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**From:** Michele Richards  
**Subject:** Letter to OCFEC Board of Directors  
**Attachments:** March 23 24 CB response to agenda item 9B.pdf; attachment Board of Directors governance 11 16 22.pdf

**From:** Carolyn Beaver  
**Date:** March 25, 2024 at 8:56:10 AM PDT  
**To:** Nick Kovacevich <[nkovacevich@ocfairboard.com](mailto:nkovacevich@ocfairboard.com)>, Barbara Bagneris <[bbagneris@ocfairboard.com](mailto:bbagneris@ocfairboard.com)>, Tanya Bilezikjian <[tbilezikjian@ocfairboard.com](mailto:tbilezikjian@ocfairboard.com)>, Dimetria Jackson <[djackson@ocfairboard.com](mailto:djackson@ocfairboard.com)>, Douglas La Belle <[dlabelle@ocfairboard.com](mailto:dlabelle@ocfairboard.com)>, Newton Pham <[npham@ocfairboard.com](mailto:npham@ocfairboard.com)>, Natalie Rubalcava-Garcia <[nrubalcava-garcia@ocfairboard.com](mailto:nrubalcava-garcia@ocfairboard.com)>, Robert Ruiz <[rruiz@ocfairboard.com](mailto:rruiz@ocfairboard.com)>  
**Subject:** Letter to OCFEC Board of Directors

Please see attached letter, copied below for your convenience.

March 23, 2024

Dear Board of Directors:

I am unable to attend the next Board meeting due to prior travel plans, so I am writing this letter to provide input in advance. I only learned of exactly what management is recommending yesterday, on March 22, just 6 days prior to the scheduled meeting.

While I understand the desire to ensure that boarders and trainers are not subsidized by the state, it is critical to ensure that the Equestrian Center is operated at competitive costs. As has been previously pointed out by several equestrians, including me, the Lopez Works contract includes extraordinarily high costs. Yet, despite our objections expressed in November 2022, you approved the Lopez Works contract and have it allowed to continue for over 15 months. As just one example, the feeding and stall cleaning is currently \$465 per month per horse, which is an extraordinarily high rate of \$15.50 per day per horse. That equates to over 37 minutes per day at a rate of \$25 per hour. We know that is way more time than is required to clean the stall and feed twice per day.

The Board decided to delay the request for bid process to find another operator. OCFEC management has not yet implemented cost efficiencies which can and should be obtained. Also, management has not yet sought to fill the Equestrian Center to its capacity, as you are working to develop more public benefit programs. You made the choice to delay seeking a cost competitive solution; these are not costs which should be passed on to the public boarders (including trainers).

It is shocking to me, and I am sure the rest of the boarders, that staff would propose such a significant increase in the boarding rates. The members of the public who board and who take lessons will be negatively impacted by this increase and the need for trainers to raise rates for lessons which are offered to the public. This will significantly reduce affordability for the public. Considering amenities offered and whether or not feed is included, the proposed rates are higher than other competitive facilities. As a result, the occupancy will likely decline which would reduce the availability of the existing quality public benefit programs which have already been being provided by the trainers, which you heard so much

about in recent meetings. A decline in occupancy will reduce your ability to spread fixed costs to a number of boarders.

I respectfully suggest that you delay any increases in rates until you improve the cost profile of the Equestrian Center by eliminating the exorbitant Lopez Works contract. In November 2022, and since then, we told you that contract was a mistake, and the boarders (aka the public) should not be required to pay for your financial mismanagement.

Resume the request for bid process to find an operator who can manage the facility efficiently at competitive costs.

Continuation of the Lopez Works contract is fiscal mismanagement. You do not solve the problem by shifting costs to the boarders, you should solve it by issuing the request for proposal immediately.

Furthermore, you have proposed to charge the trainers a fee of \$400 per month. The trainers are already paying for the use of the facility through the board which they pay for the horses they own. The lesson programs are barely profitable for the trainers as it is, and these programs provide many of the public benefits you have heard about in recent meetings. An additional monthly charge is not competitive with other facilities, and should not be passed on to the trainers. The OCFEC benefits from the clientele which trainers attract to the facility and fill stalls. An additional fee will result in a decline in occupancy as trainers will need to find other alternatives. Trainers are the glue which holds the Equestrian Center together. Their knowledge and experience are what you need to provide public benefits, and you should work to attract trainers rather than drive away their business.

Exercising sound financial management will enable you to provide the basis for the public benefits which you are developing and continue the existing public benefit programs currently enjoyed by so many through the lessons, camps and other programs offered by various trainers, as you have heard about in previous meetings.

Best regards,

Carolyn Beaver

Via email

Attachment: Board of Directors governance 11 16 22 – see below

November 16, 2022

To the Members of the Board of Directors

Orange County Fair & Event Center

Dear Directors:

The consent calendar for this Thursday's meeting includes a proposed contract with Lopez Works Inc. (LWI) to provide services to the Orange County Fairgrounds Equestrian Center for horse feeding, stall cleaning, and arena maintenance services. To properly exercise the Board of Directors' fiduciary duty, this contract must be removed from the consent calendar for the directors to fully discuss this contract.

Board Policy 2.01: Institutional Values, states: "We are committed to serving as faithful stewards of the 32nd DAA's property, resources, and institutional values by acting in the best interest of the 32nd DAA."

The LWI contract will cause the 32nd DAA to lose \$1.4 million per year compared to the existing service provider. This loss in large part represents a transfer of assets from the 32nd DAA to a private contractor for NO public benefit. Furthermore, the proposed contractor has no experience in providing the proposed services, and therefore subjects the 32nd DAA to additional risks which are not compensated for in the contract.

The Board needs to exercise its responsibilities for governance and **reject** the contract in its current form. The bid needs to be revised to ensure that its requirements are accurate and that it reflects the current industry standards of operation by experienced personnel and competitive costs.

Sincerely,

Carolyn Beaver

March 23, 2024

Board of Directors  
Orange County Fairgrounds and Event Center

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I am unable to attend the next Board meeting due to prior travel plans, so I am writing this letter to provide input in advance. I only learned of exactly what management is recommending yesterday, on March 22, just 6 days prior to the scheduled meeting.

While I understand the desire to ensure that boarders and trainers are not subsidized by the state, it is critical to ensure that the Equestrian Center is operated at competitive costs. As has been previously pointed out by several equestrians, including me, the Lopez Works contract includes extraordinarily high costs. Yet, despite our objections expressed in November 2022, you approved the Lopez Works contract and have it allowed to continue for over 15 months. As just one example, the feeding and stall cleaning is currently \$465 per month per horse, which is an extraordinarily high rate of \$15.50 per day per horse. That equates to over 37 minutes per day at a rate of \$25 per hour. We know that is way more time than is required to clean the stall and feed twice per day.

