Notice of Meeting

Regular Meeting of the Board of Directors

#1-A District Agricultural Association

to be held

Tuesday, August 20, 2024 - 10:00 AM

In the Paddock Room at the

Cow Palace, 2600 Geneva Avenue, Daly City, California

Or join the meeting by Zoom at:

https://us02web.zoom.us/j/83975314536

Meeting ID: 839 7531 4536

Dial in: +1 669 900 9128 US (San Jose)

Leah Pimentel, President	Al Perez, 1st Vice President	Leo Ma, 2nd Vice President
Chris Corgas, Director	Tyrone Evans, Director	Ken Flower, Director
Mara Kopp, Director	Tony Pantaleoni, Director	

Those persons wishing to attend the meeting and who may require special accommodations pursuant to the provisions of the Americans with Disabilities Act are requested to contact Allison Keaney at the office of the 1-A District Agricultural Association (415) 404-4100. At the discretion of the Board of Directors, all items appearing on this Agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Board of Directors. Items may not necessarily be taken up in the order shown on this Agenda. This agenda, and all notices required by Bagley-Keene Open Meeting Act are available on the Internet at: www.cowpalace.com

AGENDA

Regular Meeting of the Board of Directors

#1-A District Agricultural Association

Tuesday, August 20, 2024 - 10:00 AM

Any item not so noticed on this agenda will not be considered or discussed.

I. ROLL CALL

II. APPROVAL OF MINUTES OF BOARD MEETING – held July 16, 2024.

III. CORRESPONDENCE

IV. CONSENT AGENDA

V. PUBLIC COMMENT FOR MATTERS NOT ON AGENDA
Speakers are limited to three minutes unless modified by the Chair. The Board of Directors will not act on any matter raised under this item unless the matter is specifically otherwise noticed in this agenda.

VI. PRESIDENT'S REPORT

VII. CLOSED SESSION – Closed Session may be held for the purpose of receiving advice of counsel, considering pending litigation, considering the appointment, employment, evaluation of performance or dismissal of a public employee or for the purpose of negotiating lease terms and transactions of real property, as authorized under Government Section 11126.

1. Discussion with consultant/negotiator Joe Barkett, and consultant Jerry Ramiza as authorized under Gov. Code Section 11126(c)(7), regarding the negotiation of possible Master Disposition and Development Agreement with Master Developer, aka Deca/Catellus, and CowPalaceDC LLC pursuant to Exclusive Negotiating Agreement.

VIII. CEO/DM REPORT

1. Calendar Review & Event Recap
2. Facilities Update
3. GNR Tickets for Directors
4. Staffing Update

IX. COMMITTEE REPORTS:

1. Finance, Budget, and Audit Committee – Chris Corgas, Finance Chair
   A. Financial Statements: May 2024 (Final); June 2024 (Preliminary)
2. Land Development – Director Pantaleoni
3. Grand National Rodeo – Director Evans

X. ACTION ITEMS

1. **Financial Reports** for May 2024.

2. **MDDA**: Discussion and possible adoption of Resolution to authorize the 1-A District Agricultural Association to enter into a long-term Master Disposition and Development Agreement (MDDA), subject to review and approval by all appropriate governmental oversight agencies and CEQA review if required. The MDDA, among other provisions and in exchange for long-term lease and development rights, requires Master Developer, at its sole upfront cost, to undertake construction of beneficial improvements to Cow Palace facilities, horizontal improvements needed to enable vertical development and marketing of vertical development and long-term leasing opportunities on the Cow Palace property.

XI. MATTERS OF INFORMATION

1. CEO Comments
2. Director Comments
3. Next Board Meeting – September 17, 2024, 10:00 AM

XII. ADJOURNMENT