
From: Carol Graves
Sent: Friday, May 3, 2024 4:55 PM
To: OCF Executive
Cc: Nick Kovacevich; bbagneris@ocfairboard.com; tbilezikjian@ocfairboard.com; djackson@ocfairboard.com; dlabelle@ocfairboard.com; npham@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; rruiz@ocfairboard.com
Subject: Response to "Equestrian Center - To clarify"
Attachments: improvement_capX_ocfec_Centennial Farm and Equestrian Center Capital Asset 9.30.2023.pdf; Hvu_Public_records_EQC PNL Prior to 2023_recd_20231026.pdf; OCFEC_2018_MSPPhase3.jpg

Hi Michele,

I am offering the following in response to the CEO's report/Agenda item#8 on the Equestrian Center. As there was no information posted with the agenda, or in the meeting packet at the meeting, I had to wait until it was posted online, in the day(s) following the Board Meeting to properly respond.

All assertions, data & facts are based on documents received directly from OCFEC. In response to Agenda Item #8 report, from Last Thursday, "Equestrian Center - To clarify" I offer the following:

- "This Board has never discussed paving over the EQC."

correct. However, Staff has historically recommended "flat & flexible" "repurposing" of the Equestrian Center as shown in Phase 3 of the 2018 Master Site Plan, (per OCFEC_2018_MSPPhase3 attached).

The current "Master" Site Plan completely omits the entire equestrian center and has zero equine stabling, barns, arenas or other equine facilities shown anywhere, (including in the less than 2 acre "Agriplex").

- "LWI does not manage or operate the EQC. OCFEC staff manages and operates. LWI was contracted specifically to feed horses, clean stalls and maintain arenas."

correct. However, as LWI is directly responsible for the care & safety of all the horses, and arenas onsite and their lack of prior experience has resulted serious human & animal welfare, safety & facility issues.

- "The EQC was not profitable under the former operator."

Incorrect. The former operator ran the facility March 2004 thru 12/31/22. According to According to the FOIA records received from OCFEC on 10/26/23 (per Hvu_public_records_EQC_PNL attached) the total NET profits received by OCFEC, from the former operator was \$1,375,268 (after expenses).

- “There were many facility expenses which the former, operator was not responsible for or did not cover.”

Correct. Capital Expenses are always the responsibility of the Property OWNER (OCFEC). The former operator DID perform ALL improvements & repairs, as per terms of their contract, (I recommend careful review of said contract). any failures to “perform” or “breeches” were the direct responsibility OCFEC to enforce compliance.

Furthermore, per FOIA records received from OCFEC 10/10/23, the total OCFEC spent on Capital improvements for the EQC from 2004-2022 was: \$38,357.87 (Asphalt repair in 2012), per improvement_capX_ocfec... document attached).

- “The annual footing maintenance was last completed the first week of March 2023, not 18 months ago.”

Correct, However *all* arenas were not done, (or were done incorrectly). Plus, completely inappropriate “drains” were installed by OCFEC Staff/LWI which created severe erosion damage to the arena base on each arena which it was installed in has been severely compromised. It is CRITICAL that this be repaired immediately by a professional and that the “drains” be removed or modified, to prevent future erosion damage of arena footing base.

- Maintenance for this year is currently being scheduled, pending any further rain delays. I would very much like to know which professional footing contractor has been consulted OR hired. It is critical for animal, and human, welfare that annual arena refurbishment be done by an experienced, industry, professional. IF this work is *instead done by OCFEC Staff, LWI or another inexperienced operators*, users & animals will be exposed to unnecessary risk, and OCFEC incur unnecessary liability and costs due to (in) experienced related damages,

If any of my facts or information are incorrect, I ask that you please provide me with the correct information so that I may update my records and be better informed, moving forward.