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Exercising sound financial management will enable you to provide the basis for the public benefits which you are developing and continue the existing public benefit programs currently enjoyed by so many through the lessons, camps and other programs offered by various trainers, as you have heard about in previous meetings.

Best regards,

*Carolyn Beaver*

Carolyn Beaver

Via email

Attachment: Board of Directors governance 11 16 22

November 16, 2022

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Orange County Fair & Event Center

Dear Directors:

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The Board needs to exercise its responsibilities for governance and **reject** the contract in its current form. The bid needs to be revised to ensure that its requirements are accurate and that it reflects the current industry standards of operation by experienced personnel and competitive costs.

Sincerely,

Carolyn Beaver

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Sabrina Silver [REDACTED]  
**Sent:** Wednesday, April 24, 2024 11:17 PM  
**To:** bbagneris@ocfairboard.com; tbilezikjian@ocfairboard.com; npham@ocfairboard.com; nkovacevich@ocfairboard.com; rruiz@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; dlabelle@ocfairboard.com; djackson@ocfairboard.com; Michele Richards; OCF Executive  
**Subject:** Horse Boarding - the benefits of a public boarding facility

Via email 4/24/24

To:

Barbara Bagneris [bbagneris@ocfairboard.com](mailto:bbagneris@ocfairboard.com)  
Tanya Bilezikjian [tbilezikjian@ocfairboard.com](mailto:tbilezikjian@ocfairboard.com)  
Newton Pham [npham@ocfairboard.com](mailto:npham@ocfairboard.com)  
Nick Kovacevich [nkovacevich@ocfairboard.com](mailto:nkovacevich@ocfairboard.com)  
Robert Ruiz [rruiz@ocfairboard.com](mailto:rruiz@ocfairboard.com)  
Natalie Rubalcava [nrubalcava-garcia@ocfairboard.com](mailto:nrubalcava-garcia@ocfairboard.com)  
Doug LaBelle [dlabelle@ocfairboard.com](mailto:dlabelle@ocfairboard.com)  
Dimitira Jackson [djackson@ocfairboard.com](mailto:djackson@ocfairboard.com)  
Michele Richards [MRichards@ocfair.com](mailto:MRichards@ocfair.com)  
(STAFF) [ocfexec@ocfair.com](mailto:ocfexec@ocfair.com)

Dear Fair Board,

I am an equestrian. I rode as a child. After years away from horses, in 2014 as an adult, I began taking lessons at the Traditional Equitation School, located within a public boarding facility – the Los Angeles Equestrian Center (LAEC), which is a ten to fifteen minute drive from my residence. I purchased my horse in 2016 and continue to board and train in the discipline of dressage with a trainer at LAEC. My horse has saved my life.

Please know that having a boarding facility is a great public value. This is especially true when equine lessons and training are offered to the public, and for equine assisted therapy programs. A public facility provides local boarding, reducing the number of miles and gallons of gasoline that would otherwise be needed for individuals to enjoy their own horses or horses they lease or take lessons on. It also removes the barrier of distance.

Having a local place to ride is priceless. It enables local residents to board and ride their horses near where they live, provides infrastructure for public lessons and equine activities for all ages, inspires youth to investigate equine activities and careers, and may even spark the interest of a future Olympian.

Nationally, the equine industry drives the US economy, according to the 2023 American Horse Council (AHC) National Economic Impact Study.

Results indicated the equine industry contributed \$177 billion to the U.S. economy in 2023, up from \$122 billion in 2017. This shows the equine industry's reach from agriculture to tourism to veterinary science and how the equine sector influences the economy.

The equine industry also has a substantial impact on employment. The national horse survey revealed 2.2 million jobs are linked directly and indirectly to the industry. That includes breeders, trainers, veterinarians, and farriers, but the industry is also represented by truck drivers, nutritionists, chemists, police officers and journalists, according to the survey.

In this mechanized and alienated society, interactions with horses may save a life. It is critical to retain urban equestrian opportunities. Horses drive economics and equine careers. Public boarding/EQC facilities benefit the entire community as well as individual horse owners. It would be a huge loss if the boarding facility were to be taken away from the public.

As a side note, I had heard that this facility, under prior horse boarding management, ran profitably.

Please enact the following requests:

1. Immediate termination of Lopez Works contract via the 30-day termination clause.
2. Agendize a vote to cancel the 75% rate increase.
3. Establish an Equestrian Advisory Committee to meet & advise on financial and operational matters related to the Equestrian Center.
4. Issue an RFP for operation of the Equestrian Center, (with guidance from new Equestrian Advisory Committee) to secure experienced EQUINE facility operator & ensure profitability and longevity of the center.
5. Ensure preservation of all 7.5acres in its entirety for Equestrian Center use.

Sabrina Silver

Los Angeles, CA

I serve on the Los Angeles Equine Advisory Committee as representative for Council District 15, but I am writing this to you as an individual.

Please do not read, copy or disseminate this communication unless you are the intended addressee. This e-mail communication contains confidential and/or privileged information intended only for the addressee. If you have received this communication in error, please e-mail me immediately, and destroy all copies of the communications. Thank you.

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**From:** Carol Graves [REDACTED]  
**Sent:** Friday, April 26, 2024 2:42 PM  
**To:** nkovacevich@ocfairboard.com  
**Cc:** OCF Executive; bbagneris@ocfairboard.com; tbilezikjian@ocfairboard.com; djackson@ocfairboard.com; dlabelle@ocfairboard.com; npham@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; rruiz@ocfairboard.com  
**Subject:** Request For In Person Meeting Regarding the Equestrian Center - [Questionable ]

Hi Nick,

I wanted to thank you for taking a few minutes to talk to me after the board meeting. I would like to have more conversations about rescinding the rate hike at the equestrian center.

First, I want to be very clear that I only speak for myself. I'm not writing to you representing anyone or any group. I want to talk to the board person-to-person. I also think there is a lot of cross-talk between what is being said or not said, which leaves us very much in the dark and unsure of what to infer from the few things being shared or publicly stated by you and your board members.

There was tremendous concern expressed by both Michele and another board member that misinformation or untruths are being stated as facts. I share this concern. On that theme, I would like to address that one board member stated that we are just affluent people and private owners and that the center should be available to others. To my shock, she named a particular race that should have access after calling us "affluent" as if people of that race aren't or can't be affluent. Perhaps in an imperfect way that statement didn't come out as she intended since to me it sounded racist. And we have every race imaginable currently at the EQC.

