



Oakland-Alameda County
Coliseum Authority

**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
SPECIAL BOARD MEETING
AMENDED**

**NOTICE AND AGENDA
BOARD OF COMMISSIONERS
OAKLAND ARENA PLAZA CLUB
7000 COLISEUM WAY
OAKLAND CA 94621
December 20, 2024**

9:30 a.m.

REMOTE ATTENDANCE

**Commissioner David Haubert
Scott Haggerty Heritage House
4501 Pleasanton Ave
Pleasanton, CA 94566**

**Commissioner George Vukasin
Peerless Coffee
260 Oak Street
Oakland, CA 94607**

**Commissioner Kevin Jenkins
1 Frank H Ogawa Plaza Suite 200
Oakland, CA 94612**

You are invited to a Zoom webinar!
When: Dec 20, 2024 09:30 AM Pacific Time (US and Canada)
Topic: OACCA Board Meeting 12/20/24

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPEN FORUM**
4. **APPROVAL OF MINUTES**
5. **REPORTS**
 - 5a. **Executive Director Report**
 1. **Food and Beverage Concessionaire for the Stadium**
 2. **Arena Bond Defeasance**
 3. **Cricket Update**
 4. **Roots Field Installation**
 - 5b. **General Manager Report**
6. **CLOSED SESSION**

CONFERENCE WITH LEGAL COUNSEL — INITIATION OF LITIGATION:
Initiation of litigation pursuant to Government Code Section 54956.9(d)(2, 4)(one case)
7. **REPORT FROM COUNSEL ON CLOSED SESSION**
8. **ADJOURNMENT**



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
November 4, 2024
Special Board Meeting Minutes

CALL TO ORDER

Chair Kaplan called the meeting to order at 12:05

ROLL CALL

Chair Kaplan

V.Chair Miley

Commissioner Beam

Commissioner Iglesias

Commissioner Haubert

Commissioner Thompson

Commissioner Jenkins

Commissioner Vukasin

Executive Director Henry Gardner gave a summary and background on the defeasance of Arena Bonds. Chair Kaplan elaborated as to the importance to the City and the community in paying off the Bonds which will expedite the development of the site.

V. Chair Miley questioned if approval of BONDS is for the JPA Authority only, yes. The JPA Authority is the only entity that needs to approve of paying off the BONDS. The reserve funds were discussed and when bonds are paid the remaining reserve funds will be paid to City and County.

Commissioner Thompson confirmed with the Executive Director and the Board that the routine booking of concerts, entertainment and operations will continue.

Executive Director Henry Gardner will work with Bond Counsel and Financial Advisor and will bring monthly updates on this process of details of defeasement,

RESOLUTION (1) AUTHORIZING THE REDEMPTION OR DEFEASANCE OF THE OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY LEASE REVENUE BONDS (OAKLAND COLISEUM ARENA PROJECT) NO LATER THAN JUNE 30, 2025, SUBJECT TO COMPLETION OF DUE DILIGENCE, EVALUATION AND ANALYSIS BY AUTHORITY STAFF, BOND COUNSEL, FINANCIAL ADVISORS AND OTHER CONSULTANTS AS NECESSARY TO COMPLETE THE TRANSACTION, PROVIDED THAT OAKLAND ACQUISITION COMPANY, LLC PAYS ALL COSTS AND EXPENSES ASSOCIATED WITH THE TRANSACTION; AND (2) AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE CONSULTANTS TO COMPLETE THE DUE DILIGENCE AND ANALYSIS AND RETURN TO THE BOARD FOR APPROVAL OF IMPLEMENTATION OF THE REDEMPTION OR DEFEASANCE was submitted for approval, Commissioner Jenkins moved to approve and Commissioner Haubert seconded the motion. Roll Call: Commissioner: Kaplan, Miley, Beam, Haubert, Jenkins, Iglesias, Thompson, and Vukasin approved, Motion passed with 8 aye votes.

OPEN FORUM

No Speakers

ADOURNMENT meeting adjourned at 12:48 PM

Erin Roseman /Secretary



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
October 18, 2024
Board Meeting Minutes

CALL TO ORDER

Chair Kaplan called the meeting to order at 9:15 a.m.

ROLL CALL

**Chair Kaplan
Commissioner Haubert
Commissioner Vukasin**

**V.Chair Miley
Commissioner Beam
Commissioner Thompson**

APPROVAL OF MINUTES

The minutes for September 20, 2024, were submitted for approval. Minutes were amended in item 7 to remove “ Legal Counsel Kaplan replied” to JPA “Counsel Weddle replied”. Commissioner Haubert moved to approve the amended minutes, and Commissioner Vukasin seconded the motion Roll Call: Commissioners: Beam, Haubert, Miley, Thompson, Vukasin, and Kaplan approved. The motion passed with 6 aye votes.

REPORTS

5a. Taken out of agenda order

2.

ED Gardner gave an overview of the various positive impacts of the San Francisco Unicorns Cricket games if played at the Oakland Coliseum Stadium. Included in the overview is the date range when games would be played. The field would be shared with the Roots Soccer team.

Daivid White, CEO of the SF Unicorns Cricket team addressed questions from Commissioners. Mr. White gave a background summary of the game of Cricket and the Unicorns team. Mr. White thanked the responsible parties that can make this opportunity happen in the Bay Area.

**Commissioners Kaplan and Haubert thanked all parties and team members responsible for introducing the team to the Oakland Stadium
V.Chair Miley suggested if the team and games are played in Oakland to consider a name change. Commissioner Beam questioned if the games would be televised globally and nationally; answered yes.**

1.

