

1

**Regular Board Meeting of the Board of Directors  
1-A District Agricultural Association  
Tuesday, May 16, 2023 – 10:00am  
2600 Geneva Avenue, Daly City, California**

**MINUTES**

Chris Corgas, President	Leah Pimentel, 1 <sup>st</sup> Vice President	Al Perez, 2 <sup>nd</sup> Vice President
Mara Kopp, Director	Anthony Pantaleoni, Director	Ken Flower, Director
Tyrone Evans, Director	Leo Ma, Director	

**I. Roll Call**

President Corgas called the meeting to order at 10:06 AM. All Board Members as noted were present: Director Evans, Director Flower, Director Kopp, Director Ma, Director Perez, Director Pimentel, Director Pantaleoni.

**Others in Attendance:** Allison Keaney, CEO; Eric Blockie, Deputy Manager, Dan Sachs, Deca/Catellus, , Joe Barkett, Jerry Ramiza

**II. Approval of Board Meeting Minutes from April 18, 2023:** Motion made by Director Evans to approve minutes of the regular Board meeting on April 18, 2023. Seconded by Director Kopp. All in favor. Motion passed.

**III. Public Comments:** No public comment.

**IV. President's Report:** President Corgas reported that it was time to conduct the annual performance appraisal of the CEO. Board members were asked to provide their feedback to President Corgas by May 31, 2023, and that the review would be discussed with CEO Keaney at the June Board meeting in closed session.

**V. Closed Session:** The Board entered closed session at 10:10am. Upon exiting closed session, President Corgas reported that the Board unanimously approved the proposed Term Sheet for the development of Cow Palace property, negotiated with Deca/Catellus dba CowPalace DC, LLC.

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

1. **Calendar Review:** DM Blockie reported that work is in progress on a marketing piece for promoters, shows for Thanksgiving weekend and New Year's Eve are being considered, a meeting with Live Nation took place, and that upgrades for the GNR are in the works.
2. **Historical Society of San Mateo County:** CEO Keaney invited Debra Peterson of SMCHC to discuss the program, "California Revealed," an organization that digitizes historical assets of interest to preserve them and make them available to public research. The Cow Palace would retain the rights to all assets, and their use must be with Cow Palace permission.
3. **Playing the Palace:** CEO Keaney reported that the performance was lightly attended, DM Blockie reported on the production and the cost cutting actions taken in response to attendance.
4. **Facility Projects Update:** CEO Keaney shared that the North Hall roof project received final inspection, and that the PSPS project was progressing as expected. Alternate power support

will be needed to power the entire facility in the event of an outage, which is outside the scope of the PSPS project. CEO Keaney requested an emergency delegation of authority to expand the Cow Palace emergency power capacity.

5. **Measure K/Emergency Preparedness:** CEO Keaney reported that Hog Barn 1 was being cleaned out and prepared for large animal evacuees; a CONEX was also purchased to hold necessary equipment for animal sheltering.
6. **Total SF Podcast:** President Corgas and CEO Keaney were interviewed by Peter Hartlaub of the Chronicle for the Total SF

## VII. Committee Reports:

1. **Finance, Budget, Audit Committee:** President Corgas shared March financial reports, noting the following:
  - Current position, cash on hand at \$8,051,084.
  - Cash in excess of liabilities returned to year-end levels at \$6,788,108.
  - Revenues trend lower than budget for the first quarter, which is a typically slow time of year. Expenses are trending higher than budget due to storm damage repairs, including twelve (12) downed trees.
  - Total assets are \$14,488,733, still healthy increase over 2022 at \$12 million.
  - Accounts Receivable: Close to finishing the AT&T renewal with DGS which will allow us to be able to clear the AT&T receivables; GM Cruise has booked several days to return to testing their autonomous vehicles; Red Barn Productions is paid and will be reflected in next month's financial statements, the delay being on the Cow Palace's end while final billing was calculated.
2. **Land Development:** No additional information other than discussed and approved in closed session.
3. **Grand National Rodeo, 2023:** Director Perez reported that the meeting was held at 9:00 AM that morning and that CEO Keaney reported to the committee on the planning work that had been completed.

## VIII. Action Items

1. **Financial Statements for March 2023:** Director Perez moved to approve the financial statements as presented. Director Kopp seconded the motion. All in favor. Motion passed.
2. **Term Sheet, Land Development:** Approved in Closed Session.
3. **Digitizing Cow Palace Historical Assets with "California Revealed":** Director Flower moved to allow the San Mateo County Historical Society to digitize Cow Palace audio and video assets with "California Revealed." Director Pimentel seconded the motion. All in favor. Motion passed.
4. **Emergency Authority to CEO Keaney:** Director Flower moved to grant CEO Keaney authority to address emergency facility conditions for water intrusion and back up power. Seconded by Director Pimentel. All in favor. Motion passed.

## IX. Matters of Information

1. **CEO Comments:** None
2. **Director Comments:** A reminder that the July Board meeting will take place one week early on July 11, 2023.
3. **Next Board Meeting:** Tuesday, June 20, 2023, at 10:00 AM in the Paddock room at the Cow Palace.

**X. Adjournment:** Motion to adjourn made by Director Evans, seconded by Director Pantaleoni. All in favor. Motion passed. Meeting adjourned 11:55 AM.

President, Chris Corgas \_\_\_\_\_

CEO, Allison Keaney \_\_\_\_\_