We are not a bunch of rich people playing polo. As I told you, the reason I even got involved with horses at all is because of my older daughter who has autism. When my daughter was 5, she had the receptive and expressive language of a 3-year-old. This level of language delay led to other behaviors like screaming, grabbing and most frighteningly, running away. I cannot fully describe the level of desperation of knowing that your young child lacks such basic skills as talking and communicating and not knowing how to help them. But we took her to the Shea Center in San Juan where she did one day a week in clinic and one day a week on a horse. And she was all caught up in a year and a half. She made three and a half years' worth of gains in a year and a half because of equine therapy. And this is after we tried *everything*. My younger daughter, Claire, got sick of watching her sister ride and eventually got lessons next door at Sycamore. I'm passionate about horses because they helped my daughter when nothing else worked. The whole realm of possibilities for the rest of her life is bigger and broader because of people who know how to use horses to help kids like her. Thus, I'm completely insulted that my

concerns are written off because of the incorrect assumption that I'm just some wealthy person. This sort of mistaken stereotype is not only inaccurate, but it also dismisses the struggles of those of us who work very hard to be with the animals we love. Many years ago, I put off buying a dishwasher and hand washed dishes so my daughter, Claire, could attend the Sabo riding camps. Claire buys almost everything she needs second hand. Some of her friends sell or trade clothes when they grow out of them through social media. If something must be new, like for safety reasons, a helmet, we save up for it. If we want to not have misinformation going back and forth, I would like to request that we stop being mischaracterized as a bunch of affluent people. And I would like the board to publicly acknowledge that the facility is used by people of all economic classes. You asked us to trust you, yet the equestrian community is spoken about in such contemptuous terms by your group. Clearing this up would really remove a lot of roadblocks.

So, let's talk about the path forward. I would like to have more in-person meetings where the stakeholders can talk with the board members. The smaller meeting with Tanya and Michele was extremely helpful.

Every trainer there is doing great things for the public. We shouldn't be financially punished, and you shouldn't be focused on putting out of business all of the women trainers and educators there just because you don't want to work with the current free and low-cost programming they provide.

There are immediate urgent needs that must be addressed. Lopez Works needs to be given a 30-day notice because of their high costs and the unsafe and lousy job they're doing. If anyone is getting a "public gift of funds", it's Lopez Works. The exorbitant contract that you signed with them has proven to cost too much in taxpayer money, put the EQC in the red, and at this point is clearly fiscally irresponsible. There is no reason to keep this completely financially irresponsible contract. Fire them. If you want to keep Lopez works, you should ask them to work with the current rates. If they can do that then you also need to address the issues with the arenas, the shavings, and the hay. The arenas are not being properly maintained as we've demonstrated with the rocks and shards of metal being found in there. Horses are getting sores and injuries from lack of shavings. The flakes of hay are not dense enough and some horses have lost 100 pounds and many struggle to keep weight on them. It's not Lopez Work's fault that they are in over their head, it's your fault for putting them there. The insufficient management of the animals you've been charged with caring for (by the nature of your role as Chairman for the OC Fair board) is cruel. I know you probably don't understand that, but I feel the need to speak on their behalf and make you aware of the repercussions your policies and decisions have on the health of the horses at the EQC. Any plans you have to bring in other horses should be put on hold until the health and care of the horses currently there are addressed. And I also want to say that since you are aware of these issues now, from where I sit, doing nothing makes you negligent at this point if someone, horse or rider, gets hurt.

I personally know that these problems are very real but they're not insurmountable. I feel like we must work together toward that end, and the communication has not been good. Nick, you said I should put my energy toward the person making the decision. Who is that? **IT IS YOU.** At the end of the meeting, other board members made it clear they only advised, and you made the decisions. Please let me know how to meet with you.

Carol Graves  
[REDACTED]

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**From:** Carol Graves [REDACTED]  
**Sent:** Wednesday, May 1, 2024 7:02 AM  
**To:** nkovacevich@ocfairboard.com  
**Cc:** OCF Executive; bbagneris@ocfairboard.com; tbilezikjian@ocfairboard.com; djackson@ocfairboard.com; dlabelle@ocfairboard.com; npham@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; rruiz@ocfairboard.com  
**Subject:** Re: Request For In Person Meeting Regarding the Equestrian Center - [Questionable ]

Hi Nick,

Thank you for a prompt response and I appreciate your trying to clarify things but there ARE still many, many worrying things in what is being said and not said that require an in-person meeting.

1. You say, "The Board has decided that the facility will be moved to a hybrid community facility where private boarders and trainers can still utilize (like under the old model) but where half the facility will be used strictly for public benefit programming, controlled by the District."

Question/Clarification:

- You say, "like the old model", but you've said THE CURRENT EQUESTRIAN PROGRAMS, NON PROFITS, and TENANTS wouldn't have access to the full facility because we don't offer a 'public benefit' (which current tenants do). I'm not against you bringing in strictly public benefit programming controlled by the District but it's wrong to push us out of half of the facility because you fail to acknowledge the public benefit currently being provided simply because you don't control it. Also restricting our use would create hazards for horses and riders if you try and cram too many horses into an arena, which is my understanding of the plan.
- It's very telling that you refer to women owned business and non-profits as 'private boarders'. This choice in language feeds the stereotype that is very unfair to your current tenants providing benefit to the public.
- Also, I'm not aware of anyone against public programming. We're against the outlandish rate hike which you need to rescind because you say we don't provide a public benefit, which simply isn't true AND BECAUSE YOUR LEADERSHIP AND MISMANAGEMENT CAUSED A MASSIVE DEFICIT.

1. You say, "The details from here are left to the Staff and the Facilities Committee to determine and implement."

Question/Clarification:

There is NO publicly viewable plan. There is no plan, no budget, and zero information for us to REVIEW about what you want to do. We were told in December we would be involved, but you haven't done that. Instead, after raising our rates 20% or so last year you want to raise them another 65% this year based on what? A bad, OVERPRICED contract that has nothing to do with the new "vision".

1. You say, "As Chairman, I have the power to put items on the agenda, but as I stated I do not see this item going back on the agenda because we have already voted to approve the new vision and we feel good about the direction we are headed and are not going to be reversing course."

Question/Clarification:

You are conflating two things here that need to be parsed out. As the Chairman, you have the power to put things on the agenda. Put on the agenda to give A 30-day notice to Lopez Works and rescind the 65% increase to current tenants UNTIL AN RFP CAN GO OUT FOR A QUALIFIED AND AFFORDABLE NEW OPERATOR. That's what I'm asking you to do. You can like your "vision" all you want and move forward with it, but the fiscally irresponsible contract with Lopez Works is a separate matter. Let me be clear there are two issues 1) Your new vision THAT SQUEEZES OUT AND RESTRICTS CURRENT TENANTS and 2) THE bad contract with Lopez Works that has cost taxpayers OVER 1M in losses in ONLY 15 months. I want to be VERY CLEAR – I'm not asking to put on the agenda that you reimagine your "vision". I'm asking you to put on your agenda the following:

- Fire Lopez Works which you can do with a 30-day notice FOR ANY REASON.
- Open an RFP and keep it open for 30 days.
- Hire temporary workers until new operator is found.
- Rescind the rate hike.

1. You say, "If you want tweaks and changes to the details, then again those will not be done at the Board level but rather with Staff

which is why I made the comment about directing your efforts there."