ED Gardner summarized the Food and Beverage proposals for the Oakland Stadium only. Mr. Gardner identified the challenges for the proposed agreement such as unknown stadium event attendance and union contracts. This would be a short term agreement. Currently there are 3 qualified bidders interested in the proposals.

Open Forum

Zennie Abraham spoke; however the communication was broken and unclear.

Speaker from NCCA spoke giving a history of the Cricket game and the benefits of the game if be played locally.

Speaker Sriram Ramamurthy spoke and emphasized the large fan base locally and nationally

Commissioner Vukasin questioned if capital improvements would be needed for events at the stadium. ED Gardner answered the stadium is functional.

5b.

General Manager Nicole Strange summarized the event activity at the Coliseum.

GM Strange highlighted the recent sold out events and concerts. GM Strange expounded on the upcoming NBA 2025 all-star activities in which the Oakland Arena is a host site. Also highlighted was the Reggie Jackson softball classic. The AEG Oakland Community Foundation will host Lockwood Elementary School annual safe Trick or Treat event

6. DISCUSSION: Wind Down Issues and Presentation

ED Gardner explained the position of the JPA

JPA will exist until Outstanding Bonds are retired

ED Gardner's slide show presentation included;

- Financial Bond Payments for Stadium and Arena
- Comprehensive Financial Picture

Commissioner Miley questioned subsidy for Coliseum ED Gardner answered; subsidy has and will always be required to operate the Coliseum Complex

- Sponsorships \$ Other Revenue Agreements
- Union Agreements
- Legal Matters & Insurance
- Ticket Sales & Events
- Amendment of ASM Agreement
- Administrative Issues

V.Chair Miley asked for an activity timeline for the wind down issues outlined in the presentation.

Commissioner Haubert questioned if the A's ownership would create a new JPA.

Legal Counsel answered JPA cannot exist between a public agency and private party.

OPEN FORUM

Zennie Abraham spoke suggested the winddown conversation should cease until there is distinct clarification

ADJOURNEMENT

The meeting adjourned at 10:49 a.m.

Erin Roseman / Secretary

December 20, 2024

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

5a

1. Food and Beverage Concessionaire for the Stadium

As previously reported, we sent out ten (10) Requests for Proposals for food and beverage services at the Stadium. Seven (7) did not respond or informed us that they would not be responding. This is not surprising since the contract is for a very limited period, i.e., one year. Three (3) qualified firms submitted proposals. After careful review, follow-up with the proposers for additional information and clarification, we selected two (2) for further consideration. We have had extensive conversation with the final two over the last several weeks and are now in negotiations with the firm presenting the best overall proposal for the JPA for consideration. We expect to complete the negotiations and make a final selection by December 31, 2024. The contract will be presented to the Board at the January meeting.

2. Arena Bond Defeasance

At your October meeting, you approved a resolution authorizing the Executive Director to conduct certain analysis and due diligence in consideration for defeasing the outstanding Arena bonds. The Chair indicated that this was an urgent matter for the City given its timetable to close the sale of its share of the Coliseum Complex. The resolution requires that prior to proceeding with engaging outside consultants, bond counsel, municipal advisor, and other agencies required to effect the defeasance, OAC is required to submit a letter confirming that it will pay all of the consultants and agencies costs. Because of the urgency expressed by the Chair at the meeting, and the statement that OAC would cover all of the related costs, and relying on the good faith expressed by OAC to cover the costs, I proceeded with engaging bond counsel and municipal advisor to expedite the process. We have now to date incurred certain costs.

We requested from OAC several weeks ago to provide the letter, and to protect the JPA, we have also requested that they deposit in escrow the approximate costs for the defeasance, estimated at \$100,000.00. While there has been correspondence orally and in writing between the parties, neither the final letter nor the deposit have been received. As a result, I have informed bond counsel and municipal advisor to do no further work on this matter.

3. Cricket Update

We have been in constant communications with San Francisco Unicorns and in the last two weeks entered into negotiations to accommodate their proposed 8 cricket games in June 2025. Based on their projected attendance needs and requirements to successfully host the games, we are confident we will reach agreement and hope to conclude the negotiations in the next few weeks. Under the proposal, they will need to order the wickets and have them on site in January-February to be curated and ready for installation in June. Scheduling is being arranged between Roots Soul and San Francisco Unicorns, and we do not anticipate any conflicts.

4. Roots Field Installation

Roots started the field installation in early November and is proceeding ahead of schedule for the completion. This is a major undertaking to have the field installed, the grass grown and mature for the first match. Once completed, there is a required field inspection by the USL. Subject to the USL sign-off, the field will be turned over to ASM for ongoing maintenance during the duration of the soccer season.

Respectfully submitted,

Henry L. Gardner
Executive Director

ASM Global Oakland
General Manager's Board Report
December 20, 2024

Event Activity

Added Events:

- Harlem Globetrotters – (January 17, 2025)
- aespa – (January 30, 2025)
- NBA All Star Events – (Feb. 14 & 15, 2025)
- Disney on Ice – (February 20-23, 2025)
- Tyler, the Creator – (February 24, 2025)
- Monster Jam – (March 15 & 16, 2025)
- We Them Ones Comedy Tour – (April 5, 2025)
- PBR: Pendleton Whisky Velocity Tour – (April 19, 2025)
- The Millennium Tour – (April 26, 2025)

Postponed Events (original date):

- Rod Wave – (October 21, 2024 moved to January 6, 2025)