



Oakland-Alameda County
Coliseum Authority

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

**NOTICE AND AGENDA
BOARD OF COMMISSIONERS
OAKLAND ARENA PLAZA CLUB
7000 COLISEUM WAY
OAKLAND CA 94621
June 14, 2024**

9:00 a.m.

Hi there,

You are invited to a Zoom webinar.

When: Jun 14, 2024 **09:00 AM** Pacific Time (US and Canada)

Topic: OACCA Special Board Meeting 6.14.24

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89861689979?pwd=8qMEELEhsOzGyJHG7Sm9wXu9wbFGxq.0OurpWEfVWUfmQTK>

Passcode: 845128

Or One tap mobile :

+16699006833,,89861689979#,,,,*845128# US (San Jose)+16694449171,,89861689979#,,,,*845128# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 900 6833 US (San Jose)+1 669 444 9171 US

+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)

+1 719 359 4580 US+1 253 205 0468 US

+1 386 347 5053 US+1 507 473 4847 US

+1 564 217 2000 US+1 646 931 3860 US

+1 689 278 1000 US+1 929 205 6099 US (New York)

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REMOTE ATTENDANCE

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

1. CALL TO ORDER
2. ROLL CALL
3. OPEN FORUM
4. APPROVAL OF MINUTES
5. REPORTS
 - 5a. Executive Director Report
 1. Budget FY 2024-2025
 2. Status of Negotiations with Roots
 3. Empower Retirement Plan

 - 5b. General Manager Report
6. NEW BUSINESS
RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2024-2025 FOR THE OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
7. DISCUSSION
 1. AEG Agreement Extension
 2. OACCA Board Meeting Start Time
8. ADJOURNMENT



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
May 17, 2024
Meeting Minutes

CALL TO ORDER

Chair Kaplan called the meeting to order at 9:10 a.m.

ROLL CALL

Chair Kaplan
Commissioner Haubert (remote)
Commissioner Thompson
Commissioner Jenkins

V.Chair Miley
Commissioner Iglesias
Commissioner Beam (9:11)

The meeting was taken out of agenda order.

REPORTS

2.The Executive Director gave an update and summary of the demanding efforts it took to finalize the Roots agreement. A major concern was the insulation and upkeep of the field and other operational issues.

OPEN FORUM

Commissioners Bean discussed the transition and conversion of the field

PRESENTATION

County Auditor Controller Melissa Wilk introduced Annie Louie from MGO. Ms. Louie gave the presentation and overview of the outside audit report. The summary concluded there are no reportable problems.

OPEN FORUM

Zennie Abraham asks the audit report include trends from prior performance and potential goals

APPROVAL OF MINUTES

The meeting minutes for March 8, and 15, 2024 were submitted for approval. Commissioner Iglesias moved to approve, and Commissioner Jenkins seconded the motion. Roll Call: Beam, Iglesias, Thompson, Jenkins, Miley, and Kaplan approved. The motion was approved by six aye votes.

REPORTS

5a.

1, Executive Director summarized the actual vs the budgeted financial statements. Capital Projects include repairs and upgrades to the Arena and Stadium.

5b.

General Manager Nicole Strange reviewed the upcoming events.

ADJOURNEMENT

The meeting was adjourned at 10:15 a.m.

Erin Roseman / Secretary

June 14, 2024

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

5.1 Budget FY 2024-25

2. Status of Negotiations with Roots

We are concluding our negotiations with Roots/Soul for the Special Events License Agreement and a Right of Entry Agreement. We have had multiple meetings over the last three months following the JPA authorization for the Executive Director to finalize the agreement subject to JPA approval as to form.

Roots requested a number of conditions that required substantial revisions to the standard form. To accommodate these requests, and to stay within the parameters of a special event license, resulted in multiple meetings and several drafts that far exceeded the time we estimated to get to a final draft. From my standpoint, there is only one outstanding issue: identifying a concessionaire for the Stadium. It will take several months to do that. The agreement will have to be finalized with the understanding that if we are not successful, the backup plan will be food trucks. We are soliciting proposals from both of the current concessionaires at the complex and will be considering others that may be interested.

