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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting

Thursday, January 8, 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 the December 4, 2025 Regular Board Meeting | Action |
| IV. | Reports and Communications | |
| | A. Finance Committee Report | |
| | 1. Review and Take Action on 2026 Budget | Action |
| | 2. 2027 – 2030 Forecast | Information |
| | B. Fiscal Officer Report | |
| | 1. Review and Take Action Regarding Legends/DCC October Financials | Action |
| | 2. Review and Take Action Regarding CFA November Financials | Action |
| | C. Governance Committee Report | |
| | 1. 2026 – 2027 Officer Slate - Board Officer Appointments | Action |
| | 2. Committees of the Board | Information |
| | D. Development and Operations Committee Report | |
| | 1. Fidelity Project Acquisition Update | Information |
| | 2. Concord Development Agreement | Information |
| | 3. Reed – Stefan Acquisition Update | Information |
| | 4. BG Pivot Development Lead | Information |
| | E. 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 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). | |
| VI. | Other Business | Information |
| VII. | Next Meeting Date: Thursday, February 5, 2026, 3:00pm – 4:30 pm | Information |
| VIII. | Adjournment | Action |

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



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, December 4, 2025 | 2:30 p.m.

Room 208 | Dayton Convention Center, 22 E. 5th Street, Dayton, OH 45402 and
Virtually by Electronic/Telephonic Means

BOARD OF DIRECTORS

PRESENT: Mike Stevens, Chairperson; Amy Schrimpf, Secretary; Paul Gruner; Jacquelyn Powell; Tom Whelley; Michael Roediger; LaShea Lofton

ABSENT: Belinda Kenley, Vice Chairperson; Walter Reynolds; Richard Herbst

STAFF

Pam Plageman, MCCFA Executive Director/CEO

Shannon Martin, Bricker Graydon

Vicki Giambrone, CBD Advisors

Sean Fraunfelter, MCCFA Fiscal Officer

Adrianna Templeton, MCCFA Executive Assistant

Arno Weller, MCCFA Staff Accountant

GUESTS

Christina Combs, Legends Global, Dayton Convention Center Director of Sales & Event Services

Michael King, Legends Global, Dayton Convention Center General Manager

John Page, Legends Global, Dayton Convention Center Regional VP

I. Roll Call

With a quorum present, Chairperson Stevens called the meeting to order at 2:49 p.m. Ms. Templeton called the roll.

II. Declaration of Conflicts of Interest

Chairperson Stevens asked Board members to review the agenda and declare any conflicts of interest. None were declared.

III. Approval of Minutes - November 6, 2025, Meeting

Chairperson Stevens asked for comments or edits to the November 6, 2025, Regular Meeting minutes. Hearing no comments or edits, Chairperson Stevens called for a motion.

MOTION: It was moved by Ms. Powell and seconded by Mr. Roediger to approve November 6, 2025, Regular Meeting minutes. Hearing no objections, the motion passed by unanimous consent.

IV. Reports and Communications

A. Finance Committee Report

1. Review and Take Action on 2025 Budget Amendment

Mr. Fraunfelter presented the 2025 Budget Amendment. Key items included the final City of Dayton debt payment, increased utility expenses, and the addition of employee health insurance coverage. Operating and capital expense adjustments were reviewed. The board was reminded that due to the loss of 2 major government events, as a result of DOGE, increased loss for FY of (\$219k) is expected. Ms. Plageman noted that year 2026 projections are expected to exceed 2024 results.

MOTION: It was moved by Mr. Whelley and seconded by Mr. Roediger to approve the 2025 Budget Amendment by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

B. Fiscal Officer Report

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

Mr. King presented the September Legends/DCC financials, including year-to-date results and a rolling forecast. A significant loss was attributed to the cancellation of AvTech, which is expected to return in 2026. Strong performance in October, November, and December positions 2025 to exceed 2024 results despite event cancellations.

Mr. Roediger asked about the reason for cancellations. Mr. King advised that it was an annual government conference because of DOGE and government spending cuts.

MOTION: It was moved by Ms. Schrimpf and seconded by Ms. Lofton to approve the Legends/DCC September Financials. Hearing no objections, the motion passed by unanimous consent.

2. Review and Take Action Regarding CFA October Financials

Mr. Fraunfelter reviewed highlights from the October CFA financials.

The Ardent Hotel was temporarily delinquent on City lodging tax payments but has since paid; CFA will receive funds with the January City distribution.

The capital contribution of \$375k was received from Legends and will be allocated to the Elevate Café project.

MOTION: It was moved by Mr. Roediger and seconded by Mr. Gruner to approve the CFA September Financials. Hearing no objections, the motion was passed by unanimous consent.

