



Oakland-Alameda County
Coliseum Authority

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
Zoom Meeting

You are invited to a Zoom webinar.

When: Jun 18, 2021 08:30 AM Pacific Time (US and Canada)

Topic: OACCA Board Meeting 6/18/21

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NOTICE AND AGENDA

BOARD OF COMMISSIONERS

June 18, 2021

Friday, 8:30 a.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **OPEN FORUM**
5. **REPORTS**
 - 5a. **Executive Director Report**
 1. **Discussions Regarding Pursuit of a WNBA Team for Oakland**
 2. **COVID-19 Restrictions Lifted**
 3. **Mass Vaccination Site Demobilization**
 - 5b. **General Manager Report**

6. New Business

6a Review and consider the proposed Budget for Fiscal Year 2021-22 for the Oakland-Alameda County Coliseum Authority ("Budget") and (ii) Adopt a Resolution approving the final Budget

6b. Discussion Regarding Ideas for New Development at the Coliseum Complex

6c. Commemorative Art for Vaccination Site

7. Closed Session

8. REPORT FROM COUNSEL ON CLOSED SESSION

9. ADJOURNMENT



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
May 21, 2021
Zoom Board Meeting Minutes

CALL TO ORDER

Chair Miley called the meeting to order at 8:32a.m.

ROLL CALL

Chair Miley

V. Chair Kaplan

Commissioner Hill

Commissioner Vukasin

Commissioner Haubert (left meeting at 9:02 a.m.)

Commissioner Reid (left meeting at 9:00a.m.)

OPEN FORUM

Speakers: Zennie Abraham spoke welcoming Commissioner George Vukasin to the OACCA board.

APPROVAL OF MINUTES

The minutes for March 19, 2021, was submitted for approval. Commissioner Haubert moved to approve minutes and Commissioner Kaplan seconded the motion. Roll Call: Commissioners: Miley, Kaplan, Hill, Vukasin, Reid and Haubert approved. The motion was approved by consensus.

Agenda items were taken out of agenda order.

NEW BUSINESS

Executive Director Henry Gardner summarized the Levy agreement presented to the board.

Mr. Gardner thanked Commissioners Hill and De la Fuente for their support negotiating the Levy agreement.

Commissioner Hill acknowledged ED Gardner's excellent negotiations with the Levy Agreement.

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A FOOD SERVICES AGREEMENT WITH LEVY PREMIUM FOODSERVICE LIMITED PARTNERSHIP FOR THE OAKLAND ALAMEDA COUNTY ARENA, FOR A TERM TO INCLUDE THE COVID-19 PERIOD PLUS 48 MONTHS THEREAFTER, WITH AN EXPENDITURE OF UP TO \$75,000 BY THE AUTHORITY FOR REPAIRS AND REPLACEMENT EQUIPMENT AND PAYMENT OF COMMISSIONS BY LEVY TO THE AUTHORITY RANGING FROM 20%-45% OF GROSS RECEIPTS was submitted for approval. Commissioner Haubert moved to approve, and Commissioner Kaplan seconded the motion. Roll Call: Commissioners Miley, Kaplan, Hill, Vukasin, Reid and Haubert approved. The motion was approved by consensus.

OPEN FORUM

Zennie Abrahams spoke regarding the restroom flood issue that occurred at the Coliseum in the past. Mr. Abraham pointed out this is not a Coliseum but an East Oakland area problem. Mr. Abraham recommends to support a bill that will improve the infrastructure in the area that could correct the flooding problem

REPORTS

Executive Director Report

5a.

Executive Director, Henry Gardner updated the board on the success of the Coliseum Mass Vaccination Operations and the impeccable assistance of Vaccination Task Force. The Task Force was Chaired by Vice Mayor/Commissioner Kaplan, and included staff and employees from CalOES, The County of Alameda, Oakland Council members, ASM General Manager and OACCA Commissioners. There were 450k vaccinations given at the Coliseum and mobile units during the 7 days a week of operations. The site will close May 23, 2021.

Chair Miley and V. Chair Kaplan thanked all involved "Task Force" with the success of the Mass Vaccination Operations at the Coliseum Site. Chair Miley stated at the peak of operations there were 8k vaccinations given a day. The focus will now be on community pop-up sites. V. Chair Kaplan said it was an honor to serve as Chair of the force and to focus and provide an impact on the community.

