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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting

Thursday, September 4, 2025

Dayton Convention Center, 22 E. Fifth St., Dayton, OH – Room 208 | 3:00 p.m.

and Virtually by Electronic/Telephonic Means

Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-535-5309 for virtual link

AGENDA

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| I. | Roll Call – Call Meeting to Order | Action |
| II. | Declaration of Conflicts of Interest | Action |
| III. | Approval of Minutes of the August 7, 2025 Regular Board Meeting | Action |
| IV. | Reports and Communications | |
| | A. Development & Operations Committee | |
| | 1. Review and Take Action Regarding ODBA Corridor Project – Strategic Priority #2 - Urban Design Proposal – Shared Cost with DDP | Action |
| | B. Finance Committee Report | |
| | 1. Review and Take Action Regarding ASM/DCC June Financials | Action |
| | 2. Review and Take Action Regarding CFA July Financials | Action |
| | C. Executive Director Report | |
| | 1. DCC General Manager Update by Michael King | Information |
| | 2. Hotel Lodging Tax Update | Information |
| V. | Executive Session – The Board of Directors 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) and to consider the compensation of a public employee, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(1). | |
| VI. | Other Business | Information |
| VII. | Next Meeting Date: Thursday, November 6, 2025, 3:00 p.m. | Information |
| VIII. | Adjournment | Action |

For More Information, Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-535-5309



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BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, August 7, 2025 | 3:00 p.m.
Room 208 | Dayton Convention Center, 22 E. 5th Street, Dayton, OH 45402 and
Virtually by Electronic/Telephonic Means

BOARD OF DIRECTORS

PRESENT: Mike Stevens, Chairperson; Belinda Kenley, Vice Chairperson; Amy Schrimpf, Secretary; LaShea Lofton; Walter Reynolds; Jacquelyn Powell; Tom Whelley; Michael Roediger; Richard Herbst; Paul Gruner

ABSENT: None

STAFF

Pam Plageman, MCCFA Executive Director/CEO
Sean Fraunfelter, MCCFA Fiscal Officer
Shannon Martin, Bricker Graydon
Vicki Giambrone, CBD Advisors
Teri Lemman, MCCFA Executive Assistant
Adrianna Templeton, MCCFA Executive Assistant
Arno Weller, MCCFA Staff Accountant

GUESTS

Christina Combs, ASM Global, Dayton Convention Center Director of Sales & Event Services
Michael King, ASM Global, Dayton Convention Center General Manager
John Page, ASM Global, Regional Vice President – Convention Centers

I. Roll Call

With a quorum present, Chairperson Stevens called the meeting to order at 3:00 p.m.
Ms. Lemman called the roll.

II. Declaration of Conflicts of Interest

Chairperson Stevens asked Board members to review the agenda and declare any conflicts of interest. None were provided.

III. Approval of Minutes of the June 5, 2025, Meeting

Chairperson Stevens asked for comments or edits to the June 5, 2025, Regular Meeting minutes. Hearing no comments or edits, Chairperson Stevens called for a motion.

MOTION: It was moved by Mr. Reynolds and seconded by Secretary Schrimpf to approve the June 5, 2025, Regular Meeting minutes by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

IV. Introduction of New MCCFA Team Members

Ms. Plageman introduced the new MCCFA team members. Ms. Templeton will replace Ms. Lemman as the Executive Assistant, and Mr. Weller has been hired in the new staff accountant position.

V. Reports and Communications

A. Executive Committee

1. Ohio Chamber of Commerce – Insurance Plan Overview/Action

Ms. Plageman presented a health insurance plan for MCCFA employees, effective September 1, 2025. After researching providers and quotes, the Ohio Chamber of Commerce United Health Care proposal is recommended as the most cost-effective and comprehensive plan. Ms. Plageman proposed a 65% employer/35% employee split. The additional cost has been included in today's budget amendment agenda item. Chairperson Stevens expressed support for the proposal. After an inquiry by Mr. Roediger regarding Ms. Plageman's contract and benefits package, Ms. Plageman clarified that the MCCFA did not offer health insurance when she was hired almost 5 years ago. Presently, in order to qualify, the MCCFA has to have 2 participating employees in the plan. With the criteria now being met, all employees can qualify. In 2020, due to the lack of benefits, the MCCFA covered the 10% employee share of the OPERS benefit since Ms. Plageman had to go outside for health coverage. This benefit is in place for all MCCFA employees as part of the total benefits package. Members expressed that the Executive Director compensation package should be discussed in Executive Session in the future. Hearing no further discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Secretary Schrimpf and seconded by Mr. Roediger to accept the health insurance proposal and to review Ms. Plageman's total compensation package. Hearing no objections, the motion passed by unanimous consent.

