



Republic of the Philippines

Province of Cavite

## CITY OF BACOOR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.02

01/20/2025



## COMMITTEE on GOVERNMENT ENTERPRISES, PRIVATIZATION, and PUBLIC FRANCHISE

### COMMITTEE REPORT

GEPPF NO. 001 S. 2025

Office of the Sangguniangan Panlungsod  
Received by: *Janet*  
Date: *01/20/2025*  
Time: *8:00 AM*

**Subject: PCR 311-2025 – A RESOLUTION GRANTING THE ISSUANCE OF A LOCAL FRANCHISE TO JAB REALTY & DEVELOPMENT CORPORATION FOR COCKPIT ARENA OPERATIONS LOCATED AT CAVITE COLISEUM, P.F. ESPIRITU 1, BACOOR CITY, CAVITE. (referred 01 December 2025)**

The aforesaid proposed City Resolution was endorsed to the Sangguniangan Panlungsod from the Office of the City Mayor on 28<sup>th</sup> of November 2025. The said endorsement letter is attached to this report together with the formal request for approval and issuance of a local franchise from JAB Realty and Development Corporation.

### FINDINGS :

JAB Realty and Development Corporation, headed by Ms. Diane B. Paterno, submitted a formal request to the City Government for the approval and issuance of a local franchise for the operation of a cockpit arena located in Cavite Coliseum. The Corporation, registered with the Securities and Exchange Commission (SEC), has been given the chance to rehabilitate the historic Cavite Coliseum, a venue for sabungeros from all over the Philippines for decades. A local franchise will continue the decades-long legacy of the Coliseum.

JAB Realty and Development Corporation proposes to operate the cockpit arena under its business name and commits to strictly operate in full compliance with the regulatory framework of the City Government of Bacoor, providing the necessary documents that the company will be required to submit.

### RECOMMENDATION :

After careful analysis, the member of Committee on Government Enterprises, Privatization and Public Franchise and the chairman of Committee on Games and Amusement, Coun. Ricardo Ugalde, recommends to **APPROVE** the proposed city resolution granting the issuance of a local franchise to JAB Realty and Development Corporation for cockpit arena operations located at Cavite Coliseum, PF Espiritu 1, Bacoor City, Cavite.

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**STRIKE AS**

Address: Bacoor Legislative and Disaster Resilience Bldg.  
Bacoor Blvd., Bgy. Bonyan, City of Bacoor, Cavite  
Trunkline: (046) 417-0727  
Website: [www.bacoorcitysp.com](http://www.bacoorcitysp.com)



Cert. no. 24161809



**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this 12th day of December 2025 at the City of Bacoor, Cavite.

**COMMITTEE on GOVERNMENT ENTERPRISES, PRIVATIZATION, and  
PUBLIC FRANCHISE**

**HON. ADRIELITO G. GAWARAN**

Chairman

Member - Committee on Games and Amusement

**HON. MIGUEL N. BAUTISTA**

Vice Chairman

**HON. RICARDO F. UGALDE**

Member

Chairman - Committee on Games and Amusement

**HON. REYNALDO M. FABIAN**

Member





## COMMITTEE on GAMES and AMUSEMENT

  
**HON. ROBERTO L. ADVINCULA**

Vice Chairman

  
**HON. HORACIO M. BRILLANTES, JR.**

Member





## COMMITTEE on GOVERNMENT ENTERPRISES, PRIVATIZATION, and PUBLIC FRANCHISE

### EXCERPTS FROM THE MINUTES OF THE SPECIAL SESSION

GEPPF NO. 001 S. 2025

Office of the Sangguniang Panlungsod  
Receiving by: *[Signature]* Date: *1* 2025  
Time: *8:47 AM*

**Subject: PCR 311-2025 – A RESOLUTION GRANTING THE ISSUANCE OF A LOCAL FRANCHISE TO JAB REALTY & DEVELOPMENT CORPORATION FOR COCKPIT ARENA OPERATIONS LOCATED AT CAVITE COLISEUM, P.F. ESPIRITU 1, BACOOR CITY, CAVITE. (referred 01 December 2025)**

The 6<sup>th</sup> Special Session of the 6<sup>th</sup> Sangguniang Panlungsod was held last December 12, 2025 in a hybrid setup. The Acting Presiding Officer, Coun. Adrielito Gawaran called to order at exactly 10:00 am.

Atty. Khalid Atega Jr., Sangguniang Panlungsod Secretary proceeded with the roll call, the approval of the journal and minutes from the previous regular session, and the reading of the referrals to committees of proposed ordinances, resolutions, messages, communications, petitions and memorials.

Atty. Atega narrated the above-mentioned subject matter with an item number G.18. Coun. Ricardo Ugalde, member of Committee on Government Enterprises, Privatization and Public Franchise and the chairman of Committee on Games and Amusement moved for the approval of the application of local franchise for the operation of a cockpit arena at the Cavite Coliseum of JAB Realty and Development Corporation.

The motion was seconded by Coun. Brillantes, Jr., Coun. Tela, Coun. Galvez, Jr., Coun. Advincula, Coun. Dominguez, Coun. Nolasco, and Coun. Buncio. A resolution granting the issuance of a local franchise to JAB Realty & Development Corporation for cockpit arena operations located at Cavite Coliseum, P.F. Espiritu 1, Bacoor City, Cavite was declared **APPROVED** by the Acting Chair.