Executive Director, Henry Gardner reported to the board on the third quarter budget report. ED Gardner added there is a minor error in the presented report regarding the percentages. A revised report will be presented with correct percentages. The budget is on track to have a modest surplus by end of year

General Manager Report

5b. General Manager Nicole Strange updated the board on past and upcoming events at the Coliseum Complex. GM Nicole reported the facility may create a separate platform to have outdoor concerts from September through December this year.

Open Forum

Zennie Abrahams ask for an update on the air filtration at the stadium and arena.

ED Gardner reported funds were not available at this time, but he would check for programs including following up with the air district for funding.

GM Nicole reported the stadium had upgraded and changed air filters in the stadium. Research on amounts to upgrade the arena were being reviewed with several options being explored.

Closed Session

No closed session

Report from Counsel on Closed Session

Adjournment

Meeting adjourned at 9:30 a.m.

Secretary- Erin Roseman

June 18, 2021

Honorable Chairperson Nate Miley and Commissioners of the Authority

5a

1.

Discussions Regarding Pursuit of a WNBA Team for Oakland

We have been approached by an interested group in pursuing bringing a WNBA team to Oakland. We are reviewing a draft proposal for an agreement and have exchanged some preliminary information to form the basis for negotiations that, if successful, could lead to a term sheet. We can accommodate a WNBA team based on the information we have. The dates can be made available and we definitely have all the facility needs for a WNBA team. There are operational issues that need to be worked out and negotiations will need to take place to get to an understanding and agreement on sharing revenues. The group is eager to expedite the negotiations and review process as they make their presentation to the WNBA. The goal is to develop an economic structure that works for both parties, providing net revenues that address our on-going need to reduce reliance on the City and County. We will work with the interested parties to expedite the review process.

2.

COVID-19 Restrictions Lifted

The Governor has lifted most COVID-19 restrictions for many businesses, civic, religious, and private gatherings. Alameda County has agreed to follow the state guidelines. This has particular significance for our two facilities, the Arena and the Stadium.

The A's have been granted permission to have full capacity attendance at their games starting June 29. The state has not issued any special protocols to implement for this increased capacity. We will continue to provide hand sanitizers at convenient locations throughout the stadium. Masks will not be required. Many fans will probably opt to wear them.

The maximum allowed capacity for the Arena is 5,000. That number is likely to increase by the first scheduled event, which is September 4, 2021. At the present, it appears that by that date most restrictions for the Arena will be lifted. ASM has begun to book events in the fall with the hope that all restrictions on Arena capacity will be lifted.

3.

Mass Vaccination Site Demobilization

CalOES has completed its demobilization at the Coliseum site. The last vaccinations were on May 23, 2021. Under the lease agreement, CalOES was required to remove all equipment and repair any areas that were damaged as a result of their operations. All the repairs have been satisfactorily completed.

Respectfully submitted

Henry L. Gardner
Executive Director

ASM Global Oakland
General Manager's Board Report
June 18, 2021

Event Activity

Added Events:

- Pepe Aguilar (September 17, 2021)
- Ana Gabriel (February 10, 2022)

Postponed Events (new date):

- Celine Dion (September 4, 2021)
- Martin Lawrence (November 20, 2021)
- The Weeknd (March 8, 2022)
- Andre Rieu (March 21, 2022)
- Rage Against the Machine (April 26, 2022)
- Rage Against the Machine (April 28, 2022)
- My Chemical Romance (October 5, 2022)
- Pearl Jam (TBD)
- Feed the Streetz Tour: Rick Ross, Jeezy, TI, Yo Gotti (TBD)
- The Millennium Tour (TBD)

Cancelled Events:

- Aventura: Immortal
- A.R. Rahman
- Lauren Daigle
- Wild 'N Out
- Alejandro Fernandez
- The Oakland Panthers 2020 Season (Indoor Football League)

Other Events:

- Lighthouse Charter High School graduation (June 1, 2021)

June 18, 2021

Honorable Chairperson Nate Miley and Commissioners of the Authority

A resolution has been prepared for your consideration to adopt the budget for Fiscal Year 2021-22. The budget is balanced as presented.

Revenues for the fiscal year are projected at \$38,417,000 and expenses are also projected at \$38,417,000. When adjusted for the one-time transfer of \$20,000,000 (\$10,000 each to the City and County), next year's budget is approximately 3.8% over the current year.

