



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
September 20, 2024
9:00 a.m.**

REMOTE ATTENDANCE

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

**Commissioner John Beam
Laney College
900 Fallon Street, Field House Rm203
Oakland, CA 94607**

You are invited to a Zoom webinar.

When: Sep 20, 2024 09:00 AM Pacific Time (US and Canada)

Topic: OACCA Board Meeting 9.20.24

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87275400887?pwd=7tPr2w0igmEIL77QO3KfJZ5WEIsulA.g3RMAVenyHFJm6Uq>

Passcode: 416284

Or One tap mobile :

+16699006833,,87275400887#,,,,*416284# US (San Jose)

+16694449171,,87275400887#,,,,*416284# US

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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)

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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. Roots Agreement
 2. Food and Beverage Concessionaire
 - 5b. General Manager Report
6. **NEW BUSINESS**
**RESOLUTION AMENDING THE ADOPTED REGULAR
MEETING CALENDAR OF THE BOARD OF COMMISSIONERS
FOR CALENDAR YEAR 2024**
7. **DISCUSSION**
Wind Down Issues Relating to Dissolution of JPA
8. **ADJOURNMENT**



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
July 19, 2024
Special Board Meeting Minutes

Agenda taken out of order:

5b, General Manager Nicole Strange outlined the upcoming events. Nicole reported on Coliseum Community events past and upcoming, Safe Kids Day, Homeless Resources, Job Fair, and back to School Fair.

Discussion: Chair Kaplan reported and gave data on the success of the Coliseum Vaccination Project in 2021

CALL TO ORDER

Chair Kaplan called the meeting to order at 9:21

ROLL CALL

**Chair Kaplan
Commissioner Vukasin
Commissioner Beam**

**V.Chair Miley
Commissioner Iglesias**

NEW BUSINESS

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY AND HENRY L. GARDNER, EXTENDING THE TERM FOR UP TO ONE YEAR, WITH NO CHANGE TO THE ANNUAL COMPENSATION OF \$202,265.00, WITH A \$313.50 MONTHLY AUTOMOBILE ALLOWANCE was submitted for approval. Commissioner Iglesias moved to approve, and Commissioner Kaplan seconded the motion. Roll Call Commissioners: Beam, Iglesias, Vukasin, Miley, and Kapan approved. The resolution was approved by 5 aye votes

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY TO NEGOTIATE AND EXECUTE WRITTEN CONTRACTS FOR SUPPLIES AND SERVICES WITH A NOT TO EXCEED VALUE OF \$25,000 was submitted for approval. Commissioner Vukasin moved to approve, and Commissioner Miley seconded the motion.

Roll Call Commissioners: Beam, Iglesias, Vukasin, Miley, and Kapan approved. The resolution was approved by 5 aye votes

APPROVAL OF MINUTES

The minutes for June 14, 2024, were submitted for approval.

Commissioner Iglesias moved to approve, and Commissioner Miley seconded the motion
Roll Call Commissioners: Beam, Iglesias, Vukasin, Miley, and Kapan approved. The motion passed with 5 ayes.

REPORTS

5a.

Executive Director, Henry Gardner updated the Board on the ongoing pros and cons regarding the Roots agreement negotiations 4.Executive Director, Henry Gardner discussed the negotiations of the Food and Beverage service agreement. Bigelow will assist with negotiations. 2. Wind Down Executive Director discussed the terms of the Bonds associated with the Stadium and Arena. The JPA as a board will dissolve once the Bonds are paid. There will still be responsibility of the JPA. The retirement plan is a concern. The plan will still exist after the board dissolves. The board agreed on August recess. The next meeting will be September 20, 2024

OPEN Forum; Linsay Barenz spoke from Roots and Soul thanking the board for their support

ADJOURNMENT meeting adjourned at 10:10 a.m.

September 20, 2024

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

5.a

1. Roots Agreement

After nearly a year of meetings with Roots and understanding their needs and requirements and then negotiating an agreement that accommodates their needs and requirements for a professional soccer league season, the agreement was executed the third week of August. This proved to be far more challenging than we anticipated. We had two goals: (1) Negotiate an agreement that would provide for continuing use of the Stadium once the A's leave that could attract several thousands of patrons and maintain the vibrancy developed over the decades; and (2) protect the Authority against potential financial losses. While there are no guarantees, we believe the agreement accomplishes those goals.

The fundamental conditions of the agreement are the events may not exceed one year, there may not be more than sixty (60) events, and there may not be more than fifteen (15) consecutive events. The agreement is consistent with those conditions.

The most important requirement Roots has is it must have a soccer field that meets United Soccer League (USL) standards. The very detailed and precise specifications led us to conclude that the installation of the field should be done by Roots, placing the burden on them to ensure the USL standards are met. This resulted in a separate agreement, the Right of Entry Agreement. The agreement allows Roots to start the installation of the field in late October, the end of the baseball season.