Question/Clarification:

Please provide the names and contact information of the people you name as 'staff'.

1. You say, "Lastly, the Board also directed Staff to review the Lopez contract and find any possible cost savings. This is underway and I think you heard last week that they already found \$151 of reduction in boarding fees monthly."

Question/Clarification: I must say, as a taxpayer, that the fact that this has gone on for 15 months before anyone has reviewed it is really unacceptable. The taxpayers of California have lost a little over \$1,000,000 because of the fiscally irresponsible and wasteful contract with Lopez Works. This contract, being so outrageously expensive, was brought to your attention many times and nothing was done to stop the bleeding of taxpayer funds. We expect better. Although I'm happy it's being reviewed now, I don't want to gloss over the fact that the wasteful spending has been going on for over a year despite many people speaking up.

Things not addressed in your response:

- The cruel conditions the horses are currently living under because of the mismanagement of Lopez Works. Injured and underfed horses, horses getting sores from lack of shavings wasn't even mentioned in your response. Because you, the board, and staff have been informed about these conditions and it remains unaddressed, from where I sit, I consider all of you negligent in the care and mismanagement of these horses, their health and riders safety. As I said, it's not Lopez Work's fault they're in over their head, it's your fault for putting them there. You have absolutely NO BUSINESS bringing in any other animals to the EQC until this is corrected.

- The fact that the board talks about us as tenants with contempt. After we have struggled and worked very hard and sacrificed so much to invest in our daughter's sport it feels like a spit in the face to be written off as 'affluent' and be told we don't look like the people you want there. This is not only wildly inappropriate but an unfortunate turn in the conversation that just shouldn't happen. I would like the board to acknowledge that we have every socio-economic group there.

- You are financially punishing women owned businesses and non-profits because you don't value them, what they do for the community, and you don't want to work with them. That's what you're doing. Not just you, the board and the staff are ruining businesses and non-profits that women have spent their entire lives building up. That is completely disgraceful yet still avoidable if you and the other necessary people would just be willing to meet and talk to us.

I also just want to mention that my 17 year old daughter is taking time this Saturday to work with a child in the Foster Care system to have a horse experience. These are the kinds of things you're wrecking with your policies. I don't think any of you want to be known for that.

Please let me know when and who can meet and sit down and talk with us.

Thank you,  
Carol Graves  
[REDACTED]

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Nick Kovacevich <nkovacevich@ocfairboard.com>

To:You

Mon 4/29/2024 2:33 PM

Hi Carol, it was good speaking with you after the meeting and thank you for sharing your personal story about how these horses have positively impacted you and your family.

Sorry if I left you with confusion. I was stating that the Board will decide on direction but the Staff will work on the details. The Board has decided that the facility will be moved to a hybrid community facility where private boarders and trainers can still utilize (like under the old model) but where half the facility will be used strictly for public benefit programming, controlled by the District. The details from here are left to the Staff and the Facilities Committee to determine and implement. The broader Board will be generally receiving updates but will not have much say in the specifics, assuming the vision is being adhered to of course.

So, my comments were at this point to focus your efforts on communicating with Staff and the Facilities committee since they were directed by the Board to execute on bringing the new vision to life. As Chairman, I have the power to put items on the agenda, but as I stated I do not see this item going back on the agenda because we have already voted to approve the new vision and we feel good about the direction we are headed and are not going to be reversing course. If you want tweaks and changes to the details, then again those will not be done at the Board level but rather with Staff which is why I made the comment about directing your efforts there.

Lastly, the Board also directed Staff to review the Lopez contract and find any possible cost savings. This is underway and I think you heard last week that they already found \$151 of reduction in boarding fees monthly. The Staff will continue to progress, under the Board's direction, to make the new equine center vision come to life. Hopefully the legacy boarders and trainers can continue to collaborate with Staff as the details are being determined and the new model rolls out.

Thank you,

**Nick Kovacevich**

*Chairman of the Board*

32nd District Agricultural Association

Orange County Fair & Events Center

[nkovacevich@ocfairboard.com](mailto:nkovacevich@ocfairboard.com)

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**From:** Carol Graves [REDACTED]  
**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\_MSPPPhase3.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\_MSPPPhase3 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
PYB184	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 EOC 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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	21,300	21,300	21,300	21,300	21,300	15,800	15,300	13,883	5,081	4,760	6,270	7,040	5,579		
4990 Prior Year Revenue	-	-	-	-	-	591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total Revenues</b>	<b>194,092</b>	<b>184,330</b>	<b>157,608</b>	<b>173,313</b>	<b>175,554</b>	<b>184,580</b>	<b>157,461</b>	<b>158,229</b>	<b>146,700</b>	<b>161,269</b>	<b>142,802</b>	<b>107,432</b>	<b>74,381</b>	<b>108,098</b>	<b>145,915</b>	<b>126,955</b>	<b>113,029</b>	<b>78,161</b>	<b>146,227</b>	<b>571,201</b>	<b>577,051</b>	<b>700,821</b>	<b>724,449</b>	<b>661,013</b>		
<b>Labor Expenses</b>																										
5010 Salaries/Wages - Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,566	98,290	111,915	118,648	81,389	147,300		
5011 Salaries/Wages - Overtime	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,539	15,892	17,376	26,011	17,387	-		
5012 Payroll Taxes - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,346	7,940	9,374	14,933	9,889	13,349		
5013 Employee Benefits - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,098	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Sub-Total Labor Expenses</b>	<b>17,225</b>	<b>-</b>	<b>(2,302)</b>	<b>154,822</b>	<b>221,931</b>	<b>240,420</b>	<b>186,899</b>	<b>285,890</b>																		
<b>Non-Labor Expenses</b>																										
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5230 Equip Maint & Supplies	214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	587	-	-	-	-	-		
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
5310 Trash Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	56,588	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	-	-			
5980 Miscellaneous Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0)	-	-	-	-	-		
6900 Prior Year Expense	-	3,283	(3,500)	-	-	-	-	-	-	-	-	-	(629)	-	-	-	-	-	-	-	-	-	(4,756)	-	175	-
<b>Sub-Total Non-Labor Expenses</b>	<b>69,717</b>	<b>89,323</b>	<b>66,370</b>	<b>69,244</b>	<b>40,797</b>	<b>42,260</b>	<b>41,563</b>	<b>37,272</b>	<b>41,940</b>	<b>41,632</b>	<b>45,071</b>	<b>45,230</b>	<b>82,705</b>	<b>95,518</b>	<b>75,540</b>	<b>70,686</b>	<b>75,330</b>	<b>74,076</b>	<b>133,918</b>	<b>437,225</b>	<b>489,754</b>	<b>552,478</b>	<b>589,214</b>	<b>462,189</b>		
<b>Total Expenses</b>	<b>86,942</b>	<b>89,323</b>	<b>66,370</b>	<b>69,244</b>	<b>40,797</b>	<b>42,260</b>	<b>41,563</b>	<b>37,272</b>	<b>41,940</b>	<b>41,632</b>	<b>45,071</b>	<b>45,230</b>	<b>82,705</b>	<b>95,518</b>	<b>75,540</b>	<b>70,686</b>	<b>75,330</b>	<b>74,076</b>	<b>131,616</b>	<b>592,046</b>	<b>711,685</b>	<b>782,898</b>	<b>776,113</b>	<b>749,079</b>		
<b>Net Proceeds</b>	<b>107,151</b>	<b>95,007</b>	<b>91,238</b>	<b>104,069</b>	<b>134,758</b>	<b>142,321</b>	<b>115,898</b>	<b>120,957</b>	<b>104,760</b>	<b>119,637</b>	<b>97,731</b>	<b>62,203</b>	<b>(8,324)</b>	<b>12,580</b>	<b>70,376</b>	<b>56,269</b>	<b>37,699</b>	<b>4,085</b>	<b>14,611</b>	<b>(20,845)</b>	<b>(134,634)</b>	<b>(51,664)</b>	<b>(87,066)</b>			