The major revenues are the \$24,000,000 from the City and County and \$9,700,000 from the Warriors for Arena debt service payments. The A's rent is \$1,250,000, Outfront Media is \$1,000,000, and facilities fees are \$1,600,000.

Major Expenses are \$11,025,000 for Coliseum Operations, \$3,085,000 for Capital Outlay, and \$22,520,000 for debt service for the Arena and Stadium.

There is no increase for Administration expenses, a major decrease in Legal expenses, a slight increase in Coliseum Operations, a major reduction in Management Fees, and increases in Capital Outlay for the Arena and Stadium

Last year ASM reduced its staff by approximately fifty-five percent (55%) because of substantial reductions in events. Most events were cancelled or to be re-scheduled and only limited capacity for A's games was allowed, none were permitted in the Arena and a few at the parking lot.

Next year we expect robust activity at the Arena and for certain outdoor events. We need to staff up to service those events. Those expenses have been covered in the proposed budget.

We will provide the Board with quarterly reports on the status of the budget during the fiscal year. We are currently projecting a modest surplus at the end of the current fiscal year. Once we have the final numbers, we will recommend setting aside any surplus to fund deferred capital needs. Replacement of the Arena roof will be the highest priority.

We recommend approval of the resolution.

Respectfully submitted,
Henry L. Gardner
Executive Director



**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
2021-22 Budget**

	Stadium		Arena		Total
REVENUES:					
Interest	\$ 300,000		\$ 300,000		\$ 600,000
Warriors Debt Service	-		9,700,000		9,700,000
Athletics Rent	1,250,000		-		1,250,000
Outfront Media	500,000		500,000		1,000,000
Cell Tower Leases	149,000		118,000		267,000
Facility Fees	600,000		1,000,000		1,600,000
City/County Contributions	16,619,500		7,380,500		24,000,000
Total Revenues	19,418,500		18,998,500		38,417,000
EXPENSES:					
Administration	450,000		450,000		900,000
Legal	125,000		125,000		250,000
Audit Fees	26,000		26,000		52,000
Coliseum Operations	4,175,000		6,850,000		11,025,000
Management Fees	42,000		543,000		585,000
Total Operating Expenses	4,818,000		7,994,000		12,812,000
Capital Outlay	1,780,500		1,304,500		3,085,000
Debt Service					
Debt - Stadium	12,820,000		-		12,820,000
Debt - Arena	-		9,700,000		9,700,000
Total Debt Service	12,820,000		9,700,000		22,520,000
Total Expenses	\$ 19,418,500		\$ 18,998,500		\$ 38,417,000
Balance					
City Share of Subsidy					12,000,000
County Share of Subsidy					12,000,000



OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
2021-22 Budget

	Stadium		Arena		Total
REVENUES:					
Interest	\$ 300,000		\$ 300,000		\$ 600,000
Warriors Debt Service	-		9,700,000		9,700,000
Athletics Rent	1,250,000		-		1,250,000
Outfront Media	500,000		500,000		1,000,000
Cell Tower Leases	149,000		118,000		267,000
Facility Fees	600,000		1,000,000		1,600,000
City/County Contributions	16,619,500		7,380,500		24,000,000
Total Revenues	19,418,500		18,998,500		38,417,000
EXPENSES:					
Administration	450,000		450,000		900,000
Legal	125,000		125,000		250,000
Audit Fees	26,000		26,000		52,000
Coliseum Operations	4,175,000		6,850,000		11,025,000
Management Fees	42,000		543,000		585,000
Total Operating Expenses	4,818,000		7,994,000		12,812,000
Capital Outlay	1,780,500		1,304,500		3,085,000
Debt Service					
Debt - Stadium	12,820,000		-		12,820,000
Debt - Arena	-		9,700,000		9,700,000
Total Debt Service	12,820,000		9,700,000		22,520,000
Total Expenses	\$ 19,418,500		\$ 18,998,500		\$ 38,417,000
Balance					
City Share of Subsidy					12,000,000
County Share of Subsidy					12,000,000

