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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Finance Committee Meeting

Thursday, December 18, 2025 | 1:30 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 November 20, 2025 Meeting Minutes | Action |
| III. | Review and Recommend Approval of Financial Reports | |
| | A. ASM/DCC October 2025 Financials | Action |
| | B. MCCFA November 2025 Financials | Action |
| IV. | 2026 Budget | Action |
| V. | Other Business | |
| | i. Information | |
| | ii. Fund Balance Reserves Discussion | Information |
| VI. | Next meeting: January 22, 2025, 3:00 p.m (2 weeks after bd mtg) | 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, November 20, 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: Tom Whelley, Walter Reynolds

COMMITTEE MEMBERS ABSENT: LaShea Lofton, Committee Chairperson

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

GUEST: Christina Combs, Legends Global, Sales Manager, Cheryl Patterson, Legends Global, Financials

I. Roll Call – Call Meeting to Order

Mr. Fraunfelter called the meeting to order at 3:11 p.m. Mr. Fraunfelter called the roll.

II. Review and Approve October 16, 2025, Meeting Minutes

Mr. Fraunfelter asked for comments or edits to the October 16, 2025, meeting minutes. Hearing none, Mr. Reynolds called for a motion to approve them.

MOTION: It was moved by Mr. Reynolds seconded by Mr. Whelley, and voted unanimously to approve the October 16, 2025 Finance Committee meeting minutes as presented.

III. Review and Recommend Approval of Financial Reports

A. Legends Global/DCC September 2025 Financials

Ms. Patterson reviewed the rolling forecast and YTD financial statements. The loss of two big government events caused a net income loss.

Mr. Whelley asked about the cancelled events. Ms. Plageman also advised that Dayton Children's hospital was meant to hold a 40k gala, but they chose to forgo the event this year and that was the loss of net income noted.

MOTION: Mr. Whelley made a motion to accept and forward the Legends Global September 2025 financial report for approval at the December 4, 2025, Board of Directors meeting, the motion was seconded by Mr. Reynolds, and approved unanimously.

B. MCCFA October 2025 Financials

Mr. Fraunfelter reviewed the October 2025 Financials. The Ardent hotel was delinquent about 50k on the City monthly taxes. They have paid to the City but we must wait for the January distribution from the City of Dayton.

In the construction account, thank you to Legends for paying their additional deposit of \$375,000 quickly. Part of this is going to the Elevate Café and Messer.

MOTION: A motion to accept and forward the Legends MCCFA October 2025 financial report for approval at the December 4, 2025, Board of Directors meeting was made by Mr. Whelley, seconded by Mr. Reynolds, and approved unanimously.

IV. 2025 Budget Amendment

Mr. Fraunfelter presented the 2025 budget amendment and advised that MCCFA made their last City of Dayton Debt payment.

Mr. Whelley asked for an update on the Elevate Cafe. Ms. Plageman gave an update regarding the Elevate Cafe and it noted it should be fully open in February. Construction is going well with no big delays. There will be art mural is up outside as well for outdoor seating and photo opportunities.

MOTION: A motion to accept and forward the 2025 Budget Amendment for approval at the December 4, 2025, Board of Directors meeting was made by Mr. Whelley, seconded by Mr. Reynolds, and approved unanimously.

V. Other Business

Mr. Fraunfelter noted that Ms. Plageman met with The Port Authority for a presentation and it went very well. Mr. Fraunfelter also noted he is not a part of financial decisions for The Port Authority and there is no conflict of interest for him to be involved.

Port Authority will sign a waiver stating it is not a conflict of interest. Mr. Whelley asked if we had Ms. Martin from Graydon Bricker review this and confirm there is no legal conflict. Mr. Whelley would like to have a waiver if Ms. Martin deems that is necessary.

Ms. Plageman advised we will have budget approvals and 5 year projection that will need to be made.

VI. Next Meeting Date

The next meeting date of the Finance Committee will be Thursday, December 18, 2025, 3:00 p.m. – 4:00 p.m.

VII. Adjournment

MOTION: A motion to adjourn the meeting was made by Mr. Whelley, seconded by Mr. Reynolds, and approved unanimously.

The meeting adjourned at 3:30 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 November 20, 2025 meeting of the Finance Committee of said Convention Facilities Authority, as approved by the Finance Committee on December 18, 2025.



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