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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Monday, April 28, 2025 | 2:00 p.m.

By Electronic/Telephonic Means

Contact Teri Lemman for Virtual Meeting Link

tlemman@montgomerycountycfa.org | 937-535-5309

AGENDA

- | | | |
|-------|---|-------------|
| I. | Roll Call and Call Meeting to Order | Action |
| II. | Approve Minutes of March 27, 2025 Meeting | Action |
| III. | Update Regarding Conversion of Sales Suite to Micro-Market | Information |
| IV. | Update Regarding DCC Renovation Schedule | Information |
| V. | 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. | |
| VI. | Other Business | Information |
| VII. | Next Meeting Date: To Be Determined | Action |
| VIII. | 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

March 27, 2025 | 2:00 p.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: Jacquelyn Powell

Guests: None

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 2:00 p.m.

II. Approval of January 30, 2025, Meeting Minutes

The minutes of the January 30, 2025, meeting were presented. Hearing no comments or requests for changes, a motion was called.

MOTION: It was moved by Ms. Kenley, seconded by Mr. Gruner, and unanimously voted to approve the January 30, 2025, meeting minutes as presented.

III. Updates on the Conversion of the Sales Suite to Micro Market

Ms. Plageman presented an update of the draft plan for a micro market on the first floor of the Convention Center. The ASM team will be reviewing the guest and staff flow with Moda4. The DCC is working with the city on outdoor seating along Fifth. Hours will be flexible to accommodate DCC, Levitt, and other schedules. Concept name is "Elevate Café and Bar." There is \$250K set aside in interest income, and ASM has an additional

\$250K cash infusion set aside. Total initial estimate is approximately \$500K-\$600K. Construction could be completed by the end of 2025. NCA (New Community Authority) fees from retail would help offset new hotel development financing.

IV. Update on ASM Early Renewal Conversation

Ms. Plageman said the ASM contract has two five-year renewals. Because ASM has been a good partner, she is looking at an initial five-year renewal. ASM may ask for a higher percentage on food and beverage, and Ms. Plageman is researching a variety of models for the Board's consideration. Mr. King said they hope to extend the contract through 2031, and they may move the café subsidy funds up earlier in the contract period. Ms. Plageman confirmed the first full year contract period began in 2022, and if extended for the two five-year renewal periods, the CFA would be required to go to RFP after the two renewal periods. Don Brown will present a variety of management models at the April 3 Board meeting. Ms. Plageman explained there are fee-based and commission-based contracts for food and beverage. The renewal may be on the May Board of Directors agenda.

V. Update on Final Punch List Date for Dayton Convention Center Project

Ms. Plageman said a final walk-through will be held on April 8. The second floor Presidents' Wall of Fame will be decommissioned in April, and a wall fabric will be installed along with new furniture.

VI. 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. Schrimpf, seconded by Ms. Kenley, and unanimously voted by roll call vote to return to public session.

VII. Other Business

No other business was presented.

VIII. Next Meeting Date: It was agreed that the committee will meet in April, and Ms. Lemman will survey the committee for a date. The agenda may include approval of the micro market plan and the ASM contract renewal template.

IX. Adjournment

Hearing no further business, the meeting adjourned at 2:52 p.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 27, 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 April 28, 2025.



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