

  
Oakland-Alameda County  
Coliseum Authority

**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

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

**REMOTE ATTENDANCE**

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

**Commissioner Chuck Baker  
1807 Martin Luther King Jr. Way  
Oakland, CA 94612-1348**

**Commissioner Chris Iglesias  
1895 Risdon Road  
Concord, CA 94518**

**Commissioner George Vukasin  
Stanford Park Hotel, café lobby  
100 El Camino Real  
Menlo Park, CA 94025**

**Friday, May 19, 2023  
8:30 a.m.**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89904593969?pwd=cXdWY0NtbEhvTmdxaENkT1ZGcEtvQT09>

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**Oakland-Alameda County  
Coliseum Authority**

**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OPEN FORUM**

**4. APPROVAL OF MINUTES**

**5. REPORTS**

**5a. Executive Director Report**

- 1. Third Quarter Budget Report**
- 2. Oakland Roots Soccer Request for Temporary use of Parking Lot C**
- 3. Discussions with Management and Consulting Firm Regarding WNBA Oakland Franchise**

**5b. General Manager Report**

**6. DISCUSSION**

- **TELECONFERENCE MEETINGS**

**7. CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION:**

**Initiation of litigation pursuant to Government Code Section 54956.9(d) (one case)**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS:**

- |                             |  |
|-----------------------------|--|
| <b>Property:</b>            | <b>8001 S. Coliseum Way, Oakland (Assessor's Parcel Number 42-4328-1-24)</b> |
| <b>Agency Negotiator:</b>   | <b>Henry Gardner, Executive Director</b>                                     |
| <b>Negotiating Parties:</b> | <b>County of Alameda and City of Oakland</b>                                 |
| <b>Under Negotiation</b>    | <b>Price and Terms of Payment</b>  |
- |                             |  |
|-----------------------------|--|
| <b>Property:</b>            | <b>7000 Coliseum Way, Oakland (Assessor's Parcel Numbers 41-3901-8 and -9)</b> |
| <b>Agency Negotiator:</b>   | <b>Henry Gardner, Executive Director</b>                                       |
| <b>Negotiating Parties:</b> | <b>Oakland Pro Soccer, LLC</b>   |
| <b>Under Negotiation:</b>   | <b>Price and Terms of Payment Negotiation:</b>                                 |



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**Price and Terms of Payment**

- **Property:** 7000 Coliseum Way, Oakland (Assessor's Parcel Numbers 41-3901-8 and -9)  
**Agency Negotiator:** Henry Gardner, Executive Director  
**Negotiating Parties:** African American Sports and Entertainment Group, LLC  
**Under Negotiation:** Price and Terms of Payment for the license of the property

**8. REPORT FROM COUNSEL ON CLOSED SESSION**

**9. ADJOURNMENT**



Oakland-Alameda County  
Coliseum Authority

Oakland-Alameda County Coliseum Authority  
February 27, 2023  
Special Zoom Board Meeting Minutes

### **CALL TO ORDER**

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

### **ROLL CALL**

Chair Kaplan

Commissioner Baker

Commissioner Thompson

Commissioner Vukasin

V.Chair Miley (joined 9:09)

Commissioner Jenkins

Commissioner Iglesias

Commissioner Haubert

### **OPEN FORUM**

Zennie Abraham recommended to the board to add a sports commission to their branch of authority.

The agenda was taken out of order.

### **PRESENTATIONS**

The Auditors report was presented by Annie Louie from MGO.

### **OPEN FORUM**

Zennie Abraham spoke reflecting the many years of viewing the auditors report which reminded him of his bank statement.

Commissioner Haubert moved to accept the auditors report and Commissioner Iglesias seconded the motion. Roll Call: Commissioners Haubert, Jenkins, Baker, Thompson, Vukasin, and Kaplan approved. The motion was approved by 7 aye votes.

The TELECONFERENCE MEETING report was presented by Andrea Weddle.

The report summarized the end of teleconference rule AB361 and the new rules in AB2449.

Chair Kaplan recommended to the OACCA board to have hybrid meetings allowing the public and others to attend remotely. Allowing broadcasting options with zoom and adhering to AB2449 rules.

### **OPEN FORUM**

Zennie Abraham spoke regarding considering internship to assist staff of the JPA.

### **APPROVAL OF MINUTES**

The meeting minutes for January 27, 2023, was submitted for approval. Commissioner Haubert moved to approve, and Commissioner Iglesias seconded the motion. Roll Call: Commissioners: Baker, Haubert, Vukasin, Iglesias, Thompson, Miley, and Kaplan approved. The motion was approved by 8 aye votes.



## Reports

### 6.A

1. Executive Director Henry Gardner summarized the Budget report.

### Open Forum Speakers:

Zennie Abraham ask what is management fees. Craig Boyer answered increase fees due to increase revenues generated from concert and events.

board of the reasons of the PGE increase, which is covered in the budget,

### 6.B

Nicole Strange AEG General Manager updated the board on past, present and future events. GM reported the power has been restored from the storm damage.

