

  
Oakland-Alameda County  
Coliseum Authority

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

**NOTICE AND AGENDA  
BOARD OF COMMISSIONERS  
OAKLAND ARENA PLAZA CLUB  
7000 COLISEUM WAY  
OAKLAND CA 94621  
January 17, 2025**

**9:00 A.M.**

**REMOTE ATTENDANCE**

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

You are invited to a Zoom webinar!

When: Jan 17, 2025 09:00 AM Pacific Time (US and Canada)

Topic: OACCA Board Meeting 1.17.25

Join from PC, Mac, iPad, or Android:

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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. Defeasance of Arena Lease Revenue Bonds**

**2. Food and Beverage Services**

**5b. General Manager Report**

**6. NEW BUSINESS**

**6a. RESOLUTION APPOINTING CHAIR AND VICE CHAIR OF BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2025**

**6b. RESOLUTION ADOPTING THE REGULAR MEETING CALENDAR OF THE BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2025**

**6c. RESOLUTION AUTHORIZING A REIMBURSEMENT OF A PORTION OF EXCESS OPERATION FUNDS FOR FISCAL YEAR 2023-2024 TO THE CITY OF OAKLAND AND THE COUNTY OF ALAMEDA FOR A PORTION OF THEIR SUBSIDY PAYMENT IN THE TOTAL AMOUNT OF \$5,220,000**

**7. CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL — INITIATION OF LITIGATION:**

Initiation of litigation pursuant to Government Code Section 54956.9(d)(2, 4)(one case)

**8. REPORT FROM COUNSEL ON CLOSED SESSION**

**9. ADJOURNMENT**



Oakland-Alameda County  
Coliseum Authority

Oakland-Alameda County Coliseum Authority  
December 20, 2024  
Special Board Meeting Minutes

**CALL TO ORDER**

Chair Kaplan called the meeting to order at 9:35 a.m.

**ROLL CALL**

Chair Kaplan	V.Chair Miley
Commissioner Beam	Commissioner Iglesias
Commissioner Haubert	Commissioner Thompson
Commissioner Jenkins (arrived 9:45 a.m.)	
Commissioner Vukasin	

Chair Kaplan, Chief Assistant County Counsel Andrea Weddle and OACCA Executive Director Henry Gardner congratulated Oakland City Attorney Jamilah Jefferson on her appointment to serve as a judge. Chair Kaplan welcomed Jordan Flanders Oakland City attorney to the OACCA staff.

**OPEN FORUM**

Zennie Abraham spoke giving an overview of the pros and cons of JPA history.

**APPROVAL OF MINUTES**

The minutes were submitted for November 4, 2024, and October 18, 2024, for approval. Commissioner Iglesias moved to approve, and V. Chair Miley seconded the motion. Roll Call: Commissioner Beam, Haubert, Vukasin, Iglesias, Thompson, Miley, and Kaplan approved. Motion was passed by seven votes.

**OPEN FORUM**

Zennie Abraham thanked Chair Kaplan for her dedication, support, and continuous hard work.

Chair Kaplan congratulated the OACCA Board and staff and AEG staff for the success and accomplishments of the year.

**REPORTS**

5a.

1. ED Henry Gardner summarized the negotiations of the Food and Beverage Concessionaire agreement for the stadium. ED Gardner stated that this agreement has been a challenge but anticipates a good conclusion. ED Gardner and consultant Chris Bigelow interviewed and

decided on one company. ED Gardner hopes to have finalized the agreement and report back by the next Board meeting.

2. ED Gardner reported on the process of the Arena Bonds Defeasance, which is at a standstill. City Attorney Joann Dunec will be working on continued issues and negotiations of the Bond Defeasance.

3. ED Gardner updated the Board on the Cricket Unicorns "San Francisco Unicorns" team. GM Nicole Strange led the Cricket negotiations.

4. ED Gardner reported on the successfully concluded agreement with the Roots Soccer team. Additionally reported there is no conflict of team scheduling between the Cricket and Roots games.

### Open Forum

Commissioners, Iglesias, and Beam further questioned the process of the Arena Defeasance Bonds. City Attorney JoAnne Dunec replied the attorneys are reassessing the agreement.

Zennie Abraham, asked for further clarification and explanation to the public on the Arena Bond Defeasance. Ed Gardner replied all comments are public records.

Ray Bobbitt spoke thanking the city and county for continuous support in Arena Bond Defeasance. Mr. Bobbitt stated he is committed 100% to absorb the cost associated with Bonds.

5b.

General Manager Nicole Strange thanked and congratulated Attorney Jamilah Jefferson for her assistance, hard work, and promotion. GM Strange updated the Board on upcoming Included in her report are the current negotiations with Cricket.

Ms. Strange outlined ASM's success in 2024 with events and community activities.

Commissioner Kaplan, Haubert, and Iglesias thanked the AEG team for their tremendous community support.

### Open Forum

Zennie Abraham said that the city of OAKLAND is First and number ONE!

