

**Convention Center Facilities Authority (CFA)  
Meeting Minutes of November 18, 2022**

**CFA Members Present:** Lee Czerwonka, Dan Unger, Kevin Hardman, Bimal Patel, Donna Jones Baker, Keizayla Fambro

**Others Present:** Holly Christmann, John Bruggen, Roger Friedmann, Marc Von Allmen, Lisa Anderson, Ric Booth, Billy Weber, Marian Hayes, Andrew Garth, Andrew Dudas, Monica Morton, Adam Gelter, Chris Wetterich

**1. Convention Center District Update – 3CDC**

Adam Gelter, Executive Vice President, 3CDC, gave a presentation and update on the HQ Hotel and Convention Center District. Mr. Gelter stated that this site is in the heart of the city and it is a selling point. Currently, there are empty spaces at the Convention Center that could be upgraded to be better utilized. Moody Nolan is the lead architect (100% MBE) For the Hotel, 3CDC received four responses to the RFP. The developers who responded were Portman, Matthew Southwest, Inland Pacific Company, and New Crest Image.

Parking needs will be with existing parking garage. A purchase agreement is in place for the Whex garage which will give 3CDC control of nearly all of the properties in that area.

The total cost of a renovated convention center is estimated at \$200 million.

Board members discussed the project and including how the usage of the TOT funding for this project could affect projects in other areas including Sharonville. Mr. Gelter stated that they are sensitive to this.

Mr. Booth provided an update on Convention Center. Since the pandemic, there has been a challenge with attendance. Conventions are slowly getting back but not at attendance levels seen as of 2019. The challenge for them right now is that there is no headquarter hotel.

**2. Call to Order:**

Mr. Czerwonka called the meeting of the Hamilton County Convention Facilities Authority to order at 12:15 pm. Mr. Friedmann conducted the roll call and indicated there is a quorum.

**3. Review of 3rd quarter Hotel Tax Status Report**

Ms. Morton provided a summary of the tax status report.

#### **4. Review and approval of the minutes from June 23, 2022**

Mr. Czerwonka accepted a motion to approve the minutes from Ms. Jones Baker, seconded by Mr. Unger. Mr. Czerwonka asked for discussion. Hearing none he asked for a vote. The minutes were approved unanimously.

#### **5. Resolution of Convention Facilities Authority for Hamilton County Ohio to amend bylaws to remove the requirement to meet in January and July and instead meet in February and September.**

The CFA current bylaws state the body must meet at least two times per year in January and July. This resolution changes the months to February and September. Ms. Jones Baker and Mr. Patel stated concerns with meeting only twice a year. Discussion ensued. Everyone agreed that under the circumstances, with the new proposed expansion of the Convention Center District, it would make sense to meet more often.

The tentative meeting dates for 2023 will be Friday, February 24 and Friday, September 15, 2023 and other dates as needed.

Mr. Czerwonka accepted a motion to amend the bylaws from Mr. Unger, seconded by Ms. Jones Baker. Mr. Czerwonka asked for discussion. Hearing none he asked for a vote.

Mr. Unger made a motion, seconded by Ms. Jones Baker. The resolution was approved.

#### **6. Other Business**

Ms. Jones Baker asked if members could have the option to join via Zoom. Ms. Christmann stated that Zoom is no longer an option. During the pandemic the State of Ohio suspended the rules to meet in person. Mr. Patel suggested that meetings could be held the first thing in the morning or later in the day to accommodate member's schedules better. Mr. Czerwonka stated that meeting time changes could be considered.

**7. Adjourn:** 1:23 pm.

Resolution No. 9 Adopted by the Board of Directors on November 18,  
2022.

**RESOLUTION OF CONVENTION FACILITIES AUTHORITY FOR  
HAMILTON COUNTY, OHIO TO AMEND BYLAWS**

**WHEREAS**, on February 28, 2003 the initial Board of Directors of the Convention Facilities Authority of Hamilton County, Ohio adopted By-Laws for the organization; and

**WHEREAS**, the By-Laws provided in Section 2.4.1 that "Regular meetings of the Board of Directors shall be held at such places within the County and at such times as shall be determined by the Board at its meetings. The Board of Directors shall hold at least two (2) regular meetings per year on the \_\_\_\_\_ Friday of January and the \_\_\_\_\_ Friday of July of each year"; and

**WHEREAS**, the Board of Directors desires to change the language of Section 2.4.1 with regard to regular meetings.

**NOW, THEREFORE, BE IT RESOLVED** that Section 2.4.1 of the By-Laws of the Hamilton County Convention Facilities Authority shall be amended to provide

"Regular meetings of the Board of Directors shall be held at such places within the County and at such times as shall be determined by the Board at its meetings. The Board of Directors shall hold at least two (2) regular meetings per calendar year with the first meeting to be scheduled between January 1<sup>st</sup> and February 28<sup>th</sup> of the calendar year and the second regular meeting to be scheduled between July 1<sup>st</sup> and September 30<sup>th</sup> of the calendar year. The Board of Directors shall determine the regular meeting dates for the following year during their regular meeting scheduled after July 1<sup>st</sup> of each calendar year. The announcement of the regular meeting date shall be published by the Secretary of the Board at least forty-five (45) days prior to the scheduled regular meeting date."

**BE IT FURTHER RESOLVED** that copies of this Resolution shall be provided to the Board of County Commissioners of Hamilton County, Ohio and to the Mayor of the City of Cincinnati.

Board Member UNGER moved the passage of the Resolution and Board Member JOHNSON seconded the motion and the roll being called upon the question of passage of the resolution, the vote resulted as follows:


<u>NO</u> Bimal Patel	_____ Ashley Bryant-Bailey	<u>✓</u> Lee Czerwonka
<u>✓</u> Keizayla Fambro	<u>✓</u> Kevin Hardman	<u>✓</u> Lawrence Hawkins
<u>✓</u> Donna Jones Baker	_____ Brendon Cull	<u>✓</u> Dan Unger
_____ Nidhi Bambino Bedi		

Passed: 6-1

  
Secretary, Convention Facilities Authority for  
Hamilton County, Ohio

Certificate

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the  
Convention Facilities Authority for the County of Hamilton, Ohio on the 18 day of  
Nov., 2022.

  
Secretary, Convention Facilities Authority for  
Hamilton County