

**Regular Board Meeting of the Board of Directors  
1-A District Agricultural Association  
Tuesday, December 13, 2022 – 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, President	Anthony Pantaleoni, Director	Ken Flower, Director
Tyrone Evans, Director	Leo Ma, Director	

**I. Roll Call**

President Corgas called the meeting to order at 10:05 AM. All Board Members as noted were present: Director Flower, Director Kopp, Director Perez, Director Pantaleoni, Director Pimentel. Director Pimentel moved to excuse Director Evans and Director Ma. Director Perez seconded the motion. All in favor. Motion passed.

**Public in Attendance:**

Others in Attendance: Allison Keaney, CEO; Dan Sachs of Deca Co., Mark Schwettmann of Skidmore, Owings, and Merrill, Joe Barkett

**II. Approval of Board Meeting Minutes from November 15, 2022:** Motion made by Director Flower to approve minutes of the regular Board meeting on November 15, 2022. Seconded by Director Pantaleoni. All in favor. Motion passed.

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

**IV. President's Report:** President Corgas reminded the Board to complete their annual training through the CDFA Online University, ideally by January 1<sup>st</sup>. He shared that he and CEO Keaney would review Board attendance for the year. The President also reported that he attended the Dickens Fair and that it was very well done, and great to be back in person. Finally, he reminded the Board of the 100<sup>th</sup> WFA Convention and shared that he and Director Perez would be attending.

**V. CEO Report:** CEO Keaney reported on the following items:

- Events & Calendar Review: Upcoming events were reviewed.
- Financial Review: the financial reports will continue to be in draft form for one month after the month ends due to the nature of the settlement of interim events.
- San Mateo County History Museum: Director Kopp, Director Perez, and CEO Keaney visited the museum for a prevue of the exhibit to be displayed in November and the digital timeline that will include the Cow Palace in the museum's permanent exhibit about San Mateo County innovators.
- Staffing: Interviews have begun for the Deputy Director position; there are three applicants.
- Step into the Light: Three judges have confirmed, Michael Lambert, Library of the City and County of San Francisco, Aileen Cassinetto, Poet Laureate of San Mateo County, and Dr. Lois Moore. Thanks to Director Perez for making these connections.
- 2023 Grand National: Nancy Atkinson has agreed to be a part of the anniversary rodeo steering committee.

**VI. Committee Reports:**

**1. Finance, Budget, Audit Committee:** President Corgas shared that October and November financials reports, received by the Board, are still in draft form. Currently noting the following:

- The current position is cash on hand at \$7,172,964.
- Revenues are 6.24% under budget for the year.
- Expenses are 25% under budget for the year.
- Net operating profit is \$774,910 over budget.
- The budgeting process will take place in January and February.

**2. Land Development:** Director Pantaleoni shared that the Land Development Committee felt that the direction of the ideas around development where in a place where they could be shared with the Board. He introduced Dan Sachs and Mark Schwettmann who provided an overview of the current ideas around developing the property for new uses. They reviewed the current space and its uses, then shared new ideas about utilizing the property:

- An industrial area in the southeast quadrant of the property.
- Move storage and shop to the South Hall
- Add a new “West Hall” adjacent to the North Hall to replace the event space lost to the South Hall becoming a storage/shop facility.
- Improve outdoor events spaces and keep them adjacent to the building to allow for combined indoor/outdoor use.
- Add a parking garage to offset loss of parking spaces to industrial area.
- Add new multi family residential in the Upper Parking Lot.
- The project would be completed in deliberate phases under the principle of ensuring the Cow Palace has sufficient physical resources to operate.

**VII. Action Items**

**1. Financial Statements for October 2022:**  
No action

**VIII. Closed Session:** The Board entered Closed Session at 11:36am and returned to open session at 12:16 PM. The matter discussed was real estate.

**IX. Matters of Information**

- 1.CEO Comments:** Please attend the Step into the Light reception on January 12<sup>th</sup> at 5:00 PM if you are able.
- 2. Director Comments:** None
- 3.Next Board Meeting:** Tuesday, January 24, 2023, at 10:00 AM in the Paddock room at the Cow Palace.

**X. Adjournment:** Motion to adjourn made by Director Flower, seconded by Director Pantaleoni. All in favor. Motion passed. Meeting adjourned 12:20 PM.

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

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