Thank you,
Carol Graves

32nd DAA - Orange County Fair
Capital Expenditures Equestrian and Centennial Farm
9/30/2023

Code	Description	In-Service	CalcCtl	Life	Salv	Begin	End	Cost	Prior Depr	Period Depr	Bonus	Total Depr	Remain Depr
PYBI188	EQUESTRIAN CENTER - CONSTRUCTION	12/31/1979	SL-FM	30	0	1/1/2022	12/31/2022	2,003,157.29	2,003,157.29	0.00	0.00	2,003,157.29	0.00
PYBI182	EQUESTRIAN CENTER - IMPROVEMENTS	12/31/1982	SL-FM	30	0	1/1/2022	12/31/2022	5,731.32	5,731.32	0.00	0.00	5,731.32	0.00
PYBI183	EQUESTRIAN CENTER - CONSTRUCTION	12/31/1982	SL-FM	30	0	1/1/2022	12/31/2022	1,254,069.99	1,254,069.99	0.00	0.00	1,254,069.99	0.00
PYBI164	CONSTRUCTION - CHILDRENS BARN	12/31/1985	SL-FM	30	0	1/1/2022	12/31/2022	27,826.40	27,826.40	0.00	0.00	27,826.40	0.00
PYBI152	CATTLE BARN IMPROVEMENTS	12/31/1986	SL-FM	30	0	1/1/2022	12/31/2022	54,753.93	54,753.93	0.00	0.00	54,753.93	0.00
PYBI134	EQUESTRIAN CENTER - IMPROVEMENTS	1/1/1988	SL-FM	30	0	1/1/2022	12/31/2022	7,002.05	7,002.05	0.00	0.00	7,002.05	0.00
PYBI123	CENTENNIAL FARM - CONSTRUCTION	1/1/1989	SL-FM	30	0	1/1/2022	12/31/2022	100,097.55	100,097.55	0.00	0.00	100,097.55	0.00
PYBI125	EQUESTRIAN CENTER - IMPROVEMENTS	1/1/1989	SL-FM	30	0	1/1/2022	12/31/2022	10,934.30	10,934.30	0.00	0.00	10,934.30	0.00
PYBI114	CENTENNIAL FARM - IMPROVEMENTS	1/1/1990	SL-FM	30	0	1/1/2022	12/31/2022	24,423.12	24,423.12	0.00	0.00	24,423.12	0.00
PYBI116	EQUESTRIAN CENTER - IMPROVEMENTS	1/1/1990	SL-FM	30	0	1/1/2022	12/31/2022	7,804.70	7,804.70	0.00	0.00	7,804.70	0.00
PYBI106	CENTENNIAL FARM - IMPROVEMENTS	1/1/1991	SL-FM	30	0	1/1/2022	12/31/2022	28,506.33	28,506.33	0.00	0.00	28,506.33	0.00
PYBI108	EQUESTRIAN CENTER - IMPROVEMENTS	1/1/1991	SL-FM	30	0	1/1/2022	12/31/2022	87,051.20	87,051.20	0.00	0.00	87,051.20	0.00
PYBI92	CENTENNIAL FARM - IMPROVEMENTS	1/1/1992	SL-FM	30	0	1/1/2022	12/31/2022	8,913.02	8,913.02	0.00	0.00	8,913.02	0.00
PYBI93	CENTENNIAL BARN - PLANS	1/1/1992	SL-FM	30	0	1/1/2022	12/31/2022	46,773.44	46,773.44	0.00	0.00	46,773.44	0.00
PYBI95	EQUESTRIAN CENTER - IMPROVEMENTS	1/1/1992	SL-FM	30	0	1/1/2022	12/31/2022	52,033.77	52,033.77	0.00	0.00	52,033.77	0.00
PYBI97	RELOCATE CHILDRENS BARN	1/1/1992	SL-FM	30	0	1/1/2022	12/31/2022	32,800.98	32,800.98	0.00	0.00	32,800.98	0.00
PYBI98	JUDGING RING BLEACHERS	1/1/1992	SL-FM	30	0	1/1/2022	12/31/2022	72,048.67	72,048.67	0.00	0.00	72,048.67	0.00
PYBI84	CENTENNIAL FARM - IMPROVEMENTS	1/1/1993	SL-FM	30	0	1/1/2022	12/31/2022	6,266.06	6,057.20	208.86	0.00	6,266.06	0.00
PYBI78	EQUESTRIAN CENTER RENOVATIONS	1/1/1994	SL-FM	30	0	1/1/2022	12/31/2022	110,174.53	102,829.54	3,672.50	0.00	106,502.04	3,672.49
PYBI62	CENTENNIAL FARM CONTINGENCY	1/1/1996	SL-FM	30	0	1/1/2022	12/31/2022	14,956.44	12,962.26	498.55	0.00	13,460.81	1,495.63
PYBI37	Livestock Wash Racks	1/1/1998	SL-FM	30	0	1/1/2022	12/31/2022	6,989.92	5,591.95	233.00	0.00	5,824.95	1,164.97