C. Governance Committee

1. 2026-2027 Officer Slate

Mr. Whelley presented the proposed 2026–2027 Officer Slate and discussed upcoming board transitions, including Chairperson Stevens' final meeting and the pending open member position, City appointed, to fill the unexpired term. Officer elections and committee nominations will take place at the January meeting. Bylaw revisions and term staggering were noted for future review.

Ms. Powell announced her retirement and transition at Destination Dayton, noting that her successor, John Oney, will receive an MCCFA board appointment by Montgomery County BCC. Mr. Oney starts on December 15, 2025

D. Executive Director Report

1. DCC General Manager's Report

Ms. Combs and Mr. King presented the DCC highlights for event business, sales and marketing, and venue updates.

Highlights included:

Events:

- DCC hosted 13 events in November.
- Featured events included: Destination Dayton Annual Breakfast, GLACUHO, and Feast of Giving
 - Additional Feast of Giving Notes:
 - Returned to the DCC after a 6-year hiatus.
 - Executed with over 350 community volunteers and the DCC team.
 - Prepared 7,000 traditional Thanksgiving dinners and beverages.
 - More than 10,500 pounds of food produced and 21,000 beverages.
 - Miami Valley Meals received leftover food and repurposed for additional meals.

- Special thanks to the Dayton Foundation for bringing back FOG.
- Large upcoming events: Kettering Health – 650pp, Reynolds & Reynolds – 1300pp, Premier Health – 250pp, Target Dayton – 3000pp
 - Mr. Whelley asked about attendees, and Mr. King recapped the anticipated attendance numbers.

Ms. Powell shared that the Raleigh Convention Center had a recent rooftop fire at their venue. She asked if we have a crisis plan in place for big events (in case of fire/etc.). Mr. King advised that we have emergency procedures and protocols, policy and security assessments, and suggestions for improvement. Ms. Plageman shared that this was required while setting up insurance coverage with the Uhl Agency. The Dayton Police Department performed a walk through and security assessment as well. Ms. Powell asked about event loss insurance coverage. Ms. Plageman advised that we do have coverage in place, but it only provides up to \$1 million. Mr. Gruner asked about how we would handle media in the case of a crisis event. Mr. King advised that media requests go to Ms. Plageman and Legends Corporate Public Relations representative to address inquiries.

Mr. Roediger asked about active shooter training and protocol. Ms. Combs advised that annual training for active shooters is provided by Legends Global.

2. Hotel Lodging Tax Update

Ms. Plageman presented the current hotel lodging tax collections year to date through November. Year-to-date lodging tax collections through November remain steady, with some October receipts pending.

3. Board Member Education Opportunities - 2026

Ms. Plageman presented the board member education opportunities for 2026.

PCMA Convening Leaders is being held in PA this year at a center managed by Legends Global. Mr. Page has reached out to the CFO and other Legends representatives to schedule introductions and a facility tour. Ms. Plageman can take two board members with her for a board member education opportunity. The convention starts on January 11, 2026. Ms. Plageman will be there Sunday through Tuesday.

The second opportunity is the 2026 OCMA Conference held February 25-27, 2026, at the Sharonville Convention Center.

The third opportunity is the Dayton Chamber of Commerce annual City2City event in Greenville September 30, 2026, to October 2, 2026. More information to follow.

4. Regular Board Meeting Dates – 2026

Ms. Plageman presented the board and committee meeting schedule for 2026 and reviewed the proposed board meeting dates. Board meeting invitations will be sent out after the meeting and board approval of the dates. Placeholder invitations will be sent to the committees, and we have some committee seats open.

MOTION: It was moved by Mr. Roediger and seconded by Ms. Schrimpf to approve the CFA Board and committee meeting schedule for 2026. Hearing no objections, the motion was passed by unanimous consent.

V. Executive Session

MOTION: Ms. Schrimpf made a motion for the board to enter an 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). The motion was seconded by Ms. Lofton.

After the executive session, the Board will return to the open meeting.

MOTION: Ms. Schrimpf made the motion to close the executive session and return to the public meeting, and Ms. Powell seconded the motion with a unanimous voice vote.

VI. Other Business

No other business was discussed.

VII. Next Meeting Date

Chairperson Stevens announced the next meeting date is Thursday, January 8, 2026, beginning at 3:00 p.m., in Room 208.

VIII. Adjournment

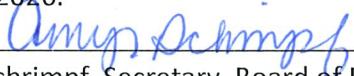
Chairperson Stevens called for a motion to adjourn.

MOTION: It was moved by Mr. Roediger and seconded by Ms. Schrimpf to approve adjournment by unanimous consent. The motion passed unanimously.

The meeting was adjourned at 4:46 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 December 4, 2025, Regular Meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on January 8, 2026.



Amy Schrimpf, Secretary, Board of Directors
Montgomery County Convention Facilities
Authority