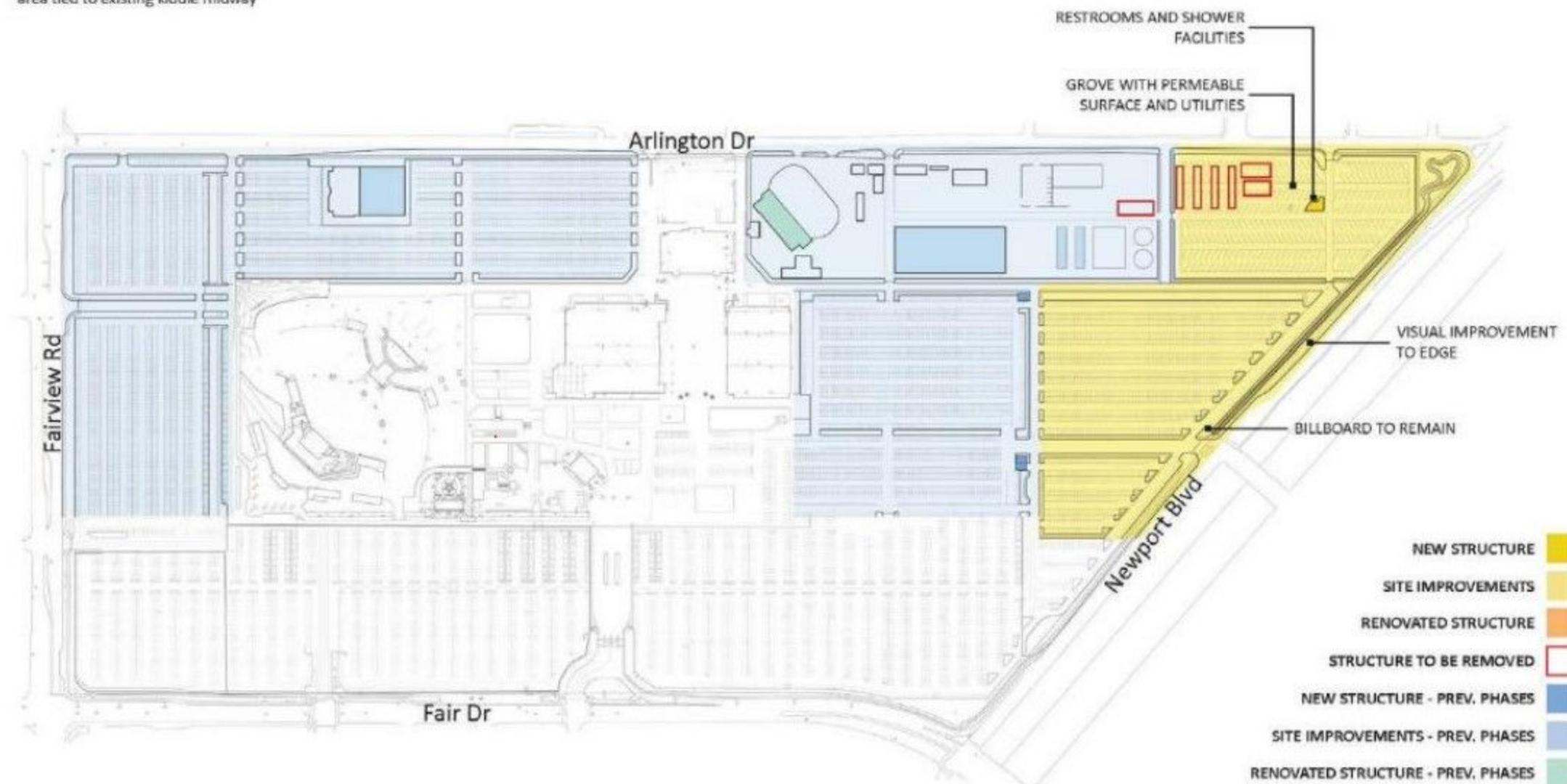
## PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE

- 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

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**From:** carolynbeaver [REDACTED]  
**Sent:** Tuesday, May 7, 2024 6:29 PM  
**To:** nkovacevich@ocfairboard.com  
**Cc:** bbagneris@ocfairboard.com; rruiz@ocfairboard.com; tbilezikjian@ocfairboard.com; dlabelle@ocfairboard.com; npham@ocfairboard.com; nrubalcava-garcia@ocfairboard.com; djackson@ocfairboard.com; Michele Richards; OCF Executive; BMiller@sheppardmullin.com  
**Subject:** OC Fairgrounds Equestrian Center - Violation of Board Policy Manual  
**Attachments:** OCFEC Board Rental Rate Vote and Gift of Public Funds Letter 4860-0481-2732 v.1.pdf; Agricultural Education Public Programs Community Outreach Events.pdf

Please see the attached letter from Brooke Miller for Sheppard, Mullin, Richter & Hampton LLP. Please consider this information as you develop the agenda for the May Board meeting.

Sincerely,  
Carolyn Beaver

619.338.6530 direct  
[Bmiller@sheppardmullin.com](mailto:Bmiller@sheppardmullin.com)

May 7, 2024

**VIA ELECTRONIC MAIL ONLY**

Nick Kovacevich  
President of the Board  
OCFEC Board of Directors

Re: Violation of OCFEC Board of Directors Governing Policy Manual  
OCFEC Board Meeting of March 28, 2024, Item 9C

Dear Chair Kovacevich:

This firm represents a group of equestrians and long-term, nonprofit boarders of the OC Fairgrounds Equestrian Center (OCFEC) continuously operating community- and youth-serving programming including agricultural education, free and low-cost community programming and therapeutic treatment for veterans, at-risk youth and other vulnerable populations.