PYBI28	Install Centennial Farm Sidewalk	1/1/1999	SL-FM	30	0	1/1/2022	12/31/2022	10,311.25	7,805.07	358.03	0.00	8,163.10	2,148.15
PYBI32	Equestrian Center Bldg Patio	1/1/1999	SL-FM	30	0	1/1/2022	12/31/2022	6,254.38	4,734.23	217.16	0.00	4,951.39	1,302.99
PYBI06	Livestock Renovations	7/1/2000	SL-FM	30	0	1/1/2022	12/31/2022	70,579.18	50,581.76	2,352.64	0.00	52,934.40	17,644.78
PYBI09	Millennium Barn	7/1/2000	SL-FM	30	0	1/1/2022	12/31/2022	497,833.89	356,780.94	16,594.46	0.00	373,375.40	124,458.49
PYBI12	Repave Livestock Area	7/1/2000	SL-FM	30	0	1/1/2022	12/31/2022	32,400.00	23,220.00	1,080.00	0.00	24,300.00	8,100.00
01B06	Livestock Renovation	7/1/2001	SL-FM	30	0	1/1/2022	12/31/2022	7,835.00	5,353.93	261.17	0.00	5,615.10	2,219.90
01B08	Centennial Farm Planters	7/1/2001	SL-FM	30	0	1/1/2022	12/31/2022	56,110.61	38,342.23	1,870.36	0.00	40,212.59	15,898.02
02B02	Livestock Renovations	7/1/2002	SL-FM	30	0	1/1/2022	12/31/2022	58,510.70	38,031.97	1,950.36	0.00	39,982.33	18,528.37
02B04	Livestock Lane Restrooms - Partitions	7/1/2002	SL-FM	30	0	1/1/2022	12/31/2022	6,417.00	4,171.05	213.90	0.00	4,384.95	2,032.05
02B06	Rabbit House - Centennial Farm	7/1/2002	SL-FM	30	0	1/1/2022	12/31/2022	8,954.97	5,820.75	298.50	0.00	6,119.25	2,835.72
04B05	Sheep Barn Removal	7/1/2004	SL-FM	30	0	1/1/2022	12/31/2022	22,848.58	13,328.35	761.62	0.00	14,089.97	8,758.61
PYEQ76	Centennial Farm Cart	7/1/2004	SL-FM	5	0	1/1/2022	12/31/2022	7,562.55	7,562.55	-	-	7,562.55	-
PYEQ72	Livestock Fencing	7/1/2004	SL-FM	5	0	1/1/2022	12/31/2022	24,368.47	24,368.47	-	-	24,368.47	-
08B44	Lighting Design/Centennial Farm	7/1/2009	SL-FM	20	0	1/1/2022	12/31/2022	71,823.75	44,889.86	3,591.19	0.00	48,481.05	23,342.70
09B08	Livestock Lane Restroom	7/1/2010	SL-FM	30	0	1/1/2022	12/31/2022	314,079.71	120,397.20	10,469.32	0.00	130,866.52	183,213.19
10B14	Centennial Farm Office	7/1/2010	SL-FM	10	0	1/1/2022	12/31/2022	9,227.79	9,227.79	0.00	0.00	9,227.79	0.00
12B23	Equestrian Center Asphalt	7/1/2012	SL-FM	10	0	1/1/2022	12/31/2022	38,357.87	36,439.98	1,917.89	0.00	38,357.87	0.00
14B06	Livestock Lane Electrical Upgrade	11/1/2014	SL-FM	30	0	1/1/2022	12/31/2022	19,975.32	4,715.40	668.32	0.00	5,383.72	14,591.60
16B10	Livestock Judging Arena	1/1/2016	SL-FM	30	0	1/1/2022	12/31/2022	81,005.13	16,201.02	2,700.17	0.00	18,901.19	62,103.94
16E10XX	Livestock Judging Arena	1/1/2016	SL-FM	20	0	1/1/2022	12/31/2022	34,754.40	10,426.32	1,737.72	0.00	12,164.04	22,590.36
16B05	Centennial Farm New Animal Pens	1/1/2017	SL-FM	15	0	1/1/2022	12/31/2022	68,692.18	22,897.40	4,579.48	0.00	27,476.88	41,215.30
17B13	Asphalt - Livestock; Exhibits; Farmhouse	1/1/2017	SL-FM	5	0	1/1/2022	12/31/2022	40,678.00	40,678.00	0.00	0.00	40,678.00	0.00
								5,450,895.74	4,837,343.28	56,235.20	0.00	4,893,578.48	557,317.26

