Regular Meeting of the Board of Directors
1-A District Agricultural Association
Tuesday, April 21, 2026 – 10:00 AM
2600 Geneva Avenue, Daly City, California

MINUTES

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

I. ROLL CALL:
President Perez called the meeting to order at 10:04 AM. All Board Members were present upon roll call except for Tyrone Evans who was out due to illness. The Board will entertain a motion to excuse Director Evans at the regular meeting of the Board on May 19, 2026.

Others in Attendance: Eric Blockie, Deputy Manager; Allison Keaney, CEO; Vanessa Tom, Administrative Assistant; Brent Jamison, CCA Executive Director; Stewart DeLuz, CCA Sr. Project Manager; Brandi Gragg, CDFA (remote attendance during Closed Session)

II. APPROVAL OF BOARD MEETING MINUTES FROM March 17, 2026: Motion made by Director Pantaleoni to approve minutes of the regular Board meeting on March 17, 2026. Second, by Director Corgas. All in favor. Motion carried.

III. CORRESPONDENCE: CEO Keaney shared an email with the Board thanking Cow Palace for hosting a career day for students at Terra Nova High School in Pacifica. Susan Ryan, a Coordinator for the College and Career Technical Education department for San Mateo County shared positive student feedback on the people and culture at the Cow Palace, the facility tour, and the panel discussion. Maybelle Manio, who works for the Daly City Economic and Business Development department, and Cristina Lewis, a teacher at Terra Nova, attended career day and wrote thoughtful thank you letters about how meaningful the experience was for the students.

IV. CONSENT AGENDA: Director Corgas moved to approve the consent agenda. Second by Director Kopp. All in favor. Motion carried.

V. PUBLIC COMMENTS: None

VI. PRESIDENT'S REPORT: Director Corgas moved to relocate the President's Report to after the committee reports on the agenda. Second by Director Pantaleoni. All in favor. Item moved to after item IX.

VII. CEO/DM REPORT:

1. *Facilities: Fire Alarm Project presented by CCA:* Stewart Deluz, Sr. Project Manager, reviewed a Fairground Project Planning packet that describes how CCA partners with different fairgrounds to work on projects, feasibility studies, planning and construction. CCA collects vendor bids by casting a wide net and working with the lowest bid per state contracting guidelines. Stewart will continue to be in frequent conversation with CEO Keaney about this project. As the project was not budgeted, it requires Board approval. Director Corgas moved to

proceed with the feasibility study, not to exceed $132,000. Second by Director Pantaleoni. All in favor. Motion carried.

2. *Calendar Review & Event Recap*: Deputy Director Blockie spoke about the sold out ISOxo shows on April 3 and 4 and commended the hardworking staff. He recently attended a Pollstar conference in Los Angeles and worked on promoter outreach. He was able to secure a Halloween show with a rock and roll music promoter and there is another show in progress. The Just Between Friends children's clothes consignment sale (South Hall) will take place this weekend along with Paranormal Cirque, a gothic burlesque Circus (a large tent will be put up in the South Hall parking lot). Another Planet Entertainment is working with us on the bunt. show (South Hall); 1 of only 3 shows this artist is doing in the U.S. Foodieland will take place on May 22-24, we will host a large private event on 6/10 and 6/11, then Gryffin (Another Planet Entertainment) on 6/12 (sold out) and 6/13, and Sofi Tukker (Another Planet Entertainment; announced today) on 10/24. There will be events every weekend from 9/30/26 – 1/7/27. Ticket requests from Board members should be returned to CEO Keaney.
   - Cannabis Events: Deputy Director Blockie described a potential cannabis event at the Cow Palace put on by a high-end promoter. They are interested in holding an event two times a year and would abide by the state's smoking policy of outdoor smoking only. Director Corgas made a motion to approve. Second by Director Pimentel. All in favor. Motion carried.
   - Outdoor Sports Events: CEO Keaney described a request by the promoters of an outdoor sporting show to display firearms. A CDFA representative said it is legal to display firearms with no ammunition or ammunition separate from weapons. San Mateo County declined this show. President Perez and Director Pimentel expressed reservations about the visual representation of firearms and a discomfort with having them displayed at an event at the Cow Palace. Per the discussion, CEO Keaney will address with the promoters what kinds of firearms will be displayed, how prominent their display will be, and what the legal ramifications are of displaying firearms to the public.
3. *Presentation of Golf Cart Policy.* Director Pimentel moved to approve. Second by Director Kopp. All in favor. Motion carried.
4. *Presentation of Purchasing Policy for Goods over $100,000.* Director Corgas moved to approve. Second by Director Pantaleoni. All in favor. Motion carried

VIII. CLOSED SESSION:

Director Corgas moved to enter closed session at 11:10 am. Second by Director Pantaleoni. All in favor. Closed session commenced. In closed session, the Board approved the 4th Extension of the Exclusive Negotiating Agreement with DecaCatellus CP, LLC. Director Pantaleoni moved to conclude closed session. Second by Director Kopp. Closed session concluded at 11:50 am.