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### EXCERPTS FROM THE MINUTES OF THE SPECIAL SESSION – GEPPF 001 S. 2025

**PCR 311-2025 – A RESOLUTION GRANTING THE ISSUANCE OF A LOCAL FRANCHISE TO JAB REALTY & DEVELOPMENT CORPORATION FOR COCKPIT ARENA OPERATIONS LOCATED AT CAVITE COLISEUM, P.F. ESPIRITU 1, BACOOR CITY, CAVITE**

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**STRIKE AS**



Prepared By:

**RANIELLA M. JIMENEZ**  
Local Legislative Staff Assistant 1

Attested By:

**HON. ADRIELITO G. GAWARAN**  
Chairman – Committee on Government  
Enterprises, Privatization, and Public Franchise

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**EXCERPTS FROM THE MINUTES OF THE SPECIAL SESSION – GEPPF 001 S. 2025**

**PCR 311-2025 – A RESOLUTION GRANTING THE ISSUANCE OF A LOCAL FRANCHISE TO JAB REALTY & DEVELOPMENT CORPORATION FOR COCKPIT ARENA OPERATIONS LOCATED AT CAVITE COLISEUM, P.F. ESPIRITU 1, BACOOR CITY, CAVITE**

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**STRIKE**  
**AS**



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
*Office of the City Mayor*



28 November 2025

**HON. ROWENA BAUTISTA-MENDIOLA**  
Vice Mayor, City of Bacoor  
6<sup>th</sup> Floor, New Bacoor Legislative Building  
Bacoor City, Province of Cavite

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
BACOOR CITY, CAVITE

SHERRILYN F. CARDENAS  
ADMIN. ASSISTANT II  
TIME: 9:30 AM DATE: 11/27/25

Thru : **Atty. KHALID A. ATEGA JR.**  
Sanggunian Panlungsod Secretary  
Sangguniang Panlungsod

Subject : **Endorsement of Formal Request for Approval and Issuance  
of a Local Franchise for Cockpit Arena Operations**

Dear Hon. Bautista-Mendiola,

*Greetings in the name of public service!*

The undersigned respectfully endorses to your good office the letter-request for approval and issuance of a local franchise for cockpit arena operations from Ms. Diana B. Paterno, President of JAB Realty & Development Corporation.

Attached is a copy of the said letter-request for your perusal and appropriate action.

Thank you very much.

Sincerely yours,

**STRIKE B. REVILLA**  
City Mayor



**STRIKE AS 1**

Address: Bacoor Government Center, Bacoor Blvd.  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Cert. no. 24/181809

Diane B. Paterno  
JAB Realty & Development Corporation  
Cavite Coliseum, P.F. Espiritu I (Panapaan), Bacoor City, Cavite, 4102  
(0999) 995 4717  
Date: November 3, 2025

**HON. STRIKE B. REVILLA**  
City Mayor  
City Government of Bacoor  
Bacoor City Hall  
Brgy. Molino III, Bacoor City, Cavite

**Subject: FORMAL REQUEST FOR APPROVAL AND ISSUANCE OF A LOCAL  
FRANCHISE FOR COCKPIT ARENA OPERATIONS**

Honorable Mayor Strike Revilla:

Warm Greetings!

I humbly submit this letter to formally request the grant and issuance of a Local Government Franchise for the establishment and operation of a Cockpit Arena located at **Cavite Coliseum, P.F. Espiritu I (Panapaan), Bacoor City, Cavite, 4102**, Bacoor City, Cavite, in accordance with the requirements of the City Government of Bacoor, the Sangguniang Panlungsod, and applicable national regulations, including the Local Government Code, Philippine Gamefowl Laws, and other related ordinances.

It is with great pride that the Corporation has been given the chance to rehabilitate the historical Cavite Coliseum originally built by Senator Ramon Revilla Sr. For decades it has been the hub for *sabungberos* all over the Philippines. Indeed, it is an honor to fulfill one of the last wishes of Senator Ramon Revilla Sr. — to cause the arising of the Cavite Coliseum to even greater heights even after the Senator's passing.

The proposed cockpit arena will operate under the business name of JAB Realty and Development Corporation, a corporation duly registered with Securities and Exchange Commission (SEC) and managed by the undersigned as President.

The facility is intended to operate strictly within the allowable days and schedules mandated by law, ensuring full compliance with:

- Local ordinances governing cockpit operations
- Safety, zoning, and building regulations
- Crowd-control, traffic, and noise-control standards

- Sanitation, environmental, and health requirements
- Local tax, regulatory, and franchise obligations

As part of this request, we affirm our commitment to maintain proper security protocols, orderly conduct of operations, and coordination with the Bacoor City Police, City Veterinary Office, and other relevant departments to ensure that the cockpit arena operates responsibly and within the regulatory framework of the City.

In support of this franchise application, we shall comply with whatever requirements that the company will be made to submit.

We respectfully request that this application be set for consideration by the Honorable Members of the Sangguniang Panlungsod and for endorsement by the Office of the City Mayor.

We remain ready to appear before the city committees or submit any additional documentation needed to facilitate the evaluation and approval of this franchise request.

Thank you very much for your kind consideration.

Respectfully yours,

  
Diana B. Paterno  
President  
*JAB Realty & Development Corporation*