Most urgently, upon review of the approved minutes of your Board's March 28, 2024, meeting, we have determined that pursuant to Policy 3.05, Board Meetings and Agendas, of the OCFEC Board of Directors Policy Manual, the motion on Item 9C of that meeting's agenda ("to approve the new Equestrian Center phase-in rental rates as presented"), failed, and the approved minutes are inaccurate and subject to challenge, as is any action to implement the disapproved action to increase rental rates at the OCFEC.

Specifically, Policy 3.05 states:

Decisions of the Board are made as a group at Board meetings at which a quorum of the Board (50% plus one) is present. A quorum is required for the transaction of any business of the 32nd DAA. Decisions will ideally be made through a consensus development process leading to a formal vote to record the decision. This process is intended to encourage full discussion and development of a decision that all, or at least the largest possible majority of, board members can support, prior to a vote. Where disagreements continue to exist, dissenting members may request that their objections be recorded in the minutes. ***A favorable vote of a majority of the members present, regardless of abstentions, is required for approval.*** Board Members have the right to discuss questions before the Board and make their decisions in an uninhibited atmosphere.

(Emphasis added.)

In this instance, the approved minutes reflect that a total of six Board members were present at the time of the vote. A majority constitutes more than 50%, or, in this instance at least four

favorable votes. Here, the motion on item 9C received three "Aye" votes, two "Nay" votes and one abstention. **Therefore, the motion failed to receive a majority of the total members present.**

**We request your Board immediately correct its minutes to reflect the failure of this motion and cease any activities undertaken pursuant to the failed motion, specifically including but not limited to implementation of rental rate increases.**

Additionally, we urge your Board to direct staff and counsel to further investigate and advise you of the legal standards governing a determination pursuant to Article XVI, Section 6 of the California Constitution relating to "gifts of public funds" so that your Board may be fully informed of its discretion to consider the public benefit provided by current boarders within the OCFEC in making decisions relating to future operations, including rental rates.

The courts have confirmed time and again that the appropriation of public funds that serves a public purpose is *not* considered a gift for purposes of this limit. (*Kizziah v. Department of Transportation* (1981) 121 Cal.App.3d 11, 22.) This is true notwithstanding whether private individuals are also benefitted. (*Ibid.*) Moreover, the determination of what constitutes a public purpose is primarily a matter for legislative discretion, which is not disturbed by the courts so long as it has a reasonable basis and "will be upheld unless illegality clearly and unmistakably appears" or the purpose is "expressly forbidden by general state law or the city's charter." (*County of Alameda v. Janssen* (1940) 16 Cal.2d 276, 281.)

The current boarders, including nonprofits, at the OCFEC provide extensive benefits to the public:

1. *Therapeutic programs.* Currently OC Vaulting, Changing Strides, and other nonprofits operate at the OCFEC to provide treatment by certified instructors and therapists to the public. The public benefitting from these services include veterans, at-risk youth, survivors of domestic violations, families, and individuals with PTSD, depression, cerebral palsy, dementia, ADHD, autism, or other mental and physical disabilities. For example, Changing Strides provides monthly camps that include children from orphanages in Orange County and weekly lessons with at-risk youth.
2. *Free public exhibitions.* The non-profit organizations currently on site, including OC Vaulting, provides free public exhibitions including barn tours, Halloween events, and OC Fair exhibitions. OC Vaulting's contributions to the OC Fair have been recognized by the International Association of Fairs & Expositions.
3. *Educational programs for youth and adults.* The current boarders run educational programs available to the public. These education programs are sponsored by the Girl Scouts, Boy Scouts, Save Our Youth, United States Equestrian Federation Community Outreach Organization, United States Pony Club, certification clinics for equine professionals, Equestrian Vaulting USA, and other community-serving organizations.

Nick Kovacevich  
May 7, 2024  
Page 3

4. *Equine instruction.* The current boarders provide horseback riding programs to all members of the public via individual and group lessons and in camps. Several camps have fees subsidized by community service organizations to further accommodate low-income individuals.

Additional public benefits are summarized in the attachment.

One of the primary purposes of the 32nd District Agricultural Association (DAA), in accordance with the provisions of the state Agricultural Code, is to construct, maintain, and operate "recreational and cultural facilities of general public interest" in Orange County. (Cal. Food and Ag. Code §3961(b); 32nd District Agriculture Association, Board of Directors Governing Policy Manual pg. 1.) In 2022, the DAA adopted a new mission statement to effectuate this purpose by "creating equitable community access to agriculture, entertainment, cultural and educational experiences." (OC Fair & Event Center Strategic Plan 2022-2024, pg. 4.) Here, it is clear that the services currently provided by boarders at OCFEC as summarized herein *directly serve these purposes*, conferring substantial benefits to the public, and no public funds are being expended for purposes that are illegal or forbidden by law within the meaning of this legal standard. (*Paulson v. Abdelnour* (2006) 145 Cal.App.4th 400, 419; *Patterson v. County of Tehama* (1986) 184 Cal.App.3d 1546, fn. 9; *Shean v. Edmonds* (1948) 89 Cal.App.2d 315, 323.)

On behalf of the nonprofits, businesses and volunteer equestrian community currently providing these public benefits at the OCFEC, we appreciate your consideration of these comments and look forward to your further consideration of these matters. We reserve the right to further supplement these comments with written or oral comments and any and all rights and remedies at law.

Sincerely,



Brooke Miller  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4860-0481-2732.1

Attachment: "Agricultural Education, Public Programs, Community Outreach & Events currently at the OC Fairgrounds Equestrian Center"

## **Agricultural Education, Public Programs, Community Outreach & Events, currently at the OC Fairgrounds Equestrian Center**

Currently the public uses the facility 7 days a week, 365 days a year. The following is a sampling public benefits and programs already provided by on-site businesses, non-profits & existing volunteer equestrian community:

**A. Public Boarding (ocfec):** Public boarding opportunities available to any member of the public, without membership requirements or fees.

**B. Emergency Services (ocfec):**

1. Currently the only designated large animal evacuation facility in all of Orange County, for which the entire County's horses rely on in emergencies, fires, flooding, mudslides, etc.

**C. Education for youth & adults:**

1. USEF/United States Equestrian Federation, the national governing organization for all equine sports & breeds.
  - a. OC Fairgrounds EQC is home to a *USEF "Community Outreach Organization"*, a highly "vetted" and coveted title, which only 27 organizations in USA, (& 4 in California), are qualified as.
2. USPC/United States Pony Club
  - a. the largest recognized Equine Education program for all ages, earning high accolades for its breadth & depth of equine educational & safety learning opportunities offered to both children, and adults. Highly recognized and lauded as preparation for higher learning & life experiences.
3. Certification Clinics
  - a. Licensed equine medical professionals
  - b. Certified Equine safety & evacuation training
  - c. Equine athletes & trainers
4. EVUSA/Equestrian Vaulting USA
  - a. The National governing organization for Equestrian Vaulting, offering many educational opportunities, including mounted & unmounted activities.