Separately, we have prepared a draft Right of Entry Agreement to allow Roots to install the soccer field. We expect to finalize that agreement soon. This will allow Roots to start work around the first of December, allowing sufficient time for the grass to grow and be mature and ready for play well in advance of the start of their season in March 2025.

3. Empower Retirement Plan

Staff is preparing to interview consultants to advise on selling the retirement plan to a qualified insurance carrier. There are approximately 45 individuals left in the plan. Under the original contract entered into by Oakland-Alameda County Coliseum, Inc., the JPA has inherited the responsibility for the funding and administration of the plan. This includes maintaining information on the participants' current addresses, processing their requests for withdrawal of funds, beneficiary designations, etc. Once the JPA assumed responsibility for the administration, we never had complete information on the plan participants. At a very basic level, Empower does not have current addresses for all of the participants or updated beneficiaries with their current addresses. Empower and its predecessor, Prudential, have not sent annual statements to the plan participants. Had they done so, the records of addresses, beneficiaries, would be up to date. We are still trying to figure out why that did not happen.

Based on the last actuarial valuation, the plan will be funded at the required level by the end of next year. Given the likelihood that the JPA will cease to exist in the next couple of years and that the fund may require additional unknown funding levels in the future, staff is beginning to interview consultants to assist in the evaluation of soliciting bids to purchase the plan by a qualified insurance company, assume all responsibilities for the funding and the administration, and relieve the JPA of all future obligations. Once we have identified a consultant to assist in this effort, we will notify the Board of the appropriate next steps.

Respectfully submitted,

Henry L. Gardner

ASM Global Oakland
General Manager's Board Report
June 14, 2024

Event Activity

Added Events:

- P1Harmony – (June 14, 2024)
- BIG3 – (June 15, 2024)
- Badshah – (June 16, 2024)
- Shreya Ghoshal – (June 22, 2024)
- Satinder Sartaaaj – (June 29, 2024)
- Missy Elliott – (July 9, 2024)
- A Day to Remember – (July 12, 2024)
- ATEEZ – (July 17, 2024)
- Aventura – (July 23, 2024)
- IU – (July 30, 2024)
- Chris Brown – (July 31, 2024)
- Monster Jam – (August 3 + 4, 2024)
- Don Omar – (August 7, 2024)
- **KMEL Summer Jam 2024 – (August 10, 2024)**
- Phil Wickham & Brandon Lake – (August 23, 2024)
- Twenty-One Pilots – (August 24, 2024)
- Ringling Bros – (August 30 - September 1, 2024)
- Future & Metro Boomin – (September 4, 2024)
- NCT Dream – September 14, 2024
- Usher – (September 28 + 29, 2024)
- Hans Zimmer – (October 3, 2024)
- Rahat Fateh Ali Khan – (October 4, 2024)
- Cigarettes After Sex – (October 5, 2024)
- Grupo Firme – (October 13, 2024)
- **Disney on Ice - (October 17-20, 2024)**
- Maxwell – (October 25, 2024)
- Ana Gabriel – (October 26, 2024)
- **Kirk Franklin Reunion Tour - (November 1, 2024)**
- Banda MS – (November 2, 2024)
- TOBYMAC – (November 23, 2024)
- Marca MP – (November 30, 2024)
- Martin Lawrence – December 7, 2024
- NBA All Star Events – (Feb. 2025)

Postponed Events (new date):

- 85 South – (June 23, 2024)

June 14,2024

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

Submitted herewith is the proposed budget for Fiscal Year 2024-2025. The total revenues of \$41,397,000 is equal to the estimated expenses of \$41,397,000, and the budget is balanced as proposed. We recommend adoption of the budget.

REVENUES

Revenues are projected to be \$632,000 less than the FY2023-24 budget. The decline in revenues is due primarily in the \$1,250,000 annual payment from the A's. Since they did not extend their lease, that revenue is no longer available. The reduction in the City and County contributions is offset by the Fund Balance

EXPENSES

Total operating expenses are \$3,168,000 higher than last year. This is due mainly as a result of higher operating costs for the Stadium. Several of the operating costs that have previously been covered by the A's, since they were the permanent tenants and had over ninety percent (90%) of the events, will now shift to the JPA, and will continue to be a cost burden as long as the Stadium is operating. Stadium events next year are not projected to cover these costs.

