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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Operations & Development Committee Meeting

Tuesday, May 28, 2024 | 10:00 a.m. – 11:00 a.m.
Dayton Convention Center MCCFA Conference Room and Electronic Means,
22 E. Fifth St., Dayton, OH 45402

AGENDA

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| I. | Roll Call and Call Meeting to Order | Action |
| II. | Approval of March 20, 2024 Meeting Minutes | Action |
| III. | Review Operations & Development Committee Description | Discussion |
| IV. | Award of State of Ohio Energy Efficiency Grant | Information |
| V. | Hotel Development Request for Qualifications | Action |
| VI. | Renovation Updates – Interest Income/Add-back Scope | Information |
| VII. | Next Meeting Date: To be determined | Discussion |
| VIII. | Adjournment | Action |
| IX. | Renovation Progress Tour (<i>time permitting & optional</i>) | Information |



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Operations Committee Meeting Minutes

March 20, 2024 | 9:00 a.m. – 10:00 a.m.
Dayton Convention Center MCCFA Conference Room,
22 E. Fifth St., Dayton, OH 45402

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

Members Excused: Jacquie Powell (with notice)

Staff and Guests: Jonathan Boeckling, Project Executive, Messer Construction Co.; Teri Lemman, MCCFA Executive Assistant

I. Roll Call

Ms. Lemman called the roll. With a majority of members present, Chairperson Schrimpf called the meeting to order at 9:04 a.m.

II. Committee Membership Announcement

Secretary Schrimpf announced that Michael King has replaced John Page as the ASM/DCC representative, with Chairperson Mike Stevens's approval.

III. Approval of October 25, 2023 Meeting Minutes

The minutes of the October 25, 2023 meeting were presented. Hearing no comments or requests for changes, a motion was called.

MOTION: It was moved by Mr. Gruner, seconded by Vice Chairperson Kenley, and unanimously voted to approve the October 25, 2023 meeting minutes as presented.

IV. Renovation Updates

Highlights presented by Mr. Boeckling:

- The last two escalators will be inspected next week and then turned over. The handrails will need replacement, and they have been ordered.
- The last two sets of restrooms are wrapping up. There will be a water test and architect inspection next week. The Hall B restrooms will be ready by 5/17.
- The third floor meeting rooms have been completed, other than completing the new partition wall fabric.

- The Trane air handling units have been ordered are expected to arrive 4/24, and the second two will arrive about a month later.
- The mesh that hangs in lobby has been manufactured in New Zealand and was shipped three weeks ago.
- The railing on the front of the terrace is in production, manufactured in Switzerland, and should be completed at the end of March for shipment. The custom stainless steel drink rails for the terrace will be completed next week, and the pavers and 4' doors installed soon thereafter. The metal panels for the front of the terrace have been ordered.
- The first half of the sidewalk reconstruction is underway, and new storm utilities, landscaping begin next week. Will coordinate with CVB regarding the second phase.
- Overall, entering the peak work period, with about 60-70 craft professionals on site. Focus is on the Gem City ballroom – installing ceiling grid, door openings formed and most hung, accent wall panels being installed soon. The first coat of accent wall colors applied yesterday. Carpet is onsite and scheduled for installation on 4/8. Light fixtures will arrive soon. Main hexagon light fixtures are expected to arrive on 3/29. On the hexagon light fixtures, will install a prototype for height approval. Soft opening anticipated for 4/18. The high-end entry doors arrival is not known.
- In the Flex Hall, started ceiling work about a month ago, with truss welding underway. Plan to complete by the end of April. East service corridor is 95% complete. Last work in the exhibit hall will be installation of the floor boxes.
- Six new electrical panels have been installed which can now permanently power all light fixtures versus temporary power.
- The VIP space is progressing, and the glass wall and carpet installations are being scheduled.
- Work in the theater is progressing, with installation of the acoustical wall panels to be completed next week.
- Asbestos abatement on the third floor is complete, the Gem City Ballroom is almost complete, and the second floor meeting rooms will be last.

Secretary Schrimpf and the committee said the scheduling and progress are impressive.

Mr. Boeckling said the construction market across the mid-west and south remains strong. National ABI continues to stay negative across the nation, which means there may be a downtick in about a year, but the mid-west ABI remains positive. A 5% annual escalation is recommended for future projects.

In response to a question from Secretary Schrimpf about availability of skilled migrant workers, Mr. Boeckling said the entire abatement crew is from Mexico/South/Central America, and they are legal workers managed by O'Rourke. Calvin Electric can hire from trade schools with a two-weeks-on/two-weeks-at-school schedule.

V. Rename Operations Committee to Operations & Development Committee

Ms. Plageman said the Franklin County Convention Facilities Authority (FCCFA) has a Development Committee. Ms. Plageman spoke to Don Brown who retired recently as FCCFA Executive Director and is now consulting. She has requested a Scope of Work from Mr. Brown to assist with a development strategy for downtown. Developers are asking about incentive opportunities. Ms. Plageman will schedule a meeting with Ms. Powell and the Mayfair Entertainment principal next week to collaborate on the Fidelity Building. All this, she said, leads to the need for a development

committee, and she recommends renaming the Operations Committee to the Operations & Development Committee. She will obtain a description of the committee.

This committee will be the mechanism that reviews any RFP/RFQ for a hotel developer. Ms. Plageman said she, Shannon Martin, Tony Peterman, and Chris Meyers will meet with city commissioners on April 1 to present a plan for a new hotel. The city commission will need to vote at an upcoming meeting to approve control of the land and an NCA. Ms. Plageman said it is vital that there be collaboration among the CFA, county, and city to support development opportunities.

VI. Five-Year Capital Plan Update

Ms. Plageman presented the updated capital plan. The plan also includes a tracker for the use of bond fund interest. There is a negative net balance of -\$91,532, but an additional \$150K in interest was earned last month and not included in these totals. Secretary Schrimpf asked about assessments, and Ms. Plageman said we do not pay assessments or property taxes because the CFA is a government entity.

VII. Ratify Budgeted Allocation for New Chairs

Ms. Plageman said \$300K was allocated in the construction budget for new banquet chairs. The APG proposal is for 1,845 new chairs, totaling \$299,864.10. APG is a local company, and Falcon is the manufacturer. The quote was generated through a government procurement program. The chairs should be onsite by September. The goal is to have one style chair for the entire building. The old chairs will go to a government auction. The plastic black chairs will be retained for large exhibit hall sessions. Ms. Plageman thanked ASM for its capital contribution.

MOTION: Secretary Kenley moved to accept the bid from APG to purchase new banquet chairs. Mr. Gruner seconded the motion, and it was approved unanimously.

VIII. Other Business

No other business was presented.

IX. Next Meeting Date: The next meeting date has been scheduled for May 28, 2024, at 10:00 a.m.

X. Adjournment

Hearing no further business, a motion for adjournment was solicited.

MOTION: A motion to adjourn was made by Secretary Kenley, seconded by Mr. Gruner, and approved unanimously.

The meeting was adjourned at 9:55 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 March 20, 2024 meeting of the Operations Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Operations Committee on May 28, 2024.



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