The main agreement contemplates a minimum of 34 games and up to 50 games. We were informed in the last two weeks that the Soul games will not be played at the Stadium due to scheduling issues and, therefore, there will only be 17 games and perhaps up to 22 games, about half of the number we used in our modeling to determine the profitability of the proposal. This reduction in the number of games will require a new analysis of the financial model to show the reduction in games will not materially alter our projections regarding potential losses to the Authority. The reduced number of games will also result in a shortened season from 12 months to about 8 months.

2. Food and Beverage Concessionaire

With the A's leaving at the end of the baseball season, there is no concessionaire in place to provide F&B service after December 31, 2024. Aramark currently holds the contract and is willing to provide service until the end of the year.

Under the agreement with Roots, we have agreed to identify a qualified F&B provider by November 1, 2024. If unsuccessful, Roots will have the opportunity to identify a qualified concessionaire by January 1, 2025. Should that fail, we have agreed to mutually develop a plan that will provide F&B outside of the Stadium.

There are several challenges securing an F&B provider. The only on-going events we have lined up are 17 to 22 soccer games, not 34 to 50. Instead of a full year of soccer games, we now have approximately 8 months. There is no history of major league soccer in the Stadium; what we have are estimates that may be over stated or under stated, leaving a lot of room for major guess work. There may be no takers on a commission basis.

We have engaged a well known consultant with a lot of experience with our Arena and Stadium F&B contracts to assist us in developing a Request for Qualifications (RFQ) from prospective concessionaires. We are in the process of identifying what kitchen equipment, Point of Sale system, and small wares belong to whom: Aramark, the A's, the Authority, and then deciding who wants what? All of this will be important to know and provide to the responders to the RFQ. If any of the major equipment is removed and has to be replaced, those costs will have to be factored in to determine the financial feasibility of providing in-service F&B. If we have one or two major concerts that would help; however, we have none booked for 2025.

All of this is further complicated by union agreements. The current union agreement expires November 2024. A future F&B provider will probably have to negotiate an agreement with the union.

All of the parties have set deadlines that will have to be met in order to have an F&B provider by March 1, 2025, or F&B service will not be available inside the Stadium and a suitable alternative will be required.

Respectfully submitted,

Henry L. Gardner
Executive Director

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

Event Activity

Added Events:

- Usher – (September 28 + 29, 2024)
- Hans Zimmer – (October 3 + 9, 2024)
- Rahat Fateh Ali Khan – (October 4, 2024)
- Cigarettes After Sex – (October 5, 2024)
- Maverick City Music – (October 10, 2024)
- Grupo Firme – (October 13, 2024)
- Disney on Ice - (October 17-20, 2024)
- **Rod Wave – (October 21, 2024)**
- Maxwell – (October 25, 2024)
- Ana Gabriel – (October 26, 2024)
- **Reggie Jackson Softball Classic – (October 27, 2024) (stadium)**
- Kirk Franklin Reunion Tour - (November 1, 2024)
- Banda MS – (November 2, 2024)
- **Seventeen – (November 5 + 6, 2024)**
- **Hip-Hop 101 – New York to the Bay (November 9, 2024)**
- TOBYMAC – (November 23, 2024)
- Marca MP – (November 30, 2024)
- Martin Lawrence – December 7, 2024
- NBA All Star Events – (Feb. 2025)
- **Monster Jam – (March 15-16, 2025)**

Canceled Events (originally scheduled date):

- **Badshah – (June 16, 2024)**

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY

RESOLUTION NO. 2024-5

RESOLUTION AMENDING THE ADOPTED REGULAR MEETING CALENDAR OF THE BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2024

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

WHEREAS, on December 15, 2023 the Board adopted the calendar of regularly scheduled meetings for calendar year 2024 (“2024 Calendar”) including the date, hour and place of regular meetings; and

WHEREAS, the Board desires to amend the 2024 Calendar to change the meeting hour from 8:30 a.m. to 9:00 a.m.;

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby amend the adopted calendar of regularly scheduled meetings of the Authority’s Board for calendar year 2024, to change the meeting hour from 8:30 a.m. to 9:00 a.m., as shown on Exhibit A attached hereto and made a part hereof (“Amended 2024 Calendar”); and

PASSED AND ADOPTED by the governing Board of the Oakland-Alameda County Coliseum Authority, this 20 day of September 2024, by the following vote:

Ayes:

Noes:

Absent:

REBECCA KAPLAN, CHAIR

ATTEST:

SECRETARY

OACCA MEETING SCHEDULE 2024

January 19, 2024

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

December 20, 2024