



Oakland-Alameda County
Coliseum Authority

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
Zoom Meeting

NOTICE AND AGENDA
BOARD OF COMMISSIONERS
January 15, 2021
Friday, 8:30 a.m.

Please click the link below to join the webinar:

<https://zoom.us/j/99202459257?pwd=RnNVRkJISTNFWehGQk5JYVZqL3E5QT09>

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **OPEN FORUM**
5. **REPORTS**
 - 5a. **Executive Director's Report**
 1. Resolution of Refund of Deposit Dispute
 2. Requests for Use of Parking Lot for COVID-19 Vaccinations
 - 5b. **General Manager's Report**
6. **NEW BUSINESS**
 - 6a. **Six Month Budget Report**
7. **CLOSED SESSION**
8. **REPORT FROM COUNSEL ON CLOSED SESSION**
9. **ADJOURNMENT**



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
December 18, 2020
Zoom Board Meeting Minutes

CALL TO ORDER

Chair Reid called the meeting to order at 8:33 a.m.

ROLL CALL

Chair Reid

Commissioner De La Fuente

Commissioner Hill

Commissioner Linton

Vice Chair Miley

Commissioner Thompson

Commissioner Taylor

APPROVAL OF MINUTES

The minutes for November 20th, and November 25th, was submitted for approval. Commissioner Linton moved to approve minutes and Commissioner De La Fuente seconded the motion. Commissioners, Reid, Miley, De La Fuente, Hill, Linton, Taylor, and Thompson approved the minutes. The motion was approved by consensus.

OPEN FORUM

Maggie Gibson, employee with Levy Catering services since 1988 and Wei-Ling Huber President of Local Union 2050 spoke thanking the board for efforts made with negotiations with Levy agreement.

Executive Director Report

Executive Director, Henry Gardner detailed the promising aspects of Levy negotiations. Commissioner De La Fuente and Hill concurred discussions and meeting with Levy have been encouraging. Mr. Gardner discussed the Budget and will provide a detail report at the January 2021 meeting.

Vice Chair Nate Miley and Executive Director acknowledged the dedication and committed service Commissioner Haggerty and Reid has given to the JPA Board. Both stated their service in 1996 and combined have provided 50 years.

General Managers Report

General Manager report was presented by Nicole Strange. She spoke on the 2020 budget, current operations and will provide a report on a venue reactivation plan at next month meeting.

New Business

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A NAMING RIGHTS AGREEMENT WITH RINGCENTRAL, INC. FOR THE OAKLAND ALAMEDA COUNTY COLISEUM, FOR A TERM TO INCLUDE THE COVID-19 PERIOD PLUS 36 MONTHS THEREAFTER AND TWO 12-MONTH EXTENSION OPTIONS, FOR AN INITIAL PAYMENT OF \$450,000, A MONTHLY PAYMENT OF UP TO \$15,000 DURING THE COVID-19 PERIOD, AND AN ANNUAL PAYMENT OF \$1,100,000 THEREAFTER; was submitted for approval. Commissioner Taylor moved to approve, and Commissioner Thompson seconded the motion. Commissioners Reid, Miley, De La Fuente, Hill, Linton, Taylor, and Thompson approved. The motion was approved by consensus.

Andrea Weddle, County Counsel reported the former Executive director for OACCA entered into a plea agreement of no contest for misdemeanor charges regarding the Ring Central negotiations. The agreement entitles the Authority to reimbursement fees.

Closed Session

The Board moved to closed session at 9:21 a.m.

Report from Counsel on Closed Session

The Board has nothing to report

Adjournment

Meeting adjourned 9:38 a.m.

Margaret O'Brien/Secretary

January 15, 2021

Honorable Commissioners of the Authority

5a

1. Resolution of Refund of Deposit Dispute

The deposit dispute between promoters of a 2019 event and AEG has been resolved. POLR LLC, the promoters of a planned event at the Oakland Arena in November 2019, first approached the Authority in June 2020 requesting assistance in having their \$50,000 deposit returned because the event was cancelled by AEG. AEG cancelled the event based on their conclusion that the promoters failed to meet the terms of the contract. I was asked to review the matter and attempt to resolve it. After a review of numerous documents and conversations with AEG and the promoters, I learned that the deposit was still being held and had not been credited to either AEG or the JPA but was in effect being held in a kind of escrow depending final resolution. Given the nature of the dispute, the time and expense required to continue the review, and the fact that the deposit had not been spent I concluded that it was in the JPA's interest to reach a settlement agreement with the promoters. The settlement agreement required a full release of all claims, now and in the future, against the City of Oakland, the County of Alameda and the Oakland-Alameda County Coliseum Authority. The settlement agreement has been fully executed. The deposit was released to the promoters on December 24, 2020.

2. Requests for Use of Parking Lot for COVID-19 Vaccinations

We have one pending request by a local hospital to use the parking lot for COVID-19 vaccinations. It is very likely that we will receive other requests by hospitals and other medical providers. Based upon approved County Health Officer protocols, we are planning to grant permission and work with the providers to make the space available and accessible. In accordance with the policy guidelines adopted by the Board, the providers will be charged the minimum amount required to accommodate the use. We will update the Board of additional requests.

Given the urgent need to vaccinate as many people as possible as soon as possible, I would recommend that we act pro-actively with medical providers offering the parking lot as a possible site for vaccinations. We should coordinate these efforts with the County Health Department. I have already received an inquiry from a possible corporate sponsor to cover some of the costs. I will update the Board as we get more information.

