

## **CFA Meeting Minutes of April 28, 2023**

**Members Present:** Lee Czerwonka, Kevin Hardman, Lawrence Hawkins III, Bimal Patel, Dan Unger, Joe Mallory, Keizayla Fambro, Brendon Cull, Donna Jones Baker, Nidhi Bambino-Bedi

**Members Absent:** Ashley Bryant-Bailey

**Others Present:** Holly Christmann, John Bruggen, Lisa Anderson, Marc Von Allmen, Brad Ruwe, Monica Morton, Marion Haynes, Ric Booth, Michael Friedmann, Andy Conklin, Samantha Brandenburg, Andrew Dudas, Andrew Garth, Adam Gelter, Rahma Athie, Julie Calvert, Bridget Doherty

### **1. Call to Order**

Chair Czerwonka called the meeting of the Hamilton County Convention Facilities Authority to order at approximately 12:00 p.m. Michael Friedmann conducted roll call and indicated there was a quorum.

### **2. Review and approval of the minutes of February 24, 2023**

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

### **3. Convention Center District Update- 3CDC**

Mr. Gelter provided update. An RFP was issued for a construction manager at risk for the Convention Center renovation. Final selection will be made in a few weeks. Portman Holdings will provide the Board of County Commissioners with an update on the Convention Center hotel at the Board's next staff meeting. 3CDC is working to finalize what any public subsidy will be and are collaborating with various partners, city and county, on advancing the legislation that they need at the State level to execute the financing plan.

3CDC is requesting their financing partners to produce some options for how they can execute the financing and will then send the options to the rating agencies to get feedback from them. Discussion ensued. The timeline for the updated images of the facade of the Convention Center will be within the next 60 to 90 days.

### **4. Millennium Debt Refinance Update**

Purpose: To refund the Port of Greater Cincinnati Development Authority Revenue Bonds, Series 2020 (Convention Center Hotel Acquisition and Demolition Project) dated February 12, 2020, issued in the original principal amount of \$52,855,000 Maturing on May 1, 2023.

Mr. Ruwe provided update. The refunding bonds were issued yesterday. These will have a two-year maturity date – May 2025. The difference in the principal amounts is the cost of issuance. It is a straight re-finance of those existing bonds. No principal has been paid down to date so interest payments have been made on a semi-annual basis and that is the plan going forward. The hope is that they will not hit their 2-year maturity date. A balloon payment is due in 2025 or at the time they are redeemed. The source of security for these bonds are Residual (assigned) 3.5%

County Lodging Tax via a Cooperative Agreement by and among the CFA, County and Port. There are four investors. It was a Limited Offering Exemption, sold in minimum \$100,000 to sophisticated investors, such as qualified institutional buyers.

Ms. Christmann thanked Mr. Ruwe and Mr. Garth for all their hard work.

## **5. Other Business**

**a. CFA Audit:** Ms. Morton discussed the audit letter they received. She will respond to the letter.

**b. Duke Energy Convention Center Update-** The Duke Energy Convention Center is on budget for fiscal year 2023 which ends on June 30. Their business revenue has not been as strong as before the Covid pandemic. Not having the headquarter hotel has been the struggle and will continue to be to get past the 2019 numbers, although they are still having some very successful site visits.

**c. Sharonville Convention Center Update-** The Sharonville Convention Center is exceeding revenue expectations for the year so far. They are on target for completion of the expansion for September/October, 2023.

**d. Visit Cincy Update-** Ms. Calvert stated that recovery is strong. They are mindful of the construction schedule and are having productive conversations about the reality of the impact the construction will have if business has to move or cancel. 3CDC is very open and are collaborating with them. The next step is to meet to discuss conventions next week to get a clear picture of the things they can utilize during the construction. They are proactively looking to find locations ahead of time. The Port is also very helpful. Ms. Calvert said they are working with Sharonville Convention Center as an alternative as well.

**e. Short term rentals** – The County is exploring revising the county lodging tax that applies to hotel stays to also apply to short term rental stays. This was presented at this past week’s Commissioner’s staff meeting. They will be bringing a resolution to the Commissioners for consideration this year, with a possible effective date of Jan. 1, 2024.

Ms. Christmann recognized Mr. Marc Von Allmen who will be leaving the county for the City of Cincinnati.

**6. Next Meeting-** September 15, 2023 at the Duke Energy Convention Center

**7. Adjournment** Mr. Czerwonka accepted a motion from Mr. Hawkins to adjourn, seconded by Mr. Mallory.