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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Finance Committee Meeting

Thursday, November 20, 2025 | 3:00 p.m.

Dayton Convention Center, MCCFA Conference Room, 22 E Fifth Street
Dayton, OH 45402 | Via Virtual Electronic and Telephonic Means

*Contact Sean Fraunfelter for Virtual Meeting Information at
sfraunfelter@montgomerycountycfa.org 513-265-3045*

Agenda

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| I. | Roll Call – Call Meeting to Order | Action |
| II. | Review and Approve October 16, 2025 Meeting Minutes | Action |
| III. | Review and Recommend Approval of Financial Reports | |
| | A. ASM/DCC September 2025 Financials | Action |
| | B. MCCFA October 2025 Financials | Action |
| IV. | 2025 Budget Amendment | Action |
| V. | Other Business | Information |
| VI. | Next meeting: December 18, 2025, 3:00 p.m. | Information |
| VII. | Adjournment | Action |

For Additional Information Contact sfraunfelter@montgomerycountycfa.org | 513-265-3045



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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Finance Committee Meeting Minutes

Thursday, October 16, 2025 | 3:00 p.m.

Virtually Via Telephonic/Electronic Means and In-Person, MCCFA Conference Room,
Dayton Convention Center, 22 E. Fifth St., Dayton, OH 45402

COMMITTEE MEMBERS PRESENT: LaShea Lofton, Committee Chairperson; Tom Whelley,
Walter Reynolds

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT: Sean Fraunfelter, MCCFA Fiscal Officer
Pam Plageman, MCCFA Executive Director/CEO
Arno Weller, MCCFA Staff Accountant
Adrianna Templeton, MCCFA Executive Assistant

GUEST: Michael King, Legends Global, General Manager

I. Roll Call – Call Meeting to Order

Ms. Lofton called the meeting to order at 3:03 p.m. Mr. Fraunfelter called the roll.

II. Review and Approve July 17, 2025, Meeting Minutes

Ms. Lofton asked for comments or edits to the August 18, 2025, meeting minutes.
Hearing none, Mr. Whelley called for a motion to approve them.

MOTION: It was moved by Mr. Whelley seconded by Mr. Reynolds, and voted
unanimously to approve the August 18, 2025 Finance Committee meeting
minutes as presented.

III. Review and Recommend Approval of Financial Reports

A. Legends Global/DCC 2025 Financials

Mr. King reviewed the rolling forecast and financial statements. Revenues came in lower than expected due to WDI/LCID event cancellations (see notes in packet).

Mr. Whelley asked whether WDI/LCID plans to return in 2026. Mr. King indicated the event (one of the two events is expected to return but maybe not both I believe) is expected to return but with a smaller budget.

Mr. Whelley also inquired about alternative energy options given the projected 23% annual increase in energy costs. Mr. King stated that alternative energy sources are being explored, and Ms. Plageman added that she and Mr. King have met with AES to discuss cost reduction strategies.

Ms. Lofton asked about making combined financials available online, noting public comments that the DCC was "in the red." Ms. Plageman clarified that the Annual Report, which includes financial information, is publicly available and is the best source for inquiries.

Mr. Walters requested a summary of key financials to use as talking points for advocacy and to demonstrate ongoing efforts to mitigate financial losses.

MOTION: A motion to accept and forward the Legends Global August 2025 financial report for approval at the November 6, 2025, Board of Directors meeting was made by Mr. Whelley, seconded by Mr. Reynolds, and approved unanimously.

B. CFA September 2025 Financials

Mr. Weller presented the CFA September 2025 Financials, noting event attendance was down approximately 10%, resulting in lower revenues. He reviewed line items with notable variances, including maintenance of the Flyover Sculpture.

Ms. Plageman advised that this expense will be re-evaluated and should not recur annually.

Mr. Fraunfelter reported that insurance related to Directors and Officials as well as cyber are included in the insurance line item this month. In response to Ms. Lofton's inquiry, he confirmed that the final payment to the City of Dayton will be made on November 1st, completing that obligation. For the construction account, payment #39 was made in September with #40 paid in early October. We finalized the last draw request for tie out items and have the retainage payment. The micromarket will be a separate contract. In the hotel fund, there were expenses related to the Fidelity Building and Yard & Company study.

MOTION: A motion to accept and forward the CFA September 2025 financial report for approval at the November 6, 2025, Board of Directors meeting was made by Mr. Reynolds, seconded by Mr. Whelley, and approved unanimously.

IV. May-September DBE Report

Mr. Fraunfelter presented the DBE report covering the period of May through September 2025.

V. Construction status/funding

Ms. Plageman presented the current construction funding status. We are finalizing arbitrage reports and confirmed that all requirements appear to be satisfied. Ms. Plageman provided an update on the interest earnings spend down and the scope items that were added back to the project using those proceeds.

VI. Retro Commissioning Report

Ms. Plageman provided an update on the Retro-Commissioning Report and related progress.

VII. Capital plan 2026-2030 Update

Ms. Plageman reported that the Capital Plan is in draft form. She met with Mr. King to review and prioritize items for 2026–2030. The color-coded spreadsheet outlining these priorities is available on the shared drive.

She noted that every five years, the Authority should review potential \$5 million in new or restructured debt. The MCCFA Draft Capital Renewal & Replacement Plan was reviewed line by line, and the list will be re-evaluated in 2027.

This plan will be presented at the December 2025 Full Board Meeting.

VIII. Other Business

Ms. Plageman discussed efforts to identify creative funding strategies for the potential acquisition of the Fidelity Building, a long-term strategic goal.

Mr. Whelley asked about the City and County's involvement. Ms. Plageman explained that the project involves coordination among the City, CFA, and private ownership, with active communication and advocacy but no current financial commitments.

IX. Next Meeting

The next meeting of the Finance Committee is November 20, 2025, from 3:00 – 4:00 p.m.

X. Adjournment

Mr. Welley made a motion to adjourn; the motion was seconded by Mr. Reynolds and approved unanimously.

The meeting adjourned at 4:14 p.m.

CERTIFICATE

The undersigned Chair of the Finance and Budget Committee of the Montgomery County Convention Facilities Authority hereby certifies that the foregoing is a true copy of the minutes of the October 16, 2025 meeting of the Finance Committee of said Convention Facilities Authority, as approved by the Finance Committee on November 20, 2025.



LaShea Lofton, Chairperson
Finance and Budget Committee
Montgomery County Convention Facilities Authority