Special Meeting of the Board of Directors
1-A District Agricultural Association
Tuesday, November 19, 2024 – 10:00 AM
2600 Geneva Avenue, Daly City, California

MINUTES

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

I. Roll Call

President Pimentel called the meeting to order at 10:06 AM. All Board Members were present except for Director Evans.

Corgas	Present
Evans	Absent
Kopp	Present
Ma	Present
Pantaleoni	Present
Perez	Absent
Pimentel	Present

Others in Attendance: Eric Blockie, Deputy Manager; Allison Keaney, CEO; Joe Barkett, Consultant; Charles Southwick, CDFA, Daniel Sachs, Deca Catellus; Jerry Ramiza, Burke, Williams, and Sorensen, LLP.

II. Approval of Board Meeting Minutes from October 15, 2024: Motion made by Director Pantaleoni to approve minutes of the regular Board meeting on October 15, 2024. Seconded by Director Corgas.

Corgas	Aye
Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Aye
Pimentel	Aye

All in favor. Motion carried.

III. Correspondence: none

IV. Consent Agenda: Director Perez moved to approve the consent agenda. Director Pantaleoni seconded the motion.

Corgas	Aye

Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Aye
Pimentel	Aye

All in favor. Motion carried.

V. Public Comments: None

VI. President's Report: President Pimentel shared that she and Director Corgas attended the San Francisco Farm Bureau mixer at Cumaica where everyone learned about the growing and roasting of coffee. She shared that the SF Farm Bureau was growing and had many fun events coming up.

VII. Closed Session: AT 10:13 AM, Director Corgas moved and Director Pantaleoni seconded, a motion to enter the Board into closed session for the purpose of discussion with consultant/negotiator Joe Barkett as authorized under Gov. Code Section 11126 (c)(7), regarding the negotiation of possible Master Development Agreement with Deca/Catellus pursuant to Exclusive Negotiating Agreement.

Corgas	Aye
Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Evans
Pimentel	Aye

All in favor. Closed session commenced.

At 10:30 AM, Director Pantaleoni moved for the Board to exit closed session. Seconded by Director Corgas.

Corgas	Aye
Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Aye
Pimentel	Aye

All in favor. Motion carried.

In closed session, the Board agreed to present the following resolution for a vote:

"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 per State CEQA guidelines §15061(b)(3), also incorporating changes as presented in the change packet dated 11/8/2024, and the following items:

1. Exhibit R
2. Section 9.6 3B

Director Pantaleoni moved to accept the resolution. Director Kopp seconded the motion.

Corgas	Aye
Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Aye
Pimentel	Aye

All in favor. Motion carried.

I. CEO/DM Report: CEO Keaney and Deputy Manager Blockie reported on the following items:

- *Calendar Review & Events Recap*: Deputy Manager Blockie reported that the Cow Palace now has 7 shows on sale at the same time. The John Summit show provided evidence that the Cow Palace is uniquely equipped to handle some shows that other venues cannot. Director Kopp shared that visiting the arena prior to the John Summit show provided a sense of the type of transformation that can take place in the arena. CEO Keaney reported that the 2nd Annual Passion2Profit Entrepreneurial conference, a co-presented event with the Cow Palace, City of Daly City, and the Renaissance Entrepreneurial Center, went well and was well attended.
- *Facilities Update*: CEO Keaney reported the next generator inspections will take place on 11/21. Roof repairs and the breezeway doors of the Lower Bays are complete (as requested by Cal Fire). The safety plan for the barrel roof has been approved; pre-inspection is complete. A full list of facility goals/plans for next year will be reviewed at the December meeting. The RFP for security services is complete. The process will conclude by the end of the year.
- *WFA Convention*: The convention will take place January 19-22, 2025 at the Grand Sierra in Reno (the convention will be here for the next three years). Leah is confirmed to attend. Staff attending will be Eric, Andrew, Trevor, Allison, and possibly Leann. There is room in the budget for one more director to attend. The Cow Palace has been nominated for a Merrill award for the Women's Rodeo.
- *Long Term Lease Review*: MV Transportation has announced they will vacate their lease at the end of March, 2025. Discussions for renewal with Enterprise have begun. The Bay Club Lease has been finalized. The Board is asked to approve the terms of the lease for $90,040.70 per month for three years, with three, one-year extension options. The Association will set aside $200,000 per year for expenses related to the removal of structures when the term concludes.
    - Moved to approve by Director Corgas, seconded by Director Pantaleoni.

Corgas	Aye
Evans	Absent
Kopp	Aye
Ma	Aye
Pantaleoni	Aye

Perez	Aye
Pimentel	Aye

All in favor. Motion carried.

II. Committee Reports:

1. **Finance, Budget, Audit Committee:** Due to the length of the meeting and the prior commitments of other Board members, Director Corgas moved to table the financial report to the December 17, 2024 meeting.

2. **Land Development:** No report

IV. Action Items

Financial Reports for August 2024: No Action.
MDDA: Approved.
Bay Club Lease: Approved.

V. Matters of Information

1. **CEO Comments:** Staff Year end celebration and send off for Marc Cordonero, December 18, 2024 in the lobby. Allison will be out of the office for the IAFE Conference and the last day of the PRCA conference, then to the NFR and the Golden Circle of Champions.
2. **Director Comments:** none

3. Next Regular Board Meeting: December 17, 2024, at 10:00am, Paddock Room, Cow Palace.

VI. Adjournment: Motion to adjourn made by Director Pantaleoni. Seconded by Director Evans.

Corgas	Aye
Evans	Aye
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Absent
Pimentel	Aye

All in favor. Motion passed. The meeting adjourned 12:03 PM.

President, Leah Pimentel _____

CEO, Allison Keaney _____