OC Fair & Event Center

Actual by Year
Department 25

	2022 YTD Actual	2021 YTD Actual	2020 YTD Actual	2019 YTD Actual	2018 YTD Actual	2017 YTD Actual	2016 YTD Actual	2015 YTD Actual	2014 YTD Actual	2013 YTD Actual	2012 YTD Actual	2011 YTD Actual	2010 YTD Actual	2009 YTD Actual	2008 YTD Actual	2007 YTD Actual	2006 YTD Actual	2005 YTD Actual	2004 YTD Actual	2003 YTD Actual	2002 YTD Actual	2001 YTD Actual	2000 YTD Actual	1999 YTD Actual
4235 Gas / Oil / Water	10,902	5,900	3,845	4,779	4,724	4,236	3,597	4,066	6,514	7,539	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4600 Horse Boarding Revenue	147,190	142,430	117,762	132,534	134,239	144,345	117,864	118,163	104,185	117,729	106,802	71,432	53,081	86,798	124,601	105,612	97,229	62,861	126,705	534,070	561,703	672,225	679,648	611,446
4610 Locker Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90	585	1,440	2,000	2,595	2,010
4827 EQC Other Facilities Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,915	21,059	564	8,500	19,741	26,500
4905 Vending Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	68	671	601	731	1,624	2,068
4910 Fines - Boarding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	42	-	-	566	9,735	7,982	11,503	10,213	7,133
4920 Misc Revenue	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	21,300	21,300	21,300	21,300	15,800	15,300	13,893	5,081	4,760	6,270	7,040	5,579
4990 Prior Year Revenue	-	-	-	591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	194,092	184,330	157,608	173,313	175,554	184,580	157,461	158,229	146,700	161,269	142,802	107,432	74,381	108,098	145,915	126,955	113,029	78,161	146,227	571,201	577,051	700,821	724,449	661,013
Labor Expenses																								
5010 Salaries/Wages - Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,566	98,290	111,915	118,648	81,389	147,300
5011 Salaries/Wages - Overtime	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,346	5,539	15,892	17,376	1,346	5,539	15,892	17,376	26,011	17,387
5012 Payroll Taxes - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,283	7,940	9,374	14,933	9,889	13,349
5013 Employee Benefits - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,096	32,306	33,152	33,122	(312)	33,951
5017 Compensated Abs - FT	17,188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(27,595)	4,542	203	-	-	-
5020 Wages - Temporary	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,205	51,396	56,341	69,922	73,903
5022 Payroll Taxes - PT	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5025 WComp - PT	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total Labor Expenses	17,225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,302)	154,822	221,931	240,420	186,899	285,890
Non-Labor Expenses																								
5100 Professional Services	-	1,290	1,440	4,934	-	427	-	-	-	-	-	-	-	-	-	-	-	-	52,138	309,128	293,470	396,503	395,161	332,700
5200 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,329	15,098	6,218	419	1,311	1,147
5202 Decorations/Props & Assoc Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	587	-	-	-	-	-	-	-	-	-	-