## PRESENTATIONS

### Roots Presentation

Lindsay Barenz gave presentation on the background history of Roots Soccer. She highlighted the strengths the soccer team brings to the Oakland community. The Soccer games continue to grow and have sell out attendance. Lydia Tan discussed the interim and technical goals of finding a new home for the soccer team. Malibu Site has the potential of hosting 10k in attendance, parking, and BART accessible.

Commissioner Iglesias thanked Lydia and Lindsay for a good presentation

### Open Forum

Zennie Abraham said fantastic presentation; he questioned the drainage issues at Malibu Site and what is the cost and how will this be funded? Lydia answered :there are many components to consider and the funding is being researched. Jesse Barush, Natalya Pemberton, Wayne Binkley, and Lauren Wheeler believe Roots coming to Malibu Site is a benefit to the community. Don't Mind Me does not agree with the Roots soccer team moving to Malibu site.

### Discussions

ED Gardner summarized the discussion to plan and launch hosting Cricket games in Fall of 2023.

Commissioner Haubert discussed the increase attendance and popularity of the sport Cricket.

Commissioner Baker expressed his excitement and gratitude to Executive Director and commissioners in entertaining the potential development of hosting American and International Cricket games

### Open Forum

Zennie Abraham ask is there a business plan for this development.

Joray Leon expressed his agreement with potential Cricket plan.

Request from V.Chair Miley for 150K contribution to AEG community Foundation. The foundation funds many events within the community. V Chair Miley mentioned the request was from his own intuition and not a request from anyone The Raiders and Warriors funded the foundation through bag check and the AEG foundation has suffered since both teams have moved. No action will be taken at this time.

Commissioner Baker ask what is the impact and quality control on the services provided.

Commissioner Iglesias would like to add more than 150k.

Commissioner Jenkins would like a presentation on the events the foundation funds

**Commissioner Haubert ask what are the future plans for supporting youth programs.**

**Open Forum**

**Zennie Abrahan thanked V.Chair Miley for bring this item to the board. Zennie reemphasized having business plans for all new plans and recommendations.**

**ADJOURNMENT**

**Meeting adjourned at 10:41 a.m.**

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**Elizabeth Lake / Acting Secretary**

May 19, 2023

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

## **5.a**

### **1. Third Quarter Budget Report**

The third quarter budget report covers the period July 1, 2022 to March 31, 2023. Based on the revenues received and expenditures, we anticipate to end the fiscal year with a modest surplus.

#### **REVENUES**

Revenues for the Stadium are budgeted at \$20,497,000 and \$19,901,709 has been received at the end of the third quarter, representing ninety-seven percent (97%) of the Stadium budget. This number is skewed because the City and County have already contributed \$16,634,000 in subsidies and no further contributions will be received. The next largest revenue source is the A's payment of \$1,250,000 which is due in the fourth quarter. The Arena revenues are budgeted at \$16,229,000 and \$15,986,761 has been received. Based on current trends the Arena will exceed the budgeted revenues for the year.

#### **EXPENDITURES**

Stadium expenditures are budgeted at \$22,497,000 and \$18,499,593 has been expended. Arena expenditures are budgeted at \$18,229,000 and \$10,604,174 has been expended.

#### **INTERNAL ADJUSTMENTS TO BUDGET LINE ITEMS**

The most recent update of our budget shows increased events at both the Arena and the Stadium, and as a result we are experiencing soaring increases in utility costs, insurance costs and overhead expenses, necessitating adjustments in various line items. The net effect of the increased costs is offset by substantial increases in revenues and under expenditures in certain other line items, with total expenditures remaining under budget. We are currently projecting an operating budget surplus in excess of \$4 million.

The attachment provides the details for the third quarter report.



We continue to monitor revenues and expenditures throughout the fiscal year to ensure the budget remains balanced. We will provide the next update at the June meeting where we will present the proposed budget for Fiscal Year 2023-24.

## **2. Oakland Roots Soccer Request for Temporary use of Parking Lot C**

Oakland Roots Soccer has requested temporary use of Parking Lot C for the calendar year 2024. We are currently reviewing the logistics of how they may be accommodated, given certain parameters. Logistically, we can only accommodate their use of Parking Lot C when there are no conflicts with A's games or dual events at the Stadium and the Arena. There are also several operational, management and security issues that need to be addressed. Any agreement must not result in any loss of revenues to the JPA. If this proves to be feasible, the first games will be played early 2024.

## **3. Discussions with Management and Consulting Firm Regarding WNBA Oakland Franchise**

We are in discussions with Everest Management, a management and consulting firm representing Alana Beard, WNBA team owner, in developing a WNBA plan for use of the Oakland Arena. They are confident Oakland will be designated for a WNBA franchise with an expanded or relocated team in the near future. We have a current term sheet with the African American Sports and Entertainment Group (AASEG) that was entered into in July 2021. The Beard team has met several times with staff to develop a more comprehensive agreement and want a better understanding of the Arena operations, overall management, sponsorships, parking and concessions. Once there is clarity on those issues, we estimate that it will take several months to negotiate a complete agreement, which will be subject to approval by the JPA, the City and the County.

