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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Tuesday, May 27, 2025 | 10:00 a.m.
Dayton Convention Center, MCCFA Suite Conference Room, Second Floor,
22 E. Fifth St., Dayton, OH 45402
and Virtually via Electronic/Telephonic Means
Contact Teri Lemman tlemman@montgomerycountycfa.org 937-535-5309

AGENDA

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|-------|---|-------------|
| I. | Roll Call and Call Meeting to Order | Action |
| II. | Approve Minutes of April 28, 2025 Meeting | Action |
| III. | Presentation by Concord Hotels | Information |
| IV. | Review and Take Action on the Conversion of Sales Suite to Micro-Market | Action |
| V. | Update Regarding ASM Early Renewal Conversation | 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 |



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

Monday, April 28, 2025 | 2:00 p.m.
Via Virtual Electronic/Telephonic Means

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

Members Excused: None

Guests: None

Staff: Teri Lemman, MCCFA Executive Assistant

I. Call to Order and Roll Call

With a majority of members present, Ms. Schrimpf called the meeting to order at 2:02 p.m. and Ms. Lemman called the roll. Ms. Powell joined at 2:28 p.m.

II. Approval of March 27, 2025, Meeting Minutes

The minutes of the March 27, 2025, meeting were presented. Hearing no comments or requests for edits, Ms. Schrimpf called for a motion.

MOTION: It was moved by Ms. Kenley and seconded by Ms. Plageman to approve the March 27, 2025, meeting minutes as presented. The motion was approved unanimously by roll call vote.

III. Update Regarding Conversion of the Sales Suite to Micro Market

Ms. Plageman said Moda4 and ASM continue to work on the design with equipment dimensions. Mr. King said it will cost \$1,500 to add the equipment dimensions to the floorplan, which will be paid by ASM. The initial plan was to finalize the floorplan and budget for presentation at the May 1 Board of Directors meeting. However, a planning meeting had to be rescheduled, and the action is anticipated for the June Board

meeting. Ms. Plageman reminded the committee that \$250,000 has been set aside in the CFA budget, and ASM will contribute \$250,000 upon early contract renewal.

IV. Update Regarding DCC Renovation Schedule

Ms. Plageman provided the following update: Signage is 75% complete and expected to be completed in late-May; the Presidents' Leadership Wall has been moved to Sinclair Community College, and the wall is receiving a new wall covering, in addition to a furniture package; the new chandeliers for 305-306 are in fabrication, and another 8-10 weeks is needed for finishing, shipment, and installation; and installation of the Hall B electrical and supports for the new clouds and lights are in progress, with estimated completion by May 27. ASM's Ryan Thorpe said the east passenger elevator renovation is in its final stages, with final inspection scheduled for late next week. Ms. Plageman said ASM will be on site this week to evaluate the scope for modernization of the west passenger elevator.

V. Executive Session

Although the meeting was posted for executive session, Ms. Plageman said an executive session is not needed unless committee members request it. She will provide a thorough update in executive session at the May 1, 2025, Board of Directors meeting. Based on a couple questions, Ms. Plageman provided the following public updates:

- The connected Dayton Vitality hotel is expected to open in early-May with 90-100 rooms in the first phase. ASM has reached an agreement to provide the continental breakfast.
- The owner of the Fidelity Building has been asked to wrap the first floor of the building before the NATO conference. Ms. Plageman said the countries' flags will line Main Street from First Avenue to Sixth Avenue.
- The Ludlow Building bid date has been extended.
- A pre-development agreement with Concord has been signed, and work on the pro forma is progressing. The City of Dayton approved the plat re-set.
- Ms. Plageman met with the owner of the Spaghetti Warehouse, who also owns the Oakwood Club and the Corner Kitchen, and his marketing team regarding development opportunities and the NCA.

VII. Other Business

No other business was presented.

VIII. Next Meeting Date: It was agreed that the committee will meet in late-May, and Ms. Lemman will survey the committee for a date.

IX. Adjournment

Hearing no further business, the meeting adjourned at 2:34 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 April 28, 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 May 27, 2025.

A handwritten signature in black ink, reading "Amy Schrimpf", is written over a horizontal line.

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