**D. Hands on Instruction:**

1. Riding programs providing lesson horses for group instruction.
2. Riding & horse training instruction
3. Low cost vaulting instruction
4. Hands-on Horsemanship, with horses provided
5. Current disciplines offered
  - a. Western
  - b. Bareback
  - c. English
  - d. Dressage
  - e. Jumping
  - f. Vaulting

**E. Camps:**

1. Week-long Day camps offered in Summer, Spring & Winter months.
2. Camp fees for low-income youth are often subsidized by community service groups and/or on-site programs.

**F. Free Public Exhibitions, Demonstrations & Fundraisers:** On-Site non-profit OC Equestrian Vaulting has used their horses & volunteers to provide free Educational Exhibits, and Demonstrations for many public events, *since 2013*, including:

1. **Free Facility Barn Tours**, includes safety/education session & hands on grooming/equine experience
2. **Annual “Horsey Halloween”** free public event & equine costume contest
3. **Heroes Hall** Veterans Day events
4. **Centennial Farm** supplemental camp programs
5. **Imaginology**, entire weekend event
6. **OC Fair**, Week-long appearances
  - a. Equestrian Vaulting exhibit won First Place in 2021 for “UNIQUE EXHIBIT/PROMOTION/SPECIAL EVENT/COMMUNITY ENGAGEMENT/COMPETITION SHOWCASED DURING THE YEAR” from IAFE (International Association of Fairs & Expositions), **for** OCFEC.
7. **Day of the Horse** celebrations at Huntington Central Park Equestrian Center
8. **Holiday Fairs** at Huntington Central Park Equestrian Center
9. **Fundraising events** at OC Polo

**G. Free Public Community Programs & Field Trips** through current collaborations with:

1. SOY (Save Our Youth)
2. 4-H
3. Girl Scouts
4. Boy Scouts
5. Group Homes
6. Skilled Nursing & Senior Facilities
7. Many Charter & Homeschool groups & programs
8. Riph Raph Riding Club (active Seniors who stay active with riding & horse care).

**H. Low-Cost Public Programs:** reduced-cost public classes offered via local cities recreation departments, (including Costa Mesa, Newport Beach, Lakewood):

1. Introductory Vaulting for Youth and Adults
2. Yoga on Horseback for Adults
3. Horsemanship Classes for all ages
4. “Try-It” events
5. Holiday & Summer Camps.

**I. Therapeutic Programs:** The following nonprofit programs currently provide treatment, (by certified & licensed instructors) for veterans, at-risk youth, families, individuals/groups with PTSD, depression, anxiety, abuse, ADHD, and autism to name just a few:

1. Mustard Seed Ranch
2. Surf and Turf Therapy
3. Changing Strides

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**From:** Carol Graves [REDACTED]  
**Sent:** Friday, May 10, 2024 12:09 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; sara.cardine@latimes.com; investigates@cbsnews.com; ktla@ktla.com; lanewsdesk@charter.com  
**Subject:** Re: Response to "Equestrian Center - To clarify"  
**Attachments:** Hvu\_Public\_records\_EQC PNL Prior to 2023\_recd\_20231026.pdf; improvement\_capX\_ocfec\_Centennial Farm and Equestrian Center Capital Asset 9.30.2023.pdf; OCFEC\_2018\_MSPPhase3.jpg; Bare Stall floor 1.JPG; Bare Stall floor 2.jpg; Hock Sore 1.jpg; Hock Sore 2.jpg; Claire at Sabo Camp.jpg

Hi Michele,

My name is Carol, and I am a current tenant at the Equestrian Center at the OC Fairgrounds. I want to make it very clear that I only speak for myself and I don't represent anyone else or any group. You expressed concern that misinformation is going back and forth between your staff and the current tenants. I share your concern and would like to know the following:

- Why is there is NO publicly viewable plan? There is no plan, no budget, and zero information for us to REVIEW about what you want to do. We were told in December we would be involved, but you haven't done that. Instead, after raising our rates 20% or so last year you want to raise them another 65% this year based on what? A bad, OVERPRICED contract that has nothing to do with the new "vision".

- The OC Fairgrounds is not your property to with as you wish. It belongs to the PEOPLE of the state of California. It belongs to the public that you are supposed to be serving. You have told us you have a new vision and refuse to tell us anything about it. We've been told that it's not final yet, and in the next breath tell half of us we must move our horses out of the east end of the property starting June 15<sup>th</sup>. Clearly, you have a plan, but the plan, any sort of budget or why you want us to move is something you have NOT explained. Everything at the Equestrian Center IS open to the public. Lessons, riding camps and equine therapy ALL happen there now.

-No one is seemingly claiming any sort of responsibility for what is and isn't being done. Someone needs to take responsibility for fixing the waste of taxpayer money because of the Lopez Works contract. At the meeting Nick said he wouldn't put on the agenda anything about the EQC because you've already decided on a vision. There are two things being conflated that need to be parsed out. You can have an vision for the property (even though you refuse to tell the public what it is.) but the fiscally irresponsible contract with Lopez Works is a separate matter. Let me be clear there are two issues 1) Your new vision THAT SQUEEZES OUT AND RESTRICTS CURRENT TENANTS and 2) THE bad contract with Lopez Works that has

cost taxpayers OVER 1M in losses in ONLY 15 months. I want to be VERY CLEAR – I'm not asking to put on the agenda that you reimagine your “vision”. I'm asking you and Nick to put on your agenda the following:

1. Fire Lopez Works which you can do with a 30-day notice FOR ANY REASON. They are bleeding the taxpayers and not doing good work.
2. Open an RFP and keep it open for 30 days.
3. Hire temporary workers until new operator is found.
4. Rescind the rate hike.

- I must say, as a taxpayer, that the fact that this has gone on for 15 months before anyone has reviewed it is really unacceptable. The taxpayers of California have lost a little over \$1,000,000 because of the fiscally irresponsible and wasteful contract with Lopez Works. This contract, being so outrageously expensive, was brought to your attention many times and nothing was done to stop the bleeding of taxpayer funds. We expect better. Although I'm happy it's being reviewed now, I don't want to gloss over the fact that the wasteful spending has been going on for over a year despite many people speaking up.

There are urgent things that require your immediate attention:

- The cruel conditions the horses are currently living under because of the mismanagement of Lopez Works. Injured and underfed horses, horses getting sores from lack of shavings wasn't even mentioned in your response. Because you, the board, and staff have been informed about these conditions and it remains unaddressed, from where I sit, I consider you and your staff negligent in the care and mismanagement of these horses, their health and riders safety. As I said, it's not Lopez Work's fault they're in over their head, it's your fault for putting them there. You have absolutely NO BUSINESS bringing in any other animals to the EQC until this is corrected. I'm attaching a few photos that I've collected but there are many more, some with horses who have bleeding hock injuries. This is the area of the back of their legs very close to where they go to the bathroom so any open sore or injury is very prone to infections. Again, you were notified about this, the problems with the food and areas at the meeting on the 25<sup>th</sup> and your staff have been made aware of this many times before, and there's been no communication to us about how you intend to fix this. I find that totally irresponsible. And since you've known about this for a long time and communicated NOTHING to us from where I sit that makes you negligent.

