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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting

Thursday, December 4, 2025

Dayton Convention Center, 22 E. Fifth St., Dayton, OH – Room 208 | 2:30 p.m.

and Virtually by Electronic/Telephonic Means

Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-522-5724 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 November 6, 2025 Regular Board Meeting | Action |
| IV. | Reports and Communications | |
| | A. Finance Committee Report | |
| | 1. Review and Take Action on 2025 Budget Amendment | Action |
| | B. Fiscal Officer Report | |
| | 1. Review and Take Action Regarding Legends/DCC September Financials | Action |
| | 2. Review and Take Action Regarding CFA October Financials | Action |
| | C. Governance Committee | |
| | 1. 2026 – 2027 Officer Slate | Action |
| | D. Executive Director Report | |
| | 1. DCC General Manager’s Report | Information |
| | 2. Hotel Lodging Tax Update | Information |
| | 3. Board Member Education Opportunities - 2026 | Information |
| | 4. Regular Board Meeting Dates – 2026 | Action |
| | E. Executive Session – | Action |
| | 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, January 8, 2026, 3:00pm – 4:30 pm	Information
VIII.	Adjournment	Action

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



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, November 6, 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; Walter Reynolds; Jacquelyn Powell; Tom Whelley; Michael Roediger; Richard Herbst; LaShea Lofton

ABSENT: Paul Gruner; Amy Schrimpf, Secretary

STAFF

Pam Plageman, MCCFA Executive Director/CEO
Shannon Martin, Bricker Graydon
Vicki Giambrone, CBD Advisors
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
Dave Williams, Cross Street Partners

I. Roll Call

With a quorum present, Chairperson Stevens called the meeting to order at 3:05 p.m.
Ms. Templeton 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 declared.

III. Approval of Minutes of the September 4, 2025, Meeting

Chairperson Stevens asked for comments or edits to the September 4, 2025, Regular Meeting minutes. Hearing no comments or edits, Chairperson Stevens called for a motion.

MOTION: It was moved by Ms. Lofton and seconded by Mr. Reynolds to approve the September 4, 2025, Regular Meeting minutes by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

IV. Reports and Communications

A. Finance Committee Report

1. Review and Take Action Regarding Legends/DCC August Financials

Mr. King presented the Legends/DCC financials for August. Mr. King reviewed the rolling forecast and YTD financial statements noting that the decreased income was due to the loss of two big conferences. Mr. King is hopeful that the WDI/LCID conferences return in 2026, but uncertainty regarding the federal government shutdown is delaying commitments.

Mr. Stevens asked about projection timelines. Mr. King referred to page 1 of his report and stated that projections would improve once October financials are included.

MOTION: It was moved by Ms. Powell and seconded by Mr. Herbst to approve the Legends/DCC August Financials by unanimous consent. Hearing no objections, the motion passed by unanimous consent.

2/3. Review and Take Action Regarding CFA September Financials

Mr. Weller presented highlights from the CFA September financials, including insurance and cybersecurity costs, capital expenditures (Messer payment), and the DBE report. As Messer's work concludes, DBE diversity percentages will decrease.

Mr. Stevens asked if several DBE report expenses are nearing completion. Ms. Plageman confirmed that the art installation and renovations will drop off the report in 2026.

Ms. Lofton asked if the Authority could participate in gas/utilities' cost-saving opportunities. Mr. King stated that rates were locked in for electric, but he is still researching gas. Ms. Lofton will share contact information for the City's energy team.

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

4. Construction Status Funding Update

Ms. Plageman provided an overview of the DCC construction project close out for GMPs 1-4. The project came in on time and under budget. Ms. Plageman shared the interest income add back scope of over \$2.8 million that benefited the project from infrastructure to FF&E improvements and upgrades.

5. Retro Commissioning Priorities versus Completion

Ms. Plageman shared the master plan priorities list versus completed work and scope that has been identified for future years, which are mainly the remaining second priority air handling units at the facility.

6. Draft Capital Plan – 2026 – 2030

Ms. Plageman shared the draft capital plan with priority actions and equipment as well as preventive maintenance items for the next 5 years. 2028 has a placeholder to either issue additional \$5 million in debt for improvements or restructure current debt if market rates are tolerable.

B. Development & Operations Committee

1. Fidelity Block Development Proposal/Priority #1 Plan

Ms. Plageman provided an overview of the Fidelity Block project status and discussions with the current owner, Sam Almaz. Ms. Plageman sought approval from the Board to enter verbal negotiations with Sam Almaz for a possible acquisition to redevelop the long-standing vacant building into a hotel with retail and tenant spaces. The Fidelity building has been vacant since 2009 and is a nuisance property, located directly adjacent to the convention center.

MOTION: It was moved by Ms. Kenley and seconded by Mr. Reynolds to allow Ms. Plageman to negotiate terms of an acquisition with current owner. Hearing no objections, the motion was passed by unanimous consent.

C. Executive Director Report

1. DCC General Manager Update by Michael King/Christina Combs

Mr. King shared DCC Updates for October 2025.

Highlights included:

Events:

- DCC hosted 15 events in October. FY25 total event count is projected at 105+ events.
- Dayton Home and Design Show debuted on October 4-5. Co-promotion between Dayton Magazine and DCC.
- Featured Events: NAACP, Hope Rising, Premier Health, Ohio CTM Conference, 40th Annual Tech Conference
- The Feast of Giving is back and is expected to have up to 7k attendees.
- The AFA Doolittle Ball is confirmed for 2026.

Sales and Marketing:

- Prospected 50 new and existing companies for current year and future year event business.
- DCC Sales Team attended 7 networking events and conducted 10 site visits.
- Sales team attending online sales training through CSPI and MPI.
- Contracted (definite status) total of 16 events in October.

Venue News:

MCCFA announces extension of 10-year Dayton Convention Center management agreement.

Elevate Café and Bar Construction project started in October with a projected completion in January 2026.

New DCC website was launched on November 2.

www.daytonconventioncenter.com.

Ms. Powell noted that a proposal was submitted to WGI, potentially extending their commitment for an additional 10 years (currently through 2031).

Ms. Powell also highlighted a state association blitz that was led by Brenda Baker with over 24 successful stops.

3. Hotel Lodging Tax Update

Ms. Plageman presented the current hotel lodging tax collections year to date through October. Ms. Powell advised that national hotel and travel numbers are down according to national reports, so it isn't just local.

V. Executive Session

MOTION: Ms. Kenley made a motion for the board to enter an 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). The motion was seconded by Mr. Reynolds.

Following the conclusion of the executive session, the Board will return to the open meeting.

MOTION: Mr. Herbst made the motion to close the executive session, and Mr. Reynolds seconded the motion with a unanimous voice vote.

VI. Other Business

Ms. Lofton raised concerns regarding public promotion of a proposed race car track project. The private developer has not submitted a proposal to the City of Dayton but is publicly suggesting MCCFA support. She noted the project would displace approximately 200 parking spaces and does not have confirmed backing from key parties.

VII. Next Meeting Date

Chairperson Stevens announced the next meeting date is Thursday, December 4, 2025, beginning at 2:30 p.m., in Room 208.

VIII. Adjournment

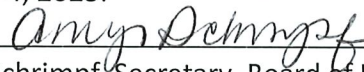
Chairperson Stevens called for a motion to adjourn.

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

The meeting was adjourned at 5:05 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 November 6, 2025, Regular Meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on December 4, 2025.



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