

Notice of Meeting
Regular Meeting of the Board of Directors
#1-A District Agricultural Association
to be held
Tuesday, May 21, 2019 – 10:00 AM
In the Paddock Room
Cow Palace, 2600 Geneva Avenue, Daly City, California

Mara **Kopp**, President
Ken Flower, Director
Nancy Atkinson, Director

Barbara Wanvig, 1st VP
Tyrone Evans, Director

Tony Pantaleoni, 2nd VP
Al Perez, Director

AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES OF BOARD MEETING – held April 16, 2019.

III. PUBLIC COMMENT FOR MATTERS NOT ON AGENDA. Speakers are limited to three minutes unless modified by the Chair. The Board of Directors will not act on any matter raised under this item unless the matter is specifically otherwise noticed in this agenda.

IV. PRESIDENTS REPORT

V. CEO REPORT -

1. Update on rental events and bookings: Staff Report.
2. Projects/Programs/Facility project update
3. GNR/JGN Updates
4. SB281 Update

VI. CONSENT AGENDA

Contract #: L19-21
Contractor: HC Mega Corporation dba Mega Show
Event Type: Cannabis Event
Dates: July 17-22, 2019 (inclusive of move-in/move-out).
Use: 34,560 sq. ft. of parking lot space
Terms: Rental fee: \$12,096.00 vs 12% of Box Office receipts, whichever is greater plus reimb exp.
Projections: Admissions: \$125,000.00 Merchandise: N/A
Parking Revenue: \$20,000.00 Food and Beverage: \$1,200.00

Contract #: L19-22
Contractor: HC Mega Corporation dba Mega Show
Event Type: Cannabis Event
Dates: September 11-16, 2019 (inclusive of move-in/move-out)
Use: 34,560 sq. ft. of parking lot space
Terms: Rental fee: \$12,096.00 vs 12% of Box Office receipts whichever is greater, plus reimb exp.
Projections: Admissions: \$135,000.00 Merchandise: N/A
Parking Revenue: \$25,000.00 Food and Beverage: \$1,500.00

Contract #: L19-23
Contractor: Adidas America, Inc.
Event Type: Adidas brand warehouse sale
Dates: July 9-15, 2019 (inclusive of move-in/move-out)
Use: South Hall
Terms: Rental fee: \$16,500.00 plus reimb exp
Projections: Admissions: N/A Merchandise: N/A Parking Revenue: N/A Food and Beverage: N/A

VII. COMMITTEE REPORTS:

1. Budget and Finance Committee – Barbara Wanvig, Chair
 - i. Financial Statements for April 2019
 - ii. Annual Budget 2019
 - iii. Annual Statement of Operations 2018

VIII. ACTION ITEMS

1. Approval of Letter of Intent with SyWest Development LLC to enter into a long-term development ground lease for the Cow Palace property (Upper Parking Lot) to be combined with the adjacent property owned by SyWest in an approximately 25-acre mixed use commercial and residential development project.
2. Approval of Financial Statements for April 2019
3. Approval of 2019 Annual Budget
4. Approval of 2018 Statement of Operations
5. Approval of The Dickens Fair Rental Agreement
6. Approval of Ticket Software Platform, July 1, 2019 – June 30, 2020

IX. CLOSED SESSION – Closed Session may be held for the purpose of receiving advice of counsel, considering pending litigation, considering the appointment, employment, evaluation of performance or dismissal of a public employee or for the purpose of negotiating lease terms and transactions of real property, as authorized under Government Section 11126.

1. Item: Discussion with Cow Palace negotiator regarding specific financial and other business terms involving the long-term lease of the Cow Palace property referred to in Item VIII 1 above. (Gov. Code Section 11126 (c) 7)

X. MATTERS OF INFORMATION

1. CEO Comments
2. Director Comments
3. Next Board Meeting – Tuesday, June 18, 2019 at 10 am.

XI. ADJOURNMENT

Those persons wishing to attend the meeting and who may require special accommodations pursuant to the provisions of the Americans with Disabilities Act are requested to contact the office of the 1-A District Agricultural Association (415)404-4100, at least five working days prior to the meeting to insure the proper arrangements can be made. At the discretion of the Board of Directors, all items appearing on this Agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Board of Directors. The Board may convene to closed session pursuant to Government Code Section 11126, subdivisions (a) and (e) to consider personnel evaluation and/or possible litigation. Items may not necessarily be taken up in the order shown on this Agenda. This agenda, and all notices required by Bagley-Keene Open Meeting Act are available on the Internet at: www.cowpalace.com