### Closed Session

Board moved to Closed Session at 10:22 a.m.

### REPORT FROM CLOSED SESSIOM

The board voted 7-0, Commissioner Miley excused, to authorize and retain outside counsel for potential litigation

**ADJOURNMENT**

**Meeting adjourned at 11:22a.m.**

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**Erin Roseman/ Secretary**

January 17, 2025

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

**5.a**

**1. Defeasance of Arena Lease Revenue Bonds**

At the November 4, 2024 Board meeting, the City of Oakland requested the JPA to approve a resolution to take the initial steps to defease or redeem the outstanding Arena Lease Revenue Bonds, subject to certain due diligence and analysis. The approval is subject to Oakland Acquisition Company, LLC (OAC/AASEG) paying all costs and expenses associated with the transaction, and authorizing the Executive Director to engage Bond Counsel, Financial Advisor (Municipal Advisor) and other consultants and return to the Board with its review, analysis and recommendation for approval of the defeasance.

My report on this item provided a brief background on the two (2) lease revenue bonds outstanding: (1) the Stadium bonds issued in 1995 with an outstanding balance of approximately \$2.8 million expiring on February 1, 2025, and (2) the Arena bonds issued in 1996 with an outstanding balance of approximately \$8 million expiring on February 1, 2026.

The Oakland Acquisition Company, the pending purchaser of the City's fifty percent (50%) interest in the Coliseum Complex and Coliseum Way Partners (A's) purchase of the County's fifty percent (50%) interest, when consummated, will result in a single purchaser, expediting the time table to start the development of the site. OAC wants to remove the bond encumbrances from the property before the normal maturity of February 1, 2026, and hence their request for the defeasance, which they requested be accomplished by February 1, 2025.

The Chair addressed the City's request at the November meeting and urged the Board to adopt the resolution with the clear and repeated condition that OAC would cover all the costs of the defeasance; there was no ambiguity about this condition. Given the urgency expressed by the Chair and OAC's representatives confirming the condition, the resolution passed unanimously.

Given the expressed urgency to defease the bonds by February 1, 2025, and with Thanksgiving and Christmas soon occurring, the difficulty of accomplishing this during which many people are not available, I immediately engaged Orrick as Bond Counsel and KNN as Municipal Advisor. Both firms worked on the refunding of the Stadium bonds in 2021 and both have worked on transactions for the City and the County. They are excellent firms and are known to all of us. They immediately began work on the review of the indenture, reviewed JPA internal documents, provided preliminary estimates of the amount of the defeasance, outside agency costs, time

frames for certain actions and are in the course of reviewing documents to ensure there are no adverse consequences to the JPA for the defeasance.

We requested OAC to provide a letter verifying that they were indeed covering all the costs of the defeasance and we have also required them to deposit with the Authority the estimated costs for all consultants and agencies, estimated at approximately \$100,000. These costs are for Bond Counsel, Municipal Advisor, Escrow Agent, Verification Agent, ancillary costs and contingency. We have not requested, nor are we requesting, they pay for any of our staff costs, which to date are mounting, given the excessive back and forth with several drafts and time spent discussing the matter and our internal reviews of the documents. Because the costs are estimates, we have also allowed that any funds not used will be returned. To date we have not received the signed agreement or the deposit. Accordingly, I have instructed Bond Counsel and Municipal Advisor to do no further work on this transaction. The reviews were ongoing when I instructed them to cease work. We have incurred a little under \$25,000 for work done so far. To ensure the JPA does not pay any of these costs, I have instructed the JPA Treasurer to deduct \$25,000 from the City's \$2.6 million surplus from Fiscal Year 2023-2024.

## **2. Food and Beverage Services**

We are still in negotiations with the finalist for Food and Beverage services in the Stadium. This has proven more complicated than anticipated. Lots of constraints are inevitable because of the one year agreement and the uncertainty regarding the number of events, attendance, union issues, and purchasing patterns of the patrons. There is no history in the Stadium of any of the expected events. The respondents have all been risk averse and so are we. My intent is to limit as much as possible our exposure to potential losses. We are also running out of time. We need to finalize the agreement and have the operator up and running in February to accommodate our first event. We must also have the operator ready to serve in March to accommodate the first soccer games. I remain confident we can meet that date. We will also need an operator for the expected cricket games in June and any concerts. At this point as they say, we are haggling over the price.