Respectfully submitted,

Henry L. Gardner





**OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY**  
**Budget to Actual Schedule**  
**For the Period Ended March 31, 2023**  
**(Estimated Based on Actuals to Date)**

	Stadium		Arena		Total		
	Budget	Actual	Budget	Actual	Budget	Actual	Projection
<b>REVENUES:</b>							
Interest	\$ 200,000	\$ 347,562	\$ 200,000	\$ 267,431	\$ 400,000	\$ 614,993	\$ 819,991
Warriors Debt Service	-	-	10,100,000	9,966,875	10,100,000	9,966,875	9,966,875
Athletics Rent	1,250,000	-	-	-	1,250,000	-	1,250,000
Advertising	500,000	373,142	500,000	373,142	1,000,000	746,284	995,170
Cell Tower Leases	153,000	83,035	123,000	100,896	276,000	183,931	236,846
Facility Fees	510,000	1,525,407	1,940,000	1,898,974	2,450,000	3,424,381	4,025,000
Naming Rights	1,250,000	937,500	-	-	1,250,000	937,500	937,500
City and County Contributions	16,634,000	16,634,000	3,366,000	3,366,000	20,000,000	20,000,000	20,000,000
Miscellaneous	-	1,063	-	13,443	-	14,506	14,506
<b>Total Revenues</b>	<b>20,497,000</b>	<b>19,901,709</b>	<b>16,229,000</b>	<b>15,986,761</b>	<b>36,726,000</b>	<b>35,888,470</b>	<b>38,245,888</b>
<b>EXPENDITURES:</b>							
Current							
Administration	450,000	259,426	450,000	259,426	900,000	518,852	853,195
Legal	75,000	-	75,000	-	150,000	-	-
Audit	27,000	26,087	27,000	26,087	54,000	52,174	54,000
Coliseum Operations	8,772,000	4,859,636	2,118,000	(2,506,666)	10,890,000	2,352,970	7,375,358
Management Fees	159,000	498,999	1,155,000	1,503,919	1,314,000	2,002,918	2,550,000
<b>Total Operating Expenditures</b>	<b>9,483,000</b>	<b>5,644,148</b>	<b>3,825,000</b>	<b>(717,234)</b>	<b>13,308,000</b>	<b>4,926,914</b>	<b>10,832,553</b>
Capital Outlay	1,914,000	1,803,972	4,304,000	1,359,533	6,218,000	3,163,505	6,213,335
Debt Service							
Principal	10,679,000	10,679,000	8,800,000	8,800,000	19,479,000	19,479,000	19,479,000
Interest	371,000	370,193	1,169,000	1,166,875	1,540,000	1,537,068	1,540,000
Other	50,000	2,280	131,000	-	181,000	2,280	181,000
<b>Total Debt Service Expenditures</b>	<b>11,100,000</b>	<b>11,051,473</b>	<b>10,100,000</b>	<b>9,966,875</b>	<b>21,200,000</b>	<b>21,018,348</b>	<b>21,200,000</b>
<b>Total Expenditures</b>	<b>\$ 22,497,000</b>	<b>\$ 18,499,593</b>	<b>\$ 18,229,000</b>	<b>\$ 10,609,174</b>	<b>\$ 40,726,000</b>	<b>\$ 29,108,767</b>	<b>\$ 38,245,888</b>

Note: The Budget to Actual Schedule does not include the \$4 million of fund balance authorized by the Board of Commissioners for use as part of the fiscal year 2022-2023 budget.

ASM Global Oakland  
General Manager's Board Report  
May 19, 2023

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Event Activity

Added Events:

- Rahat Fateh Ali Khan – (May 26, 2023)
- Grupo Frontera – (May 28, 2023)
- Mamamoo – (June 2, 2023)
- 85 South – (June 4, 2023)
- TWICE – (June 12+13, 2023)
- Erykah Badu – (June 21, 2023)
- Alicia Keys – (August 1, 2023)
- Lil Baby – (August 6, 2023)
- Greta Van Fleet – (August 8, 2023)
- Cirque Du Soleil Corteo – (August 17-20, 2023)
- Zach Bryan – (August 21, 2023)
- Sam Smith – (August 27, 2023)
- Arcangel – (September 7, 2023)
- Christian Nodal – (October 1, 2023)
- Romeo Santos – (October 7, 2023)
- Maneskin – (October 13, 2023)
- Disney on Ice – (October 18-22, 2023)
- Atif Aslam – (November 3, 2023)
- Gabriel Iglesias – (November 17, 2023)
- Anita Baker – (December 23, 2023)

Postponed Events (new date):

- Kapil Sharma – (July 22, 2023)