5230 Equip Maint & Supplies	214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5235 Equipment - Gas & Oil	-	5,900	3,845	4,779	4,724	4,236	3,597	4,066	5,940	7,753	-	-	-	-	-	-	-	52	-	14,121	18,432	25,258	23,925	19,174
5270 Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5300 Buildings & Grounds Supply	1,385	-	-	4,777	779	-	-	-	-	-	-	-	2,000	-	-	-	-	3,527	-	17,602	36,196	12,083	27,833	26,967
5310 Trash Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,925	29,281	31,118	40,761	71,707	19,700
5312 Parking Lot Sweeping	48,868	37,500	28,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5320 Utilities - Electricity	19,250	34,250	32,833	34,578	33,089	33,177	34,966	29,150	33,000	31,050	41,800	39,600	54,979	66,588	50,855	51,603	59,202	45,227	52,953	42,567	83,083	56,287	41,176	33,827
5324 Utilities - Water	-	3,500	2,871	3,008	2,984	3,008	3,000	4,056	3,000	2,829	3,900	5,160	25,567	34,164	22,611	19,083	16,077	25,323	17,275	12,869	19,516	19,796	24,719	24,928
5331 Special Repairs - Electrical	-	-	-	12,780	-	191	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5332 Special Repairs-Plumbing	-	-	-	-	-	441	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5335 Special Repairs- Fence Repair	-	3,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5336 Special Repairs-Landscape	-	-	-	3,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5337 Special Repairs-Asphalt/Concrete	-	-	-	788	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5920 Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	470	159	4,180	2,074	-	-	-	-	-	-	-	-	-
5990 Miscellaneous Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	(0)	-	-	-	-	-	-	-	-	-	-
5900 Prior Year Expense	-	3,283	(3,500)	-	-	-	-	-	-	-	(629)	-	-	-	-	-	-	-	-	(4,756)	47	65	874	932
Sub-Total Non-Labor Expenses	69,717	89,323	66,370	69,244	40,797	42,260	41,563	37,272	41,940	41,632	45,071	45,230	82,705	95,518	75,640	70,686	75,330	74,076	133,918	437,225	489,764	552,478	589,214	462,189
Total Expenses	86,942	89,323	66,370	69,244	40,797	42,260	41,563	37,272	41,940	41,632	45,071	45,230	82,705	95,518	75,640	70,686	75,330	74,076	131,616	592,046	711,685	792,898	776,113	748,079
Net Proceeds	107,151	95,007	91,238	104,069	134,758	142,321	115,898	120,957	104,760	119,637	97,731	62,203	(8,324)	12,580	70,376	56,269	37,699	4,085	14,611	(20,845)	(134,634)	(92,077)	(51,664)	(87,066)

PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE

- DEMOLISH:
 - » Equestrian center barns and offices
- NEW:
 - » Multi-purpose ground space
 - » Restrooms / Showers
 - » Carnival parking and storage for Fair
 - » Creates opportunity for expanded children/family area tied to existing kiddie midway
- SITE IMPROVEMENTS FOR NE AREA & KIDDIE MIDWAY:
 - » Landscape of site area
 - » Adjacent property edge (excluding fence)
 - » Additional parking to support east end show activities
 - » Parking Realignments / Upgrades
 - » Civil / Stormwater / Lighting / Signage

CHANGE IN PARKING COUNT: **-100**

TOTAL PARKING COUNT: 10,312

*245 RV Parking Stalls can be flexed to 900 Standard Stalls



PHASE III COST: \$16,116,301