Respectfully submitted,

Henry L. Gardner  
Executive Director

ASM Global Oakland  
General Manager's Board Report  
January 17, 2025

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Event Activity

Added Events:

- Harlem Globetrotters – (January 17, 2025)
- aespa – (January 30, 2025)
- NBA All-Star Celebrity Game – (February 14, 2025)
- NBA All-Star Practice – (February 15, 2025)
- HBCU Classic – (February 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)
- Oakland Roots (17) Regular Season Home Games (March 22 – October 25, 2025)  
(stadium)



**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

**RESOLUTION NO. 2025-01**

**RESOLUTION APPOINTING CHAIR AND VICE CHAIR OF  
BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2025**

**WHEREAS**, the Amended and Restated Joint Exercise of Powers Agreement dated December 16, 1996 ("JPA Agreement") between the City of Oakland ("City") and the County of Alameda ("County") established the Oakland-Alameda County Coliseum Authority ("Authority") whose powers are exercised by a Board of Commissioners ("Board") appointed by the City and the County; and

**WHEREAS**, Section 4D(1) of the JPA Agreement requires that a Chair and a Vice-Chair of the Board be appointed from amongst the Commissioners; and

**NOW THEREFORE BE IT RESOLVED** that the Board does hereby appoint Commissioner \_\_\_\_\_ as the Chair of the Board for Calendar Year 2025; and

**BE IT FURTHER RESOLVED** that the Board does hereby appoint Commissioner \_\_\_\_\_ as the Vice Chair of the Board for Calendar Year 2025; and

**BE IT FURTHER RESOLVED** that the Chair and Vice Chair shall perform such duties as set forth in Section 4D and as otherwise consistent with the JPA Agreement.

**PASSED AND ADOPTED** by the governing board of the Oakland-Alameda County Coliseum Authority, this 17th day of January 2025, by the following vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
REBECCA KAPLAN, CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

**RESOLUTION NO. 2025-02**

**RESOLUTION ADOPTING THE REGULAR MEETING CALENDAR OF THE BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2025**

**WHEREAS**, the Amended and Restated Joint Exercise of Powers Agreement dated December 16, 1996 (“JPA Agreement”) between the City of Oakland (“City”) and the County of Alameda (“County”) established the Oakland-Alameda County Coliseum Authority (“Authority”) whose powers are exercised by a Board of Commissioners (“Board”) appointed by the City and the County; and

**WHEREAS**, Section 4C(1) of the JPA Agreement provides that the Board may, by resolution, provide for the holding of regular meetings and that any such resolution shall also note the date, hour and place of such regular meetings; and

**NOW THEREFORE BE IT RESOLVED** that the Board does hereby adopt the calendar of regularly scheduled meetings of the Authority’s Board for calendar year 2025 at 9:00 a.m. on the dates shown on Exhibit A attached hereto and made a part hereof (“2025 Calendar”); and

**BE IT FURTHER RESOLVED** that the Board shall have the authority to hold a special meeting not shown on the 2025 Calendar at any time the Board deems necessary, subject to compliance with the noticing requirements of the Ralph M. Brown Act; and

**BE IT FURTHER RESOLVED** that all meetings of the Board shall be conducted electronically at the date and hour posted on the meeting agenda, subject to compliance with AB 361, or until the Board elects to resume in-person meetings, at which time the Authority shall provide notice to the public of the location of the scheduled meetings.

**PASSED AND ADOPTED** by the governing Board of the Oakland-Alameda County Coliseum Authority, this 17th day of January 2025, by the following vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
REBECCA KAPLAN, CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

# **OACCA Board Meeting Schedule 2025**

**9:00 a.m.**

**January 17, 2025**

**February 21, 2025**

**March 21, 2025**

**April 18, 2025**

**May 16, 2025**

**June 20, 2025**

**July 18, 2025**

**August 15, 2025**

**September 19, 2025**

**October 17, 2025**

**November 21, 2025**

**December 21, 2025**

**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY  
RESOLUTION NO. 2025-03**

**RESOLUTION AUTHORIZING A REIMBURSEMENT OF A PORTION OF EXCESS OPERATION FUNDS FOR FISCAL YEAR 2023-2024 TO THE CITY OF OAKLAND AND THE COUNTY OF ALAMEDA FOR A PORTION OF THEIR SUBSIDY PAYMENT IN THE TOTAL AMOUNT OF \$5,220,000**

**WHEREAS**, the Amended and Restated Joint Exercise of Powers Agreement ("JPA Agreement") between the City of Oakland ("City") and the County of Alameda ("County") established the Oakland-Alameda County Coliseum Authority ("Authority") whose powers are exercised by a board of Commissioners ("Board") appointed by the City and the County; and

**WHEREAS**, the Auditor and Executive Director of the Authority have reviewed the audited financials of the Authority and have concluded that there were excess operational funds in Fiscal Year 2023-2024 sufficient to support a partial reimbursement to the City and County of their annual subsidy payment for Fiscal Year 2024-2025; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Authority Board does hereby approve a reimbursement of a portion of the surplus from Fiscal Year 2024-2025 to the City in the amount of \$2,610,000 and to the County in the amount of \$2,610,000, for a total of \$5,220,000, and

**BE IT FURTHER RESOLVED** that the Authority's Executive Director and Auditor are hereby directed to take the necessary actions to effect the reimbursement.

**PASSED AND ADOPTED** by the governing board of the Oakland-Alameda County Coliseum Authority, this 17th day of January 2025, by the following vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
\_\_\_\_\_, CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY