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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Thursday, March 27, 2025 | 2:00 p.m.
Dayton Convention Center MCCFA Conference Room, Second Floor,
22 E. Fifth St., Dayton, OH 45402

AGENDA

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|-------|---|-------------|
| I. | Roll Call and Call Meeting to Order | Action |
| II. | Approve Minutes of January 13, 2025 Meeting | Action |
| III. | Updates on the Conversion of Sales Suite to Micro-Market | Information |
| IV. | Update on ASM Early Renewal Conversation | Information |
| V. | Update on Final Punch List Date for Dayton Convention Center Project | Information |
| 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 |

For More Information, Contact Teri Lemman tlemman@montgomerycountycfa.org | 937-535-5309



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

January 30, 2025 | 10:00 a.m.
Dayton Convention Center MCCFA Conference Room,
22 E. Fifth St., Dayton, OH 45402

Members Present: Amy Schrimpf, Chairperson; Jacquelyn Powell; Belinda Kenley; Paul Gruner; Michael King; Pam Plageman

Members Excused: None.

Guests: John Fabelo and David Weinberg, LWC Inspires

Staff: Teri Lemman, MCCFA Executive Assistant

I. Roll Call

Ms. Lemman called the roll. With a majority of members present, Ms. Schrimpf called the meeting to order at 10:03 a.m.

II. Approval of May 28, 2024, June 4, 2024, August 5, 2024, and August 15, 2024 Meeting Minutes

The minutes of the May 28, 2024, June 4, 2024, August 5, 2024, and August 15, 2024 meeting minutes were presented. Hearing no comments or requests for changes, a motion was called.

MOTION: It was moved by Ms. Kenley, seconded by Mr. King, and unanimously voted to approve the May 28, 2024, June 4, 2024, August 5, 2024, and August 15, 2024 meeting minutes as presented.

III. Receive Information Regarding Interest Add-Backs/Owner's Contingency Spend-Down Plan

Ms. Plageman presented the capital plan updates with completed and in-progress projects. The project has earned just over \$2.6M in interest. The kitchen air handlers are

back in scope out of Messer's contingency. The security system is underway, and cameras are being installed internally and externally. Phase 1 of the art project is underway. Phase 2 will be presented to the Marketing & Branding Committee on February 19, and Phase 3 is being considered for a rotating art gallery on the third floor. New scope has been added to refresh 207 and 208 rooms. Ms. Plageman and Mr. King discussed an extensive list of equipment needs. A new placeholder has been added for additional lobby furniture on the second and third floors, which will be presented to the Dev/Ops Committee for review. The Junior Ballroom refresh is underway. A placeholder has been included for the conversion of the sales suite to a revenue-generating micro market. LWC is exploring sails or shades for the terrace. There is a \$40K placeholder for Room 207-208 A/V equipment. Mr. King will follow-up on Ms. Powell's report that the wifi in Room 205 is weak. All total, \$2.5M has been committed, with \$122K uncommitted, and more interest income is expected.

For the owner's contingency draw-down, after moving the hotel funds to the new hotel fund account, the balance is \$796,920. LWC will make a presentation today and at the February 6 Board meeting to extend the ceiling baffles and lighting to Hall B. We are exploring four to five more priority air handlers and may have the estimates ready for the March Dev/Ops meeting. There is a placeholder for \$100K for 200 new 72" round tables, which is an agenda item for this meeting. Mr. King said he prefers to get all new tables versus additional banquet chairs because the 1,800 new banquet chairs in inventory are sufficient for now. Ms. Plageman said she has reserved \$100K to replace the chandeliers in 305/306 because the new chandeliers are too small. The existing chandeliers would be moved to the Junior Ballroom. Ms. Plageman showed samples of the proposed chandeliers, and she has a meeting next week with LWC to review the color and size. The committee expressed approval of the style after learning that the lighting in the rooms is sufficient for the proposed new chandeliers. Ms. Plageman addressed the generators which may need to be replaced, although the cost may be a deferred ASM maintenance item.

IV. Take Action Regarding Hall B Clouds and Lighting Scope – Presentation by LWC

Ms. Plageman introduced the LWC partners John Fabelo and David Weinberg. LWC explained that Hall B is more of an extension of the new Flex Hall (Hall C), and a transition to add additional lighting and baffles would provide continuity for design, sound, and lighting. As an example, it was obvious during the NAACP banquet that the lighting was dark for the overflow setup in Hall B. The acoustic quality will also be improved because Hall B is not carpeted, and the baffles will improve the sound quality. Some cloud baffles from Hall C can be distributed to Hall B to reduce the cost, without compromising lighting, sound, or design. The cost will be approximately \$381K, up to \$400K. In response to requests, Ms. Plageman asked LWC to provide the lumens data for sales inquiries. Hearing no further discussion, Ms. Schrimpf called for a motion.

MOTION: It was moved by Ms. Powell, seconded by Mr. Gruner, to recommend to the Board to allocate up to \$400K for additional lights and ceiling baffles in Hall B from owner's contingency. The motion passed unanimously.

V. Receive Information Regarding Conversion of Sales Suite to Micro-Market Concept

Ms. Plageman said a recommended design for the space will be brought to the committee for its March meeting, and the project can hopefully begin by late-June.

VI. Receive Information Regarding Asset Valuation/Sponsorships

Ms. Plageman shared the corporate partnership package flyer. The packages can be customized according to the sponsor's interest. It will be presented for the first time at today's Key-Ads digital marquee sponsors' reception.

VII. Executive Session

Ms. Plageman said there are real property matters before the Board that require an executive session discussion.

MOTION: It was moved by Ms. Schrimpf, and seconded by Ms. Kenley, to adjourn to executive session to consider the purpose of certain real property for public purposes, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(2).

The motion passed unanimously by roll call vote.

Ms. Schrimpf called for a motion to return to public session.

MOTION: It was moved by Ms. Kenley, seconded by Ms. Powell, and unanimously voted to return to public session.

VIII. Other Business

The committee discussed making a recommendation to approve the purchase of 200 new 72" round tables, totaling \$120,839 from owner's contingency, for ratification at the February 6, 2025, Board of Directors meeting. Hearing no further discussion, Ms. Schrimpf called for a motion.

MOTION: It was moved by Ms. Kenley, seconded by Mr. Gruner, and unanimously voted to recommend that the Board of Directors ratify the purchase of 200 72" round tables, totaling \$120,839 from owner's contingency funds.

IX. Next Meeting Date: It was agreed that the committee will meet at the end of March, and Ms. Lemman will survey the committee for a date.

VIII. Adjournment

Hearing no further business, the meeting adjourned at 11:17 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 30, 2025 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 27, 2025.



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