unanimous consent.

2. **Review and Take Action Regarding the May/June CFA Financials**
   Mr. Fraunfelter presented the CFA May/June CFA financials. The YTD revenue is about $350,000 over the prior year with the majority of that being related to food and beverage revenue. The expenses are about $242,000 higher, but that includes $106,000 in final capital expenses for the Elevate Cafe reported in the operating fund. Under the capital fund, the final expenses were posted closing out the project. In the development fund, the MCCFA closed on the Port Authority issuance of $3.9 million which allowed the purchase of the Fidelity Building. .

   > **MOTION:** It was moved by Vice Chairperson Schrimpf, and seconded by Mr. Reynolds, to approve the May/June CFA Financials. Hearing no objections, the motion was approved by unanimous consent.

3. **Review and Take Action Regarding the Term Sheet-Debt Service Refinance**

Mr. Franz presented and reviewed the Term Sheet-Debt Service document. He explained that this is the information that Stifel will use to solicit lenders on behalf of the CFA. This will be used to gather information to present to the CFA before any further actions take place.

Mr. Franz presented the proposed financing plan for the MCCFA Special Obligation Revenue Refunding and Improvement Bonds, Series 2026. The financing is expected to total approximately $39.3 million and will refinance existing bond obligations while providing $3.0 million in new funding to support development of the proposed convention headquarters hotel project.

The Board reviewed the proposed security structure, financial covenants, estimated financing schedule, and lender solicitation process. The proposals from potential lenders are due August 18, 2026, with financing approval and bond issuance anticipated in Fall 2026.

MOTION: It was moved by Secretary Gruner, and seconded by Vice Chairperson Schrimpf, to approve the term sheet-debt service refinance proposal. Hearing no objections, the motion was approved by unanimous consent.

4. 2021/2022 Debt Arbitrage Status Report

Mr. Fraunfelter reviewed five-year financial projections demonstrating the CFA's anticipated cash position, reserve balances, and debt service coverage through 2030. The projections indicate that the CFA is expected to maintain positive cash balances and adequate debt service coverage, with improved coverage ratios under the proposed bond refinancing structure. The Board received and discussed the report.

Mr. Fraunfelter presented findings related to arbitrage rebate requirements associated with the 2021/2022 bond issuances. Due primarily to project delays caused by asbestos remediation and subsequent increases in investment interest rates, investment earnings exceeded borrowing costs, resulting in an estimated IRS rebate obligation of approximately $609,000. About $65,000 is due in November 2026 with the balance owed in January 2027. The Board received and discussed the report and its financial implications.

B. Finance Committee Report

1. Fidelity & Reed Pre Development Carry Cost Update

Ms. Plageman reviewed a preliminary funding and expenditure plan for the Fidelity Block and Reed properties, including acquisition costs, operating carry expenses, and pre-development activities through 2028. The plan identifies the use of Port Authority financing, existing reserves, and development funds to support property management, site stabilization, and redevelopment planning activities while preserving the properties for future development. The Board received and discussed the report.

Ms. Plageman provided an update regarding a privately owned parcel within the development area. Discussions with the property owner remain ongoing, and staff continue to work toward a resolution while the City of Dayton addresses property maintenance and code compliance issues.

2. **Fidelity & Reed Temporary Stabilization Costs**

Mr. Williams presented an update on stabilization and security improvements at the Fidelity and Reed-Steffan properties. He reported that site cleanup efforts are underway, including tree removal, exterior repairs and painting, and the securing of broken windows. Current efforts are focused on the Fidelity Building, where protective barriers will be installed around the structure. Mr. Williams also presented concepts for the barrier design, temporary lighting, and security measures intended to improve safety, enhance the site's appearance, and generate public interest while redevelopment planning continues. He presented this vision that includes not only barriers but planters with bushes and renderings that tell a story to garner more excitement and interest, while adding beautification to the site.

Ms. Plageman reviewed a proposed Phase 1 security and lighting plan for the Fidelity Block site, including fencing, lighting, site stabilization, and other property security improvements. The preliminary budget for improvements is approximately $100,000. The Board reviewed and discussed the report.

Secretary Gruner asked who would monitor the cameras, lights, and onsite security. Ms. Plageman advised that Legends Global would and that they have already started by helping with maintenance and the stabilization process.

> **MOTION:** It was moved by Mr. Roediger, and seconded by Mr. Reynolds, to approve the Fidelity and Reed for temporary stabilization costs, not to exceed $120,000. Hearing no objections, the motion was approved by unanimous consent.