B. Marketing & Branding Committee

1. Ratify Budgeted/Allocated (Interest Income) \$50,000 for Phase 3 Art Acquisitions

Vice Chairperson Kenley said the Marketing & Branding Committee met on June 18. The committee will explore a new art gallery for the Dayton Convention Center with art from We Care Arts clients. She said the third-floor rotating art gallery is complete with the first gallery showcasing Destination Dayton and the AirForce Thunderbirds. Vice Chairperson Kenley announced that the MCCFA 2024 Annual Report has been reviewed by the committee and is now posted on the MCCFA website.

Ms. Plageman said the Marketing & Branding Committee approved the addition of the Ethereal Forest glass sculpture, the Malina Cipleu sculpture, and the third-floor rotating gallery at its February 19, 2025, meeting and an additional \$50,000 was recommended from interest income. Action is required by the Board to approve the expenditure.

Hearing no further discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Mr. Roediger to approve, by unanimous consent, the expenditure of \$50,000 from interest income for the additional art acquisitions.

Mr. Whelley expressed concern about the expected budget deficit. Mr. Fraunfelter clarified that art funds are paid from interest income which is part of the required bond fund spend-down plan and not the operating budget. Ms. Lofton suggested revising the motion to clarify that the \$50,000 will be expended from construction interest income.

MOTION: It was moved by Mr. Roediger and seconded by Ms. Lofton to approve, by unanimous consent, the allocation of \$50,000 from construction interest income for the additional art acquisitions. Hearing no objections, the motion passed by unanimous consent.

C. Development & Operations Committee

1. Review and Take Action Regarding Renewal of the ASM Global Management Agreement for Two Optional Five-Year Terms

Secretary Schrimpf said the Development & Operations Committee met on July 17 and reviewed a proposal to renew the two optional five-year ASM Global contract terms through December 31, 2036. She said she is very

satisfied with the work ASM has done and, as a trusted and proven partner, a long-term relationship is desired.

Ms. Plageman had discussions over the past several months with ASM Global. In the proposed agreement, ASM Global has given two \$500,000 investments for capital investment. With the contract renewal approved, an increase from the remaining \$250,000 to \$375,000, which is an additional \$125,000, is dedicated to the new Elevate Café and Bar.

Mr. King and Mr. Page addressed the new contract terms. ASM is booking events several years out, and as a partner through 2036, they will see the benefits of the maturity of the investments. The base fee is adjusted by 10% for the remaining 2025 and then by CPI in 2026 and beyond. Concessions will remain at 4%, catering will escalate in 2027 from 4% to 6%. ASM will carry over the business development fund of \$175,000. Ms. Plageman said 10% is industry standard for a professional development company. Mr. Page echoed the positive sentiments about the relationship. Ms. Plageman said it was a unanimous vote from the Development & Operations Committee.

Mr. King said a revenue-sharing arrangement will be proposed for the new café. Ms. Lofton asked if there have been conversations about responsibility and converting the space back to original use if the market does not work out. Mr. Page said there can be different purposes for the space, and Ms. Plageman said the concept is flexible and nimble and can be scaled up or down as needed.

Mr. Whelley asked if the Board is being asked to approve the contract renewals with the café investment before it approves the final budget for the café. Ms. Plageman said \$350,000 has been approved from interest income, and with ASM's \$375,000 contribution, the project should come in at or below budget. Ms. Plageman will address the status of the Elevate Café budget in the next agenda item.

Hearing no additional discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Ms. Powell, and seconded by Mr. Gruner, to approve the renewal of the ASM Global Management Agreement for Two Optional Five-Year Terms, through December 31, 2036. Chairperson Stevens called for a roll call vote, and the motion passed unanimously.

Chairperson Stevens congratulated and thanked the ASM Global team.

2. Review and Take Action on the Updated Budget to Convert the Dayton Convention Center Sales Suite to a Micro-Market

Ms. Plageman said a few more details are needed to complete the micro-market budget, and this item will be moved to the September Board meeting agenda. No action was taken, and the agenda item was tabled.

