



Progress | Hospitality | Growth

MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Thursday, January 30, 2025 | 10:00 a.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 May 28, 2024, June 4, 2024, August 5, 2024 and August 15, 2024 Meetings | Action |
| III. | Receive Information Regarding Interest Add-Backs/Owner's Contingency Spend-Down Plan | Information |
| IV. | Take Action Regarding Hall B Clouds and Lighting Scope - Presentation by LWC | Action |
| V. | Receive Information Regarding Conversion of Sales Suite To Micro-Market Concept | Information |
| VI. | Receive Information Regarding Asset Valuation/Sponsorships | Information |
| VII. | 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. | |
| VIII. | Other Business | Information |
| IX. | Next Meeting Date To Be Determined | Action |
| X. | Adjournment | Action |



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

Thursday, August 15, 2024 | 8:00 a.m. – 5:00 p.m.
Rooms 208, 302, 305 | Dayton Convention Center,
22 E. Fifth Street, Dayton, OH 45402

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

Members Absent: Michael King

Staff and Guests: Tony Peterman, Managing Partner, HP&D Advisory; Teri Lemman, MCCFA Executive Assistant

I. Roll Call and Call Meeting to Order

Ms. Plageman called the roll. With a majority of members present, Ms. Schrimpf called the meeting to order at 8:00 a.m.

II. Executive Session

Ms. Schrimpf said there are matters before the committee for Executive Session discussion and requested a roll call motion.

MOTION: It was moved by Ms. Schrimpf to adjourn into Executive Session to consider the purchase or sale of real property or interests therein at competitive bidding, pursuant to the authority set out at Ohio Revised Code Sections 121.22(G)(2).

The motion was seconded by Ms. Kenley, and the roll was taken. Voting yes: Ms. Schrimpf, Ms. Kenley, Ms. Powell, Mr. Gruner, Ms. Plageman. Voting no: none. The motion passed unanimously by roll call vote.

The committee individually interviewed the following responders/hotel developers:

- Mira Development/Century Hotel Group/Cross Street Partners/Model Group
- First Hospitality/Weyland Ventures
- Crawford Hoying/Shaner/Brackett Builders
- The Drew Company
- Concord Hospitality

Following the interviews, the committee remained in Executive Session to deliberate and score independently. Ms. Schrimpf requested a motion to return to public session.

MOTION: It was moved by Ms. Schrimpf at 4:51 p.m. to return to public session. The motion was seconded by Mr. Gruner, and the committee voted unanimously to return to public session.

Ms. Plageman announced the combined results of the independent scoring:

- First ranking is Concord Hospitality, with a score of 97.
- Second ranking is Crawford Hoying, with a score of 91.
- There was a tie for third and fourth ranking between The Drew Company and First Hospitality, with a score of 67. It was agreed by the committee that it would reconvene to interview the third and fourth companies should the negotiations with the first and second ranked companies be unsuccessful.
- Fifth ranking is Mira/Cross Street Partners, with a score of 59.

MOTION: It was moved by Ms. Schrimpf to recommend to the MCCFA Board of Directors at its September 5, 2024 meeting that it begin negotiations with Concord Hospitality as the developer for the new Convention Center hotel.

The motion was seconded by Ms. Kenley, and the roll was taken. Voting yes: Ms. Schrimpf, Ms. Kenley, Ms. Powell, Mr. Gruner, Ms. Plageman. Voting no: none. The motion passed unanimously by roll call vote.

Ms. Plageman will notify the city and county leadership of the successful company on the morning of September 5, 2024, before the Board of Directors meeting. All companies will be notified after the results of the September 5, 2024 Board meeting.

III. Adjournment

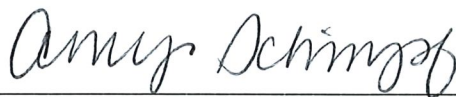
Hearing no further business, a motion for adjournment was solicited.

MOTION: A motion to adjourn was made by Ms. Schrimpf, seconded by Ms. Kenley, and approved unanimously.

The meeting was adjourned at 5:00 p.m.

CERTIFICATE

The undersigned Chairperson of the Development & 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 August 15, 2024 meeting of the Operations Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Development & Operations Committee on December 6, 2024.



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