



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  
October 18, 2024**

**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: Oct 18, 2024 09:00 AM Pacific Time (US and Canada)

Topic: OACCA Board Meeting 10.18.24

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87850746737?pwd=z-yNRowmnUA9pszh8PmTcYcKdZILtg.hHgu1-xzjAPAcWJP>

Passcode: 680679

Or One tap mobile :

+16699006833,,87850746737#,,,,\*680679# US (San Jose)

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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+1 719 359 4580 US

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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. Status Update on Food and Beverage Concessionaire for Stadium
2. Cricket Anyone

5b. General Manager Report

6. **DISCUSSION**

Wind Down Issues- Presentation and Discussion

7. **ADJOURNMENT**



Oakland-Alameda County  
Coliseum Authority

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

### **CALL TO ORDER**

**Chair Kaplan called the meeting to order at 9:11a.m.**

### **ROLL CALL**

**Chair Kaplan**

**Commissioner Haubert (remote)**

**Commissioner Vukasin**

**Commissioner Jenkins**

**V.Chair Miley**

**Commissioner Iglesias**

**Commissioner Beam**

**Commissioner Thompson**

### **APPROVAL OF MINUTES**

**The minutes for July 17, 2024, were submitted for approval.**

**Commissioner Jenkins moved to approve, and Commissioner Vukasin seconded the motion Roll Call: Commissioners: Beam, Haubert, Jenkins, Iglesias, Miley, Thompson, Vukasin, and Kaplan approved. The motion passed with 8 aye votes.**

### **REPORTS**

**5a.**

- 1. Executive Director Henry Gardner reviewed his ED report which summarized the Roots terms and negotiations/agreement.**

#### **Open Forum**

**Commissioner Jenkins questioned if the final agreement could be reviewed and questioned.**

- 2. The Food and Beverage Agreement challenges was identified and discussed and summarized by ED Gardner. Chair Kaplan explained that social media help prevent the fans from vandalizing the stadium at the A's last game day. Media informed the fans the stadium will still host sports and concert events.**

**Chair Kaplan congratulated Commissioner Vukasin's business "Peerless Coffee" for doing business for 100 years in Oakland**

**5b.**

**General Manager Nicole Strange reviewed the upcoming events and activities. GM Strange also communicated to the Board about the canceled Coliseum events. GM Strange highlighted the events and projects of AEG Oakland Community Foundation. The events included Lincoln Square Recreation**

**Community Foundation. The events included Lincoln Square Recreation Center, Scholarship College Tuition Assistance program, Back to School Supplies, Shoe giveaway and Health Service and a reusable cup program.**

**Commissioner Kaplan and Jenkins acknowledged and congratulated GM Strange and her team for good community and promotional efforts at the Coliseum**

**Commissioner Kaplan stated the revenue from the Coliseum helped the Oakland 911 Call Center**

#### **Open Forum**

**Zennie Abraham suggested more marketing and promotion of the coliseum and their business partners should be on their website. GM Strange stated Roots schedule will be posted on the website. Mr. Abraham suggested the necessity of a Sports Commission to assist in the Cocessionare process.**

**6.**

#### **NEW BUSINESS**

**RESOLUTION AMENDING THE ADOPTED REGULAR MEETING CALENDAR OF THE BOARD OF COMMISSIONERS FOR CALENDAR YEAR 2024 was submitted for approval.**

**Commissioner Jenkins moved to approve, and Commissioner Iglesias seconded the motion. Roll Call: Commissioners: Beam, Iglesias, Vukasin, Haubert, Jenkins, Thompson, Miley, and Kapan approved. The resolution was approved by 8 aye votes**

**7.**

#### **Wind Down DISCUSSIONS**

**Chair Kaplan stated that the wind down of the JPA is not triggered by the outstanding Bond pay off. For this discussion it is the sale of property to non-government agencies. Responsibilities of the JPA includes an existing pension plan.**

**ED, Gardner explained to the Board the issues and items of how the sale of the Coliseum will impact the JPA/OACCA Board of Commissions. The impacting categories include: financial responsibilities, sponsorship, union, and service agreements. Legal matters, lawsuits, and claims. Administrative issues, retention of documents and state filings. ED Gardner elaborated and explained in detail the disassembling of JPA by definition and in organization arrangement. ED Gardner will provide more details in a power point presentation at the next scheduled October 18<sup>th</sup> Board meeting.**

**Commissioner Iglesias asked if his seat on the Board expires with A's departure. Legal Counsel Kaplan replied no, the seat was granted by County of Alameda.**

**OPEN FORUM**

Zennie Abraham gave a brief summary of the JPA history from 1990 to the current JPA organization. Mr. Abraham disagreed with the conversation regarding wind down. Mr. Abraham again, stressed the lack of notables and history of the Coliseum that should be on the website.

