

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE, OR DESIGNEE, TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SAN MATEO COUNTY EXPOSITION AND FAIR ASSOCIATION, AND ANY OTHER APPROPRIATE DOCUMENTATION, TO EFFECTUATE THE TRANSFER OF \$2,000,000 TO THE ASSOCIATION'S CAPITAL IMPROVEMENT FUND TO BE USED FOR SPECIFIED EVENT CENTER IMPROVEMENT PROJECTS

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, the County of San Mateo ("County") is the owner of certain property known and designated as the San Mateo County Event Center ("Event Center"), in the City of San Mateo, which is used for conferences, conventions and expositions; and

WHEREAS, the Event Center is managed by a non-profit organization, the San Mateo County Exposition and Fair Association ("Association"), pursuant to the "Agreement Providing for Management of the San Mateo County Fair and the San Mateo County Event Center" ("Event Center Management Agreement"), various forms of which have been in place since 1984; and

WHEREAS, the Event Center Management Agreement contains provisions governing the use, maintenance, and improvement of the Event Center, including that the County has ownership and control of all the Event Center property, that the County and Association will jointly perform major maintenance and capital improvements of all

Event Center buildings and grounds, and that the Association is responsible for the administration and supervision of all major maintenance or capital improvements that the County elects to undertake to its Event Center property; and

WHEREAS, the Association has identified three deferred capital projects as described herein for which it seeks the County's financial support in an aggregate amount of \$2,000,000.00; and

WHEREAS, the Association has entered into an agreement with California Construction Authority ("CCA") to complete a project to replace the heater at Fiesta Hall (the "Fiesta Hall Project"), the replacement of which will ensure that the building continues to be suitable for hosting corporate events, conventions, youth sports events, and other trade and public shows as well as serving as an emergency response center, and generating economic impact for San Mateo County; and

WHEREAS, the Association is seeking a contribution from the County in an amount not to exceed Seven Hundred Thousand Dollars and Zero Cents (\$700,000.00) for reasonable costs incurred in connection with the Fiesta Hall Project and has agreed to cover any additional costs above that amount; and

WHEREAS, the Association seeks to fund a project to install solar canopies in the main guest parking lot which includes relocation of current RV power, water, and sewer hookup locations under solar canopies, offering upgraded and out-of-sightline power, water, and sewer hookups along with additional parking and EV charging stations (the "Solar Canopies Project"); and

WHEREAS, the Solar Canopies Project would allow the Association to host more conventions and conferences while accommodating sports, trade, and consumer shows, directly increasing its capacity to host multiple events concurrently, and would also enhance emergency preparedness in case of a disaster and would generate revenues for the Association to pay for new improvements in the future; and

WHEREAS, the Association seeks a contribution from the County in the amount of One Million Dollars and Zero Cents (\$1,000,000.00) for reasonable costs incurred in connection with the Solar Canopies Project and the Association will match this investment with an additional \$2,000,000.00 of its reserve funds; and

WHEREAS, the Association seeks to fund a project to make internet and Wi-Fi capability upgrades at the Event Center (the “Wi-Fi Upgrades Project”) which will provide current and future business clients and conventions with the necessary broadband and Wi-Fi to execute their events and will be critical for emergency response purposes; and

WHEREAS, the Association seeks a contribution from the County in an amount not to exceed Three Hundred Thousand Dollars and Zero Cents (\$300,000.00) for reasonable costs incurred in connection with the Wi-Fi Upgrades Project and the Association will match this commitment with \$200,000.00 of its reserve funds; and

WHEREAS, improving the Event Center is in the interest of the County, which owns the property, to ensure its continued suitability for conference, conventions, and expositions and also improves emergency resilience for our communities, improves

sustainability through solar investment, and generates additional revenue that can be used to maintain and improve the property; and

WHEREAS, these projects are within the scope of Section 9 of the Event Center Management Agreement, and thus will be administered and supervised by the Association; and

WHEREAS, the Association, at its own expense and following a competitive procurement, has entered into an Individual Project Agreement with the CCA to perform work for the Fiesta Hall Project, which work is expected to be completed by April 27, 2023; and

WHEREAS, the Association has retained the CCA to assist with developing and managing the competitive bidding process for the Solar Canopies Project and has agreed to use competitive procurement in connection with the Wi-Fi Upgrades Project; and

WHEREAS, there has been presented to this Board of Supervisors a Memorandum of Understanding documenting the County's and the Association's agreement on various matters with regard to the costs, administration and supervision of the Fiesta Hall Project, the Solar Canopies Project and the Wi-Fi Upgrades Project; and

WHEREAS the County Executive seeks approval from the Board of Supervisors to execute the Memorandum of Understanding, and any other appropriate documentation as may be necessary or advisable, with the Association to effectuate the transfer of a total amount not to exceed \$2,000,000.00 for these projects which funds

shall be deposited in the Association's Capital Improvement Fund, which is maintained by the County's treasury, with the Association agreeing to remit to the County the remaining balance of funds, including any interest earned, within 15 business days of the date the Association completes the projects.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that this Board of Supervisors hereby authorizes and directs the County Executive, or designee, to execute a Memorandum of Understanding and any other appropriate documentation as may be necessary or advisable with the San Mateo County Exposition and Fair Association to effectuate the transfer of \$2,000,000.00 for these projects which funds shall be deposited in the Association's Capital Improvement Fund to be used for the Fiesta Hall Project, the Solar Canopies Project and the Wi-Fi Upgrades Project in the respective amounts outlined in this resolution.

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