Respectfully submitted,
Henry L. Gardner
Executive Director

ASM Global Oakland
General Manager's Board Report
January 15th, 2021

Event Activity

December:

- Christmas w/ the Curry's (Dec. 19th in the parking lot)
- UPS long term parking rental (through the end of January 2021)

Postponed:

A.R. Rahman (July 16th 2021)
Andre Rieu (March 3rd 2021)
Aventura: Immortal
Celine Dion (September 4th 2021)
Feed The Streetz Tour: Rick Ross, Jeezy, Ti, Yo Gotti
Martin Lawrence (Nov 20th 2021)
My Chemical Romance (October 6th 2021)
Pearl Jam
Rage Against The Machine (June 11-12 2021)
The Millennium Tour (April 3rd 2021)
The Weeknd (Aug 3rd 2021)

Cancelled:

Lauren Daigle
Ana Gabriel
Wild N Out
Alejandro Fernandez
The Oakland Panthers 2020 Season (Indoor Football League)

Event notes:

- UPS long term parking rental (through the end of January 2021)

January 15, 2021

Honorable Commissioners of the Authority
6a.

Six Month Budget Report

The six month budget report is on the agenda for discussion and direction from the Board. We have compared the actual revenues and expenditures with the adopted budget for the current fiscal year. When we adopted the current budget, we estimated that revenues would be substantially less than last fiscal year because of the impacts of COVID-19 on Stadium and Arena events. That has been borne out by the loss of events during this period. In fact, we have not had any events in the Arena since mid March and only A's games with no fans in the Stadium. The little activity we have been able to secure in the parking lot has been almost all at the government and nonprofit rates.

The current outlook for the next six months is less optimistic than what we projected in June 2020. The current COVID-19 surge will, in all probability, keep both the Arena and the Stadium dark for the rest of the fiscal year. This will make keeping the budget balanced even more challenging. There are some repairs and capital improvements that will have to be addressed this fiscal year and there are some that we had scheduled that are not as urgent and can be partially undertaken or deferred until next fiscal year without impairing the integrity of the facilities.

The adopted budget for 2020-21 is \$36,997,500. On a straight line basis at the end of six months, revenues and expenditures would be approximately \$18,498,750. Of course revenues and expenditures do not materialize on a straight line basis. There are large one-time revenues and one-time expenditures that occur at various points in the fiscal year. These one-time events can produce large variances in various categories of revenues and expenditures, and they do so in our budget cycle during this first six month period. The estimated budget to actuals are attached.

Revenues

The actual revenues for the first six months are \$22,344,169. Ninety-three percent (93%) of that amount is the City and County debt service contribution of \$20,750,000. There will be no further contributions for the remainder of the fiscal year. Over the last two fiscal years the City and County have covered all of the debt service for both the Arena and the Stadium while the Warriors's payments were held in reserves pending the outcome of the lawsuit. Now that the lawsuit is settled, the City and County have indicated that they expect these amounts to be

transferred to them, approximately \$20,000,000, \$10,000,000 each. We included that expectation in the transmittal letter to the budget when the budget was adopted.

Expenses

On the expenditure side, administration and legal costs are substantially under budget. Coliseum operations, the largest expense category, is slightly over budget. We continue to closely monitor this category to control costs where we can. Capital expenses are the other large category. At the six month point, these expenses are twenty-five percent (25%) of the budgeted amount.

Summary

With close monitoring, we believe we can end the year with a balanced budget. We will provide the Board with the third quarter report in April 2021.

Respectfully submitted,

Henry L. Gardner
Executive Director



OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY
Budget to Actual Schedule
For the Six Months Ended December 31, 2020
(Estimated Based on Actuals to Date)

	Stadium		Arena		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES:						
Interest	350,000	198,850	350,000	197,632	700,000	396,482
Raiders Rent	525,000	87,500	-	-	525,000	87,500
Warriors Debt Service	-	-	9,300,000	825,420	9,300,000	825,420
Athletics Rent	1,250,000	-	-	-	1,250,000	-
Advertising	500,000	68,697	500,000	68,697	1,000,000	137,394
Cell Tower Lease	145,000	60,228	115,000	87,144	260,000	147,372
Facility Fees	67,500	-	345,000	-	412,500	-
Fund Balance	1,400,000	-	1,400,000	-	2,800,000	-
City and County Contributions	16,284,680	16,284,680	4,465,320	4,465,320	20,750,000	20,750,000
Miscellaneous	-	-	-	-	-	-
Total Revenues	20,522,180	16,699,955	16,475,320	5,644,213	36,997,500	22,344,169
EXPENDITURES:						
Current						
Administration	450,000	173,627	450,000	173,627	900,000	347,254
Legal	125,000	7,910	575,000	54,348	700,000	62,258
Audit	26,000	10,382	26,000	10,382	52,000	-
Coliseum Operations	5,733,580	2,201,311	4,226,920	3,166,566	9,960,500	5,367,877
Management Fees	27,500	20,568	237,500	-	265,000	20,568
Total Current Expenditures	6,362,080	2,413,798	5,515,420	3,404,924	11,877,500	5,797,957
Capital Outlay	1,340,100	417,439	1,659,900	316,744	3,000,000	734,183
Debt Service						
Principal	10,035,000	-	7,600,000	-	17,635,000	-
Interest	2,772,250	1,386,125	1,650,481	825,240	4,422,731	2,211,365
Other	12,750	-	49,519	-	62,269	-
Total Debt Service Expenditures	12,820,000	1,386,125	9,300,000	825,240	22,120,000	2,211,365
Total Expenditures	\$ 20,522,180	\$ 4,217,362	\$ 16,475,320	\$ 4,546,908	\$ 36,997,500	\$ 8,743,506