D. Finance and Committee Report

1. Review and Take Action Regarding ASM/DCC May Financials

Mr. King presented the ASM/DCC financials for May. They are working on a plan to monetize the digital displays. Operating expenses are favorable to the budget, and net income loss is less than expected. June-December will be more of a financial challenge due to cancelled events. Expenses are being held down in anticipation of the budget deficit. They are picking up local business with an aggressive sales approach. Discussions will be held regarding the military bookings for 2026. Mr. Whelley asked if there is a three to five-year forecast for revenue and expenses going forward. Ms. Plageman gave a refresher on the feasibility studies – it will take probably three years past the maturity of a fully renovated convention center and hotel development to see the full benefits. Mr. Page talked about a strategy to get to a break-even or better proposition. Hearing no additional discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Vice Chairperson Kenley and seconded by Mr. Herbst to approve the ASM/DCC May Financials by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

2. Review and Take Action Regarding CFA June Financials

Mr. Fraunfelter provided the June CFA financial highlights, as follows: There is a deficit in operating funds which will be discussed in the budget amendment. Under revenue, the \$12,000 for the Pepsi contribution's goal was met; YTD are down slightly related largely to lodging tax, about 2% change; expenditures are same. Under promotional/advertising for the Fidelity Building signs, was paid in part by the CFA. Under Other, the majority is related to the audit. Close to \$1.8M in cash between the operating reserve and unrestricted operating funds; the operating reserves have been building up. Under the capital fund, which will be discussed in the budget amendment, there is approximately \$2.7M remaining. October 15 is the arbitrage date for the third bond issue which will be met. Two payments to Messer are being held based on signoffs from subcontractors for lien waivers. Ms. Caprini is working on this. STAR Ohio is over 4.4%. Hearing no additional discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Mr. Reynolds and seconded by Ms. Schrimpf to approve the CFA June Financials by unanimous consent. Hearing no objections, the motion was passed by unanimous consent.

3. Review and Take Action Regarding Proposed 2025 Budget Amendment

Mr. Fraunfelter said a budget amendment is needed for \$540,000 in reduced revenue, due mostly to cancelled government events. CFA policy allowed amending the budget as needed. Wages and benefits have increased with the additional staff members. Anticipating a (\$283,000) net loss for 2025. On the capital side, the State Budget Energy grant is added; earning more interest on the construction balances; going to try to spend down all expenses by the end of the year. Hearing no additional discussion, Chairperson Stevens called for a motion.

MOTION: It was moved by Vice Chairperson Kenley and seconded by Mr. Reynolds to approve the Proposed 2025 Budget Amendment by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

E. Fiscal Officer Report

1. Audit Update

Mr. Fraunfelter said the state auditor was on-site recently. The audit is in the review process with a senior auditor. Comments are expected by the end of this week. There may be a comment regarding the OPERS allocation.

F. Executive Director Report

1. DCC General Manager Update by Michael King

Ms. Combs presented Dayton Convention Center information regarding events, sales and marketing, and venue news. Ms. Lofton asked about a strategy for the new hotels. Ms. Combs said she has a close relationship with them and works closely with Destination Dayton. Ms. Plageman is working on a new marketing strategy with all partners, including FAM (familiarization) events for decision makers. Ms. Powell said the teams are working together on specific pieces of business and a number of strategies to address the lack of hotel rooms.

2. Hotel Lodging Tax Update

Ms. Plageman presented the current hotel lodging tax collection data.

3. Strategic Plan Priorities Update

Ms. Plageman presented updated strategies for the Fidelity Block, priority #1, and the Oregon District Corridor, priority #2. Action items for both projects were shared and the focus on lifting the “neighborhood” is key to support the

convention center and increase the visitor experience downtown. Ms. Powell expressed her support and importance for these efforts.

VI. Executive Session

Ms. Plageman said an Executive Session is not needed.

VII. Other Business

No other business was discussed.

VIII. Next Meeting Date

Chairperson Stevens announced the next meeting date is Thursday, September 4, 2025, beginning at 3:00 p.m., in Room 208.

IX. Adjournment

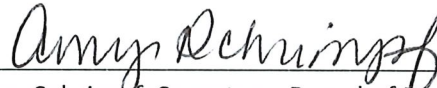
Chairperson Stevens called for a motion to adjourn.

MOTION: It was moved by Ms. Lofton and seconded by Vice Chairperson Kenley to approve adjournment by unanimous consent. The motion passed unanimously.

The meeting was adjourned at 4:40 p.m.

CERTIFICATE

The undersigned Secretary 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 7, 2025, Regular Meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on September 4, 2025.



Amy Schrimpf, Secretary, Board of Directors
Montgomery County Convention Facilities
Authority