REVENUE BUDGET 2021-22

REVENUES	19-20	20-21	21-22
	Actual	Budget	Budget
Club Dues	\$ 719,549	\$ -	\$ -
Parking Stadium	2,358,240	-	-
Parking Arena		-	-
Concessions Stadium	25,000	-	-
Concessions Arena		-	-
Naming allowance Stadium	-	-	-
Naming allowance Arena	-	-	-
Interest	974,891	700,000	600,000
Miscellaneous	250,000	-	-
Raiders Rent	6,650,000	525,000	-
Athletics Rent	1,250,000	1,250,000	1,250,000
Outfront Media	791,966	1,000,000	1,000,000
Cell Tower Leases	249,072	260,000	267,000
Warrior Debt Service	8,837,450	9,300,000	9,700,000
Warriors Exit Fee	2,500,000	-	-
Facility Fees			
Arena	1,046,417	345,000	1,000,000
Stadium	626,201	67,500	600,000
Fund Balance	3,913,601	22,800,000	-
City/County Contributions	21,000,000	20,750,000	24,000,000
Grand Total	\$ 51,192,387	\$ 56,997,500	\$ 38,417,000

EXPENSE BUDGET 2021-22

EXPENSES	19-20	20-21	21-22
	Actual	Budget	Budget
Administration	\$ 822,940	\$ 900,000	\$ 900,000
Legal	96,507	700,000	250,000
Audit Fees	47,746	52,000	52,000
Coliseum Operations	25,129,593	10,810,500	11,025,000
Management Fees	807,697	265,000	585,000
Transfer to City and County	-	20,000,000	-
Capital Outlay			
Stadium	1,049,352	1,145,100	1,780,500
Arena	1,591,851	1,004,900	1,304,500
Debt service			
Stadium	12,807,000	12,820,000	12,820,000
Arena	8,839,701	9,300,000	9,700,000
Grand Total	\$ 51,192,387	\$ 56,997,500	\$ 38,417,000

Arena Debt Service Schedule

Periods Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
						\$ 41,135,000
8/1/2021			712,874	712,874		
2/1/2022	8,200,000	3.157%	712,874	8,912,874	9,625,748	32,935,000
8/1/2022			583,438	583,438		
2/1/2023	8,800,000	3.343%	583,436	9,383,436	9,966,874	24,135,000
8/1/2023			436,345	436,345		
2/1/2024	9,250,000	3.493%	436,345	9,686,345	10,122,690	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	\$ 41,135,000		\$ 4,200,188	\$ 45,335,188	\$ 45,335,188	\$ -

Stadium Debt Service Schedule

Periods Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
						\$ 45,410,000
8/1/2021			1,135,250	1,135,250		
2/1/2022	10,535,000	5.000%	1,135,250	11,670,250	12,805,500	34,875,000
8/1/2022			871,875	871,875		
2/1/2023	11,065,000	5.000%	871,875	11,936,875	12,808,750	23,810,000
8/1/2023			595,250	595,250		
2/1/2024	11,615,000	5.000%	595,250	12,210,250	12,805,500	12,195,000
8/1/2024			304,875	304,875		
2/1/2025	12,195,000	5.000%	304,875	12,499,875	12,804,750	-
Total	\$ 45,410,000		\$ 5,814,500	\$ 51,224,500	\$ 51,224,500	\$ -

AEG Capital	Arena	Stadium	Total
Stadium	\$ -	\$ 1,255,150	\$ 1,255,150
Arena	779,150	-	779,150
Both	525,350	525,350	1,050,700
Grand Total	\$ 1,304,500	\$ 1,780,500	\$ 3,085,000

Administration		
	Executive Director	\$ 210,000
	Executive Assistant	150,000
	OACCI Retirement Plan	485,000
	Other Administrative Expenses	55,000
	Total	\$ 900,000

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY

RESOLUTION NO. 2021 - ____

**RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2021-2022 FOR THE
OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

WHEREAS, the Auditor and Executive Director of the Oakland-Alameda County Coliseum Authority ("Authority") have prepared a draft budget for Fiscal Year 2021-2022, attached hereto ("Budget"); and

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

WHEREAS, the Budget reflects modest increases from the previous fiscal year with the expectation that there will be a gradual re-opening for events at the Coliseum; and

WHEREAS, the ongoing impacts of COVID-19 make it difficult to provide definitive calculations, and the Budget will likely require future adjustments as events unfold during the fiscal year; and

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 18th day of June 2021, by the following vote:

Ayes:

Noes:

Absent:

NATE MILEY, CHAIR

ATTEST:

SECRETARY