Notice of Meeting

Regular Meeting of the Board of Directors

#1-A District Agricultural Association

to be held

Tuesday November 19, 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/89962413570

Meeting ID: 899 6241 3570

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

Leah Pimentel, President
Chris Corgas, Director

Al Perez, 1st Vice President
Tyrone Evans, Director
Tony Pantaleoni, Director

Leo Ma, 2nd Vice President
Mara Kopp, 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, November 19, 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 October 15, 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.
2. Discussion regarding fee consideration by the California Bar Association's rental agreement, as authorized under Gov. Code Section 11126(c)(7) Possible litigation (Gov. Code § 11126 (e)(1)).

VIII. CEO/DM REPORT

1. Calendar Review & Event Recap
2. Facilities Update
3. WFA Convention
4. Long Term Lease Review: Enterprise, MV Transportation, Bay Club

IX. COMMITTEE REPORTS:

1. Finance, Budget, and Audit Committee – Chris Corgas, Finance Chair
   A. Financial Statements: August 2024 (final); September 2024 (preliminary)
2. Land Development – Director Pantaleoni

X. ACTION ITEMS

1. **Financial Reports** for August 2024.
2. **Approval of Bay Club Lease**
3. **MDDA**: Consideration of a Resolution of the Board of Directors of 1-A District Agricultural Association approving and authorizing execution of a Master Disposition and Development Agreement between 1-A District Agricultural Association and CowPalaceDC LLC; making required findings and providing approvals in connection with the development and ground leasing of a portion of the roughly 68-acre site located primarily in the City of Daly City commonly referred to as the Cow Palace; and finding that approval of the agreement and the project is exempt from the California Environmental Quality Act under State CEQA Guidelines §15061(b)(3). The MDDA, among other provisions and in exchange for long-term lease and development rights, requires Master Developer, at is 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 – December 17, 2024, 10:00 AM

XII. ADJOURNMENT