

FOX OAKLAND THEATER, INC.

a California nonprofit public benefit corporation controlled by the City of Oakland

BOARD OF DIRECTORS MEETING

Tele-Conference

October 2, 2020

2:00 p.m.

PUBLIC PARTICIPATION

This meeting will be held by tele-conference and recorded. The public may observe and/or participate in this meeting in the following two ways:

- To join the meeting by video conference, please click on this Zoom link at the noticed meeting time.

<https://zoom.us/j/93947773599>

Meeting ID: 939 4777 3599

- To listen to the meeting by phone, please dial the numbers below, depending on your location, at the noticed meeting time:

Dial by your location

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+1 408 638 0968 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

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Meeting ID: 939 4777 3599

Find your local number: <https://zoom.us/u/aexJVnr2w>

If you need special assistance to participate in meetings, please contact the FOT Secretary (hli@oaklandca.gov or 510-238-6239). When possible, please notify staff five (5) days prior to the meeting so we can make reasonable arrangements to ensure accessibility.

ALL PUBLIC COMMENT WILL BE TAKEN AT THE BEGINNING OF THE MEETING UNDER ITEM 2 PUBLIC COMMENT.

There are three ways to submit public comments:

- eComment. Please email hli@oaklandca.gov to send your comment directly to the Board and staff BEFORE the meeting starts. eComment submission closes five (5) minutes before posted meeting time
- To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken at the beginning of the meeting. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted.
- To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing *6

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AGENDA

1. Roll call
(Alexa Jeffress, President; Adam Benson, CFO; Hui-Chang Li, Secretary;
Betsy Lake, Director; Kelley Kahn, Director; Brendan Moriarty, Director;
Anthony Reese, Director)
2. Public Comment *(1 minute each)*
3. Approval of Minutes for July 15, 2020 – **Action Item** *[Hui-Chang Li]*
4. Board appointments – **Action Item** *[Hui-Chang Li]*
 - a. Confirm Margaret O'Brien to replace Adam Benson as CFO
5. FOT Financial Status – *Update* *[Hui-Chang Li]*
6. Lease Updates *[Brendan Moriarty]*
 - a. APE Lease & Request for Rent Deferral – *Update*
 - b. Emporium Lease & Request for Rent Deferral – *Update*
 - i. Rudy's Back Rent Loan Payment – *Update*
 - c. OSA Lease Amendment – *Update* *[Anthony Reese]*
7. Fox Theater Asset Transfer from ORSA to City/FOT – *Update* *[Jens Hillmer]*

8. Property Management

- a. RFP for Property Management Services to replace CCIG [*Anthony Reese*]

Staff Recommendation: Authorize staff to negotiate an asset/property management agreement with Collier's International as the new Property Manager for the Fox Oakland Theater in an amount not to exceed Six Thousand Two Hundred Dollars (\$6,200) per month, or Seventy-Four Thousand Four Hundred Dollars (\$74,400) per year plus a three percent (3%) increase on each anniversary date, for a term of five (5) years, which may be extended for two (2) additional terms of five (5) years each– **Action Item**

- b. Capital Improvement Needs – Update on Waterproofing and Roof Repair [*George Durney/Jens Hillmer*]

9. Next Meeting: December 7, 2020 @ 3pm

10. Other

11. Adjournment