Mr. Abraham commended and congratulated Commissioner Jenkins on his work as a councilman.

Chair Kaplan read the home page of the Coliseum website which gives a brief history of the Coliseum starting in 1966

**ADJOURNEMENT**

The meeting adjourned at 9:51

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Elizabeth Lake / Secretary

October 18, 2024

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

**5.a**

**1. Status Update on Food and Beverage Concessionaire for Stadium**

We entered into a contract with Chris Bigelow to assist in preparing the request for proposals, identifying potential concessionaires, evaluating responses, and negotiating an agreement with the most responsive proposers. The deadline to submit proposals is Monday, October 14, 2024. We sent the RFP to 10 firms. As of October 11, 2024, 4 of the 10 have indicated that they will not be submitting a proposal. None gave specific reasons for declining.

There are several challenges in attracting a qualified concessionaire. First, the contract only covers one year. If the concessionaire is not already familiar with the facility, the equipment, the condition of the equipment, what stays and what goes when Aramark and the A's leave, there is a lot less clarity than under a longer term agreement when these issues would be addressed in a less compressed timeframe. There are several unknowns regarding the union contract that expires in November 2024 and what terms and conditions might be successfully negotiated to be up and running by January 1, 2025. At the moment we only have 17 Roots soccer games committed with a possible potential for 22; that is a reduction from our earlier projection of 34 with a potential of 50. The season will run from March 2025 to November 2025, now that Soul games are no longer planned.

There is a possibility that we will have other Stadium events in 2025 but there is nothing definite at this point. The proposers will be making the assumption that the only events will be the ones we have identified and are not likely to be as optimistic as the Roots re attendance. We will provide additional information to the Board at the meeting on October 18.

**2. Cricket Anyone?**

We have received an inquiry from San Francisco Unicorns about the potential of playing cricket matches in the Stadium from June 8, 2025 to June 22, 2025. They are currently estimating approximately 9 to 10 matches. Because we have committed to Roots to play soccer matches in 2025, we need to make sure these dates do not conflict with the Roots schedule which has not yet been determined. We will also have to coordinate the schedule with the events that will occur for Disney on Ice which has multiple events on multiple days in 2025.

Roots will start the soccer field installation in November and if the schedules do not conflict, the Unicorns would like to incorporate the design for the cricket field into the work being undertaken by the Roots. This could be an efficient and cost-effective dual project. There may be other issues that will need to be addressed and is another example of a very compressed timeframe.

The Unicorns are estimating attendance of approximately 15,000 for each game. If we can get more certainty about the possibility of hosting the cricket games it could have a positive impact on our F&B challenges, but the clock is ticking and time is of the essence. If the cricket matches can be accommodated, it would be quite a feat for Stadium activity.

## **WIND DOWN ISSUES (Presentation and Discussion)**

### FINANCIAL

#### Final Bond Payments

##### Stadium

2-1-25

\$2.4 million (outstanding)

##### Arena

2-1-26

\$15.6 million (outstanding)

Approximately \$8million due 2-1-25 and \$8.0 million due 2-1-26

The final payments for both bonds are held by the trustee in the debt service reserve fund and need not be budgeted in the final year of payment

### COMPREHENSIVE FINANCIAL PICTURE

Need to consolidate JPA and ASM items

Conduct analysis of balance sheet -- what stays with City and County and what goes to new owners

Final Audits

Empower Retirement Plan

Subsidy past 2026 if sale is not completed -- Stadium estimated at \$12 to 14 million annually

Final determination and reconciliation of non restricted reserves

## SPONSORSHIPS AND OTHER REVENUE AGREEMENTS

OutFront  
Crown Castle  
AT&T  
Verizon

## UNION AGREEMENTS

## LEGAL MATTERS AND INSURANCE

Claims and Lawsuits  
Insurance Renewals  
Risk Management

## TICKET SALES AND EVENTS

Coordinate with future owner to maintain continuity past 2-2026

## AMENDMENT OF ASM AGREEMENT PAST 2026

## ADMINISTRATIVE

Records Retention  
State Filings  
Disposition of computers, furniture, copies and other equipment

Respectfully submitted,

Henry L. Gardner  
Executive Director



ASM Global Oakland  
General Manager's Board Report  
October 18, 2024

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Event Activity

Added Events:

- 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)
- **Fuerza Regida – (November 23, 2024)**
- TOBYMAC – (November 23, 2024)
- Marca MP – (November 30, 2024)
- Martin Lawrence – December 7, 2024
- Harlem Globetrotters – (January 17, 2025)
- **aespa – (January 30, 2025)**
- NBA All Star Events – (Feb. 2025)
- Monster Jam – (March 15-16, 2025)