IX. COMMITTEE REPORTS:

1. *Finance, Budget, Audit Committee*- Chris Corgas, Finance Chair

Director Corgas presented the January 2026 and February 2026 financial statements.

January Financial Report (Final)

OPERATING REVENUES, EXPENSES, PROFITS (STOP)

The Statement of Operations shows the summary of all revenues and expenses for the year to date and the comparison to budget for the period ending January 31, 2026:

- Revenue is **$ 467,545**

Expenses are $ **$749,408**
Net Operating Profit/Loss before Depreciation is **($281,863)**
Net Profit/Loss after Depreciation and Allocations/Other Funds is **($281,863)**

ENT POSITION REPORT

Cash on hand is $ **10,428,200.72**
Total current assets are $ **10,826,919.23**
Assets in excess of liabilities is $ **8,199,764**

NCE SHEET

Fixed Assets: $ **11,163,428.14**
Total Assets: $ **22,416,314.80**
Current liabilities: $ **4,122,676.98**

ry Financial Report (Final)

ATING REVENUES, EXPENSES, PROFITS (STOP)

tement of Operations shows the summary of all revenues and expenses for the year to date and the son to budget for the period ending February 28, 2026:

Revenue is $ **1,604,595**
Expenses are $ **$1,544,997**
Net Operating Profit/Loss before Depreciation is **$59,958**
Net Profit/Loss after Depreciation and Allocations/Other Funds is **$59,958**

ENT POSITION REPORT

Cash on hand is $ **9,858,769.68**
Total current assets are $ **10,327,474.98**
Assets in excess of liabilities is $ **8,470,055.26**

CE SHEET (Pages 13 & 14)

ixed Assets: $ **11,226,754.72**
Total Assets: $ **21,987,197.09**
Current liabilities: $ **3,352,101.37**

RECEIVABLES

concerns to report.

Pimentel moved to approve the Finance Report. Second by 1st Vice President Ma. All in favor. arried.

B. Banking Resolution (Signers). Director Pimentel made a motion to approve signers

C. Moving to Five Star Bank. Director Corgas made a motion to approve the move of Cow Palace banking to Five Star Bank. Second by Director Pantaleoni. All in favor. Motion carried.

2. *Land Development* – Director Pantaleoni
   A. Definitive Design Plan (MDDA Exhibits D & G); these exhibits will be presented to the Board at next month's meeting. Director Pantaleoni stated that the discussions had been very helpful in preparing a complete definitive design plan for the Board to review. He stated that the budget figures proved by Boldt were conservative and reliable. The plan has enough detail and room to accommodate unforeseen issues.
3. *Executive Committee:* tabled to May 2026.

X. MATTERS OF INFORMATION:

1. *CEO Comments:* CEO Keaney requested that the Board cancel the Regular Meeting of the Board in July. There are no events scheduled and she would like to take the time to provide time off for staff and focus on maintenance projects. Director Pantaleoni made a motion to approve the cancellation. Second by 1st Vice President Ma. All in favor. Motion carried.
2. *Director Comments*: President Perez thanked Director Pimentel for her service and recognized her as the first African American President of the Board of Directors in the Cow Palace's 85-year history. He thanked her for fostering collaboration, and shared gratitude for the time, energy, and passion she shared with the Board and the community. She was presented with an honorary belt buckle.
3. *Next Regular Board Meeting:* May 19, 2026, at 10:00 am, Paddock Room, Cow Palace.
4. *Next Committee Meeting*: GNR; May 19, 2026, at 9:00 am, Paddock Room, Cow Palace.

XI. ADJOURNMENT: Motion to adjourn made by Director Kopp. Seconded by Director Pimentel. All in favor. Motion passed. The meeting adjourned 12:07 PM.

President, Al Perez

CEO, Allison Keaney