Special Meeting of the Board of Directors
1-A District Agricultural Association
Tuesday, October 15, 2024 – 10:00 AM
2600 Geneva Avenue, Daly City, California

MINUTES

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

I. Roll Call

President Pimentel called the meeting to order at 10:04 AM. All Board Members were present except for Director Perez. Director Corgas arrived late.

Corgas	Tardy/Excused
Evans	Present
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.

II. Approval of Board Meeting Minutes from September 17, 2024: Motion made by Director Ma to approve minutes of the regular Board meeting on September 17, 2024. Seconded by Director Evans.

Corgas	Tardy/Excused
Evans	Aye
Kopp	Aye
Ma	Aye
Pantaleoni	Aye
Perez	Absent
Pimentel	Aye

All in favor. Motion carried.

III. Correspondence: none

IV. Consent Agenda: Director Evans moved to approve the consent agenda. Director Kopp seconded the motion.

Corgas	Tardy/Excused
Evans	Aye
Kopp	Aye

Ma	Aye
Pantaleoni	Aye
Perez	Absent
Pimentel	Aye

All in favor. Motion carried.

V. **Public Comments:** Charles Southwick shared that he had attended the rodeo with his family and found it to be excellent; they were all impressed by the rodeo, especially the bull fighting, and the facility and had a great time.

VI. **President's Report:** President Pimentel commented on the success of the Grand National Rodeo, including the attendance, the presentation, the honoring of the women's rodeo inductees, and the livestock show. The pig display and ag information hall was well done. Staff did a great job.

President Pimentel also presented Director Corgas with a plaque from the Board of Directors, thanking him for his service as Board president in 2022 and 2023.

VII. **Closed Session**: AT 10:10 AM, Director Pantaleoni moved and Director Evans 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. Director Pantaleoni seconded the motion.

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

All in favor. Closed session commenced.

At 10:22 AM, Director Pantaleoni moved for the Board to exit closed session. Seconded by Director Kopp.

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

All in favor.
No action taken in closed session.

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

- Calendar Review & Events Recap: Deputy Manager Blockie provided an overview of process to transform the arena from the rodeo set up to the complex concert set up for John Summit. He invited the Board to come and see the installation of equipment for the show and explained that the Cow palace is getting a reputation for being one of the few locations that can accommodate these types of shows. "Portal" a show by the artist Rezz, is debuting at the Cow Palace. Also coming soon is a Barber Expo, Boxing, Dickens Fair, Lifesurge, and Jamie XX. CEO Keaney also 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, will take place November 6th at 5:30pm in the lobby.
- Facilities Update: CEO Keaney reported that the staff was looking to repair the upper concourse concessions stands to get them operational for larger events. A full review of facilities projects will be a part of the budget presentation in the coming months.
- GNR Recap and Feedback: CEO Keaney asked for the Board's feedback, positive and constructive, on the Grand National. Positives included the use of the North and South Hall, the ag exhibits, arena lighting, BBQ offering, music, rodeo performances, American Rodeo collaboration, and excellent janitorial and usher services. Constructive included food quality, long wait times for concessions, obstructive views by spotlights.
- Staffing Update: CEO Keaney shared that Bruce Segura had accepted the position of Maintenance and Operations Supervisor, stepping into Marc Cordonero's role upon Marc's retirement.

II. Committee Reports:

1. **Finance, Budget, Audit Committee:** Director Corgas provided an overview of the final financial reports for **July 2024**, noting the following:

- Current position, cash on hand at $8,042,839.44
- Assets in excess of liabilities: $7,070,075.95
- Total assets $8,277,035.39
- Total Operating Revenue: $4,338,570
- Total Operating Expenditures: $3,818,266
- Net profit/loss: $520,304
- Not profit/loss after depreciation: $585,804
- Accounts Receivable: AT&T arrears has been paid and will be reflected in September financials.

Draft **August 2024** Financial reports were presented, noting the following:

- Current position, cash on hand at $8,183,658.58
- Assets in excess of liabilities: $6,669,555.68
- Total assets $8,382,413.44
- Total Operating Revenue: $4,927,419 (71% of budget)
- Total Operating Expenditures: $4,237,793 (74% of budget)
- Net profit/loss: $689,626 (55% of budget).
- Not profit/loss after depreciation: $855,126. (82% of budget).

2. **Land Development:** No report
3. **Grand National Rodeo:** Director Evans reported that the clean up crew was on site the very first thing on Sunday morning to load out the dirt and clean the arena in preparation for the concert.

IV. Action Items

Financial Reports for July 2024: Director Pantaleoni moved to approve the July 2024 financial report as presented. Director Evans seconded the motion.

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

All in favor. Motion carried.

V. Matters of Information

1. **CEO Comments:** none
2. **Director Comments:** none

3. **Next Regular Board Meeting:** November 19, 2024, at 10:00am, Paddock Room, Cow Palace.

VI. Adjournment: Motion to adjourn made by Director Pantaleon. 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 11:44 AM.

President, Leah Pimentel _____ 12/16/24

CEO, Allison Keaney _____