Administrative expenses are higher as we have budgeted for unanticipated miscellaneous expenditures. Over half of the administrative expenses are payments to Empower Retirement Plan, \$485,000. There are no changes in the budget for legal expenses and a slight increase for auditing expenses. The increase in Management fees are expected as a result of increases in booking events. This is good news because when the books are closed, if the trend continues, we should end the year with a surplus.

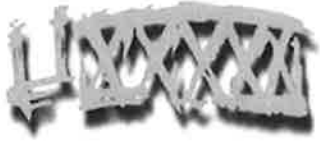
The Capital Outlay expenses are projected to increase by more than \$4,000,000. The increase represents several major capital projects that are first safety related and second functionally required to keep the facilities operating. The Arena roof and a couple of elevator replacements are in these costs. With respect to the Stadium, we are only proposing to undertake capital improvements that are either safety related or do not have a useful life in excess of five (5) years. It is not prudent to make long-term improvements in a facility that is almost certain to be demolished.

The Debt Service payments are pretty much fixed and will come in close to the budgeted amounts. In the attachment you will see the debt service schedule. The Stadium bonds will be paid off in February 2025 and Arena bonds in February 2026.

As with every budget, the revenues and expenses are our best analysis and prediction of how these various categories are likely to perform. We are confident that the revenues will cover the expenses.

Respectfully submitted,

Henry L. Gardner



OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
2024-25 Budget

	<u>Stadium</u>	<u>Arena</u>	<u>Total</u>	<u>2023-24 Budget</u>
REVENUES:				
Interest	\$ 800,000	\$ 800,000	\$ 1,600,000	\$ 447,000
Warriors Debt Service	-	10,691,000	10,691,000	10,261,000
Athletics Rent	-	-	-	1,250,000
Advertising	500,000	500,000	1,000,000	1,000,000
Cell Tower Leases	140,000	104,000	244,000	239,000
Facility Fees	1,045,000	2,277,000	3,322,000	2,990,000
Fund Balance	4,390,000	5,150,000	9,540,000	5,842,000
City/County Contributions	14,549,000	451,000	15,000,000	20,000,000
Total Revenues	21,424,000	19,973,000	41,397,000	42,029,000
EXPENSES:				
Administration	473,000	473,000	946,000	910,000
Legal	75,000	75,000	150,000	150,000
Audit Fees	30,000	30,000	60,000	56,000
Coliseum Operations	13,283,000	-	13,283,000	10,422,000
Management Fees	305,000	1,832,000	2,137,000	1,870,000
Total Operating Expenses	14,166,000	2,410,000	16,576,000	13,408,000
Capital Outlay	4,818,000	6,872,000	11,690,000	7,255,000
Debt Service				
Principal	2,357,000	10,000,000	12,357,000	20,115,000
Interest	33,000	560,000	593,000	1,070,000
Other	50,000	131,000	181,000	181,000
Total Debt Service	2,440,000	10,691,000	13,131,000	21,366,000
Total Expenses	\$ 21,424,000	\$ 19,973,000	\$ 41,397,000	\$ 42,029,000

REVENUE BUDGET 2024-25

REVENUES	22-23	23-24	23-24	24-25	\$ Change	% Change
	Audited	Budget	Projected	Budget	23-24 Projected	23-24 Projected
					vs 24-25 Budget	vs 24-25 Budget
City Parking Taxes*	\$ 925,334	\$ -	\$ -	\$ -	\$ -	n/a
Interest	939,217	447,000	1,445,000	1,600,000	155,000	11%
Warriors Debt Service	9,966,877	10,261,000	10,261,000	10,691,000	430,000	4%
Athletics Rent	1,625,000	1,250,000	1,250,000	-	(1,250,000)	-100%
Advertising	994,979	1,000,000	996,094	1,000,000	3,906	0%
Cell Tower Leases	961,649	239,000	240,203	244,000	3,797	2%
Facility Fees						
Arena	2,915,486	2,690,000	2,690,000	2,277,000	(413,000)	-15%
Stadium	1,525,407	300,000	300,000	1,045,000	745,000	248%
Naming Rights Stadium	962,500	-	275,000	-	(275,000)	-100%
Fund Balance	-	5,842,000	-	9,540,000	9,540,000	n/a
City/County Contributions	20,000,000	20,000,000	10,000,000	15,000,000	5,000,000	50%
Miscellaneous	14,506	-	10,000	-	(10,000)	-100%
Grand Total	\$ 40,830,955	\$ 42,029,000	\$ 27,467,297	\$ 41,397,000	\$ 13,929,703	51%

*The City of Oakland transmits parking taxes to OACCA. OACCA does not budget for parking taxes and records them when earned.