3. **10-Year Capital Plan**

Ms. Plageman presented a proposed 10-year capital plan for the Dayton Convention Center focused on asset preservation, facility improvements, revenue generation, sustainability, and long-term competitiveness. The phased plan identifies future capital priorities and funding strategies designed to protect recent investments and support continued growth of the convention center and downtown convention district. The Board received and discussed the presentation.

It was noted that the proposed 10-Year Capital Plan will be reviewed and updated annually to reflect changing facility needs and priorities. During discussion, Mr. Reynolds asked whether approval of the draft would establish it as the official capital plan. Ms. Plageman clarified that, while adoption would establish the plan, it would remain subject to annual review and approval by the Board. Chairperson Kenley emphasized the potential benefits of accelerating LED lighting upgrades, noting that the improvements could generate significant energy savings and provide a relatively quick return on investment.

MOTION: It was moved by Mr. Reynolds, and seconded by Mr. Oney, to approve the 10-year Capital Plan. Hearing no objections, the motion was approved by unanimous consent.

C. Development & Operations Committee

1. Fidelity Block Development – Community Engagement Focus Groups

Ms. Plageman provided an update on the planned community engagement process for the Fidelity Block redevelopment project. Three proposals for moderators were received. Ms. Plageman worked with DDP to select the moderator based on deliverables and cost efficiency. City Strategies Group has been selected to lead the effort, which will focus on gathering community input regarding redevelopment priorities, public spaces, economic development opportunities, and downtown connectivity. The engagement process is intended to support transparent decision-making and ensure that community feedback directly informs future planning and design efforts. This will be a shared cost with the City of Dayton, DDP and CFA.

D. Executive Director Report

1. DCC General Manager's Report

Ms. Combs provided an update on operations, sales, and marketing activities at the Dayton Convention Center. The facility hosted 12 events during June

and July, including the International Symposium, AA&S, LifeWise Academy, and WDI/LCID events. Staff reported continued sales and business development efforts, including outreach to 42 prospective and existing clients, 13 site visits, and collaboration with regional tourism and convention partners. Marketing efforts continue to generate increased engagement across social media and digital platforms, with strong visibility resulting from Elevate-related promotions. Mr. Whelley asked if Legends conducted surveys after events, and Ms. Combs noted that they do, and they are working on adding testimonials to the website.

Ms. Combs also reported that Elevate Café continues its ramp-up phase and has been well received by event attendees. Additionally, the LifeWise Academy and WDI/LCID events were highlighted as particularly successful, generating approximately $700,000 in combined revenue for the facility.

Ms. Combs shared a TikTok made by an Elevate Café customer that gained 15.7k views and 1.4k likes. This is great social media attention for Elevate Café. She also noted that the mother's room for nursing is now open and another amenity for our guests.

2. **Hotel Lodging Tax Update**

Ms. Plageman reviewed the hotel lodging tax update noting that we continue to exceed 2025 lodging taxes with over $2.3M year to date with four hotels currently outstanding.

V. Executive Session

Chairperson Kenley stated there were matters requiring an Executive Session.

MOTION: Vice Chairperson Schrimpf moved that 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). Upon conclusion of the executive session, the committee will reconvene its public meeting. The motion was seconded by Secretary Gruner. A roll call vote was made to move into an executive session at 4:35pm.

MOTION: It was moved by Vice Chairperson Schrimpf, and seconded by Mr. Reynolds, to return to public session at 5:08 pm.

VI. Other Business

Ms. Plageman informed the board of a Working Group Presentation by the City and County Commission on Monday, August 10th, being held at Sinclair Community College

and noted she would be attending, and the event was open to anyone else that wanted to attend.

VII. Next Meeting Date

Chairperson Kenley announced the next meeting date is Thursday, September 3, 2026, beginning at 3:00 p.m., in the Destination Dayton Board Room. No virtual attendance option will be available for this meeting.

VIII. Adjournment

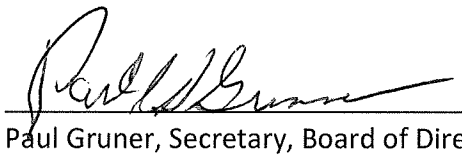
Chairperson Kenley called for a motion to adjourn.

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

The meeting adjourned at 5:09 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 August 6, 2026, meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on September 3, 2026.



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