EXPENSE BUDGET 2024-25

EXPENSES	22-23	23-24	23-24	24-25	\$ Change	% Change
	Audited	Budget	Projected	Budget	23-24 Projected vs 24-25 Budget	23-24 Projected vs 24-25 Budget
Administration	\$ 912,275	\$ 910,000	\$ 865,000	\$ 946,000	\$ 81,000	9%
Legal	-	150,000	-	150,000	150,000	n/a
Audit Fees	64,502	56,000	56,000	60,000	4,000	7%
Coliseum Operations	645,349	10,422,000	10,422,000	13,283,000	2,861,000	27%
Management Fees	2,720,261	1,870,000	2,637,611	2,137,000	(500,611)	-19%
Capital Outlay						
Stadium	2,340,797	2,671,000	1,861,000	4,818,000	2,957,000	159%
Arena	2,540,078	4,584,000	2,184,000	6,872,000	4,688,000	215%
Debt service						
Stadium	11,051,475	11,105,000	11,105,000	2,440,000	(8,665,000)	-78%
Arena	9,968,875	10,261,000	10,261,000	10,691,000	430,000	4%
Grand Total	\$ 30,243,612	\$ 42,029,000	\$ 39,391,611	\$ 41,397,000	\$ 2,005,389	5%

Arena Debt Service Schedule

Periods Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
						\$ 14,885,000
8/1/2024			274,794	274,794		
2/1/2025	10,000,000	3.643%	274,794	10,274,794	10,549,588	4,885,000
8/1/2025			92,644	92,644		
2/1/2026	4,885,000	3.793%	92,644	4,977,644	5,070,288	-
Total	\$ 14,885,000		\$ 734,876	\$ 15,619,876	\$ 15,619,876	\$ -

Stadium Debt Service Schedule

Periods Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
						\$ 2,357,000
8/1/2024			16,145	16,145		
2/1/2025	2,357,000	1.370%	16,145	2,373,145	2,389,290	
Total	\$ 2,357,000		\$ 32,290	\$ 2,389,290	\$ 2,389,290	\$ -

AEG Capital	Arena	Stadium	Total
Stadium	\$ -	\$ 2,793,000	\$ 2,793,000
Arena	4,847,000	-	4,847,000
Both	2,025,000	2,025,000	4,050,000
Grand Total	\$ 6,872,000	\$ 4,818,000	\$ 11,690,000

Administration		
	Executive Director	\$ 210,000
	Executive Assistant	165,000
	OACCI Retirement Plan	485,000
	Other Administrative Expenses	86,000
	Total	\$ 946,000

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY

RESOLUTION NO. 2024-2

**RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2024-2025 FOR THE
OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

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;

WHEREAS, the Auditor and Executive Director of the Authority have prepared a draft budget for Fiscal Year 2024-2025, attached hereto (“Budget”);

WHEREAS, the Budget includes input from relevant City and County staff as well as ASM Global (“ASM”), the Authority’s event operator for the Coliseum Complex;

WHEREAS, the Authority Board has carefully considered the Budget; and

NOW, THEREFORE, BE IT RESOLVED that the Authority Board does hereby approve the Budget; and

BE IT FURTHER RESOLVED that the Authority’s Executive Director is hereby directed to return, periodically, to the Authority Board with an update on the Budget, including with analysis related to any additional cost savings that may be achieved for other overhead expenses during this time of crisis; and

BE IT FURTHER RESOLVED that the Authority’s Executive Director is hereby authorized to take such actions necessary to implement the Budget, including coordination with ASM to appropriately allocate resources to maintain and secure the Coliseum Complex.

PASSED AND ADOPTED by the governing board of the Oakland-Alameda County Coliseum Authority, this 14th day of June 2024, by the following vote:

Ayes:
Noes:
Absent:

REBECCA KAPLAN, CHAIR

ATTEST:

SECRETARY