- You have stated that you and your staff are the operators of the Equestrian Center. *Please provide me with the names and contact information of the people who will work with us.*

- You and the board talk about us as tenants with contempt. We have struggled and worked very hard and sacrificed so much to invest in our daughter's sport. It feels like a spit in the face to have our concerns completely dismissed because you mischaracterize us 'affluent' and you don't understand the sacrifices we've made to be around the animals we love. I would like you and the board to acknowledge that we have every economic group and every ethnic background there.

- You are financially punishing women owned businesses and non-profits because you don't value them, what they do for the community, and you don't want to work with them. That's what you're doing. Not just you, the board and the staff are ruining businesses and non-profits that women have spent their entire lives building up. That is completely disgraceful yet still avoidable if you and the other necessary people would just be willing to meet and talk to us.

I'm attaching a photo of a craft my daughter made when she attended riding camp years ago. She is now 17 and routinely volunteers for Changing Strides ([www.changingstrides.com](http://www.changingstrides.com)) and works with at-risk youth to provide free horse experiences and lessons. She is working with kids who will grow up to also give back. These are the kinds of things you're wrecking with your policies. I don't think you want to be known for that, so I don't understand your decision-making process.

Please let me know when you and your staff intend to communicate to us about the plans you clearly have, when you will fix the day-to-day problems related to the care of the horses and when you will resend the rate hike.

Thank you,

Carol Graves

[REDACTED]

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**From:** Carol Graves

**Sent:** Friday, May 3, 2024 4:54 PM

**To:** ocfexec@ocfair.com <ocfexec@ocfair.com>

**Cc:** Nick Kovacevich <nkovacevich@ocfairboard.com>; bbagneris@ocfairboard.com <bbagneris@ocfairboard.com>; tbilezikjian@ocfairboard.com <tbilezikjian@ocfairboard.com>; djackson@ocfairboard.com <djackson@ocfairboard.com>; dlabelle@ocfairboard.com <dlabelle@ocfairboard.com>; npham@ocfairboard.com <npham@ocfairboard.com>; nrubalcava-garcia@ocfairboard.com <nrubalcava-garcia@ocfairboard.com>; rruiz@ocfairboard.com <rruiz@ocfairboard.com>

**Subject:** Response to "Equestrian Center - To clarify"

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\_MSPPPhase3 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

[REDACTED]

**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 EOC 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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	21,300	21,300	21,300	21,300	21,300	15,800	15,300	13,883	5,081	4,760	6,270	7,040	5,579	
4990 Prior Year Revenue	-	-	-	-	-	591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Revenues</b>	<b>194,092</b>	<b>184,330</b>	<b>157,608</b>	<b>173,313</b>	<b>175,554</b>	<b>184,580</b>	<b>157,461</b>	<b>158,229</b>	<b>146,700</b>	<b>161,269</b>	<b>142,802</b>	<b>107,432</b>	<b>74,381</b>	<b>108,098</b>	<b>145,915</b>	<b>126,955</b>	<b>113,029</b>	<b>78,161</b>	<b>146,227</b>	<b>571,201</b>	<b>577,051</b>	<b>700,821</b>	<b>724,449</b>	<b>661,013</b>	
<b>Labor Expenses</b>																									
5010 Salaries/Wages - Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,566	98,290	111,915	118,648	81,389	147,300	
5011 Salaries/Wages - Overtime	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,539	15,892	17,376	26,011	17,387	-	
5012 Payroll Taxes - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,346	7,940	9,374	14,933	9,889	13,349	
5013 Employee Benefits - FT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,098	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Sub-Total Labor Expenses</b>	<b>17,225</b>	<b>-</b>	<b>(2,302)</b>	<b>154,822</b>	<b>221,931</b>	<b>240,420</b>	<b>186,899</b>	<b>285,890</b>																	
<b>Non-Labor Expenses</b>																									
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5230 Equip Maint & Supplies	214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	587	-	-	52	-	14,121	
5235 Equipment - Gas & Oil	-	5,900	3,845	4,779	4,724	4,236	3,597	4,066	5,940	7,753	-	-	-	-	-	-	-	-	-	18,432	25,258	23,925	19,174	-	-
5270 Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	298	1,316	1,672	1,305	2,333	2,814	
5300 Buildings & Grounds Supply	1,385	-	-	4,777	-	779	-	-	-	-	-	-	-	-	-	-	-	-	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	56,588	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	-	-	-	-	-	-	-	
5980 Miscellaneous Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0)	-	-	-	-	47	
6900 Prior Year Expense	-	3,283	(3,500)	-	-	-	-	-	-	-	-	-	-	(629)	-	-	-	-	-	-	-	-	-	175	-
<b>Sub-Total Non-Labor Expenses</b>	<b>69,717</b>	<b>89,323</b>	<b>66,370</b>	<b>69,244</b>	<b>40,797</b>	<b>42,260</b>	<b>41,563</b>	<b>37,272</b>	<b>41,940</b>	<b>41,632</b>	<b>45,071</b>	<b>45,230</b>	<b>82,705</b>	<b>95,518</b>	<b>75,540</b>	<b>70,686</b>	<b>75,330</b>	<b>74,076</b>	<b>133,918</b>	<b>437,225</b>	<b>489,754</b>	<b>552,478</b>	<b>589,214</b>	<b>462,189</b>	
<b>Total Expenses</b>	<b>86,942</b>	<b>89,323</b>	<b>66,370</b>	<b>69,244</b>	<b>40,797</b>	<b>42,260</b>	<b>41,563</b>	<b>37,272</b>	<b>41,940</b>	<b>41,632</b>	<b>45,071</b>	<b>45,230</b>	<b>82,705</b>	<b>95,518</b>	<b>75,540</b>	<b>70,686</b>	<b>75,330</b>	<b>74,076</b>	<b>131,616</b>	<b>592,046</b>	<b>711,685</b>	<b>782,898</b>	<b>776,113</b>	<b>749,079</b>	
<b>Net Proceeds</b>	<b>107,151</b>	<b>95,007</b>	<b>91,238</b>	<b>104,069</b>	<b>134,758</b>	<b>142,321</b>	<b>115,898</b>	<b>120,957</b>	<b>104,760</b>	<b>119,637</b>	<b>97,731</b>	<b>62,203</b>	<b>(8,324)</b>	<b>12,580</b>	<b>70,376</b>	<b>56,269</b>	<b>37,699</b>	<b>4,085</b>	<b>14,611</b>	<b>(20,845)</b>	<b>(134,634)</b>	<b>(51,664)</b>	<b>(87,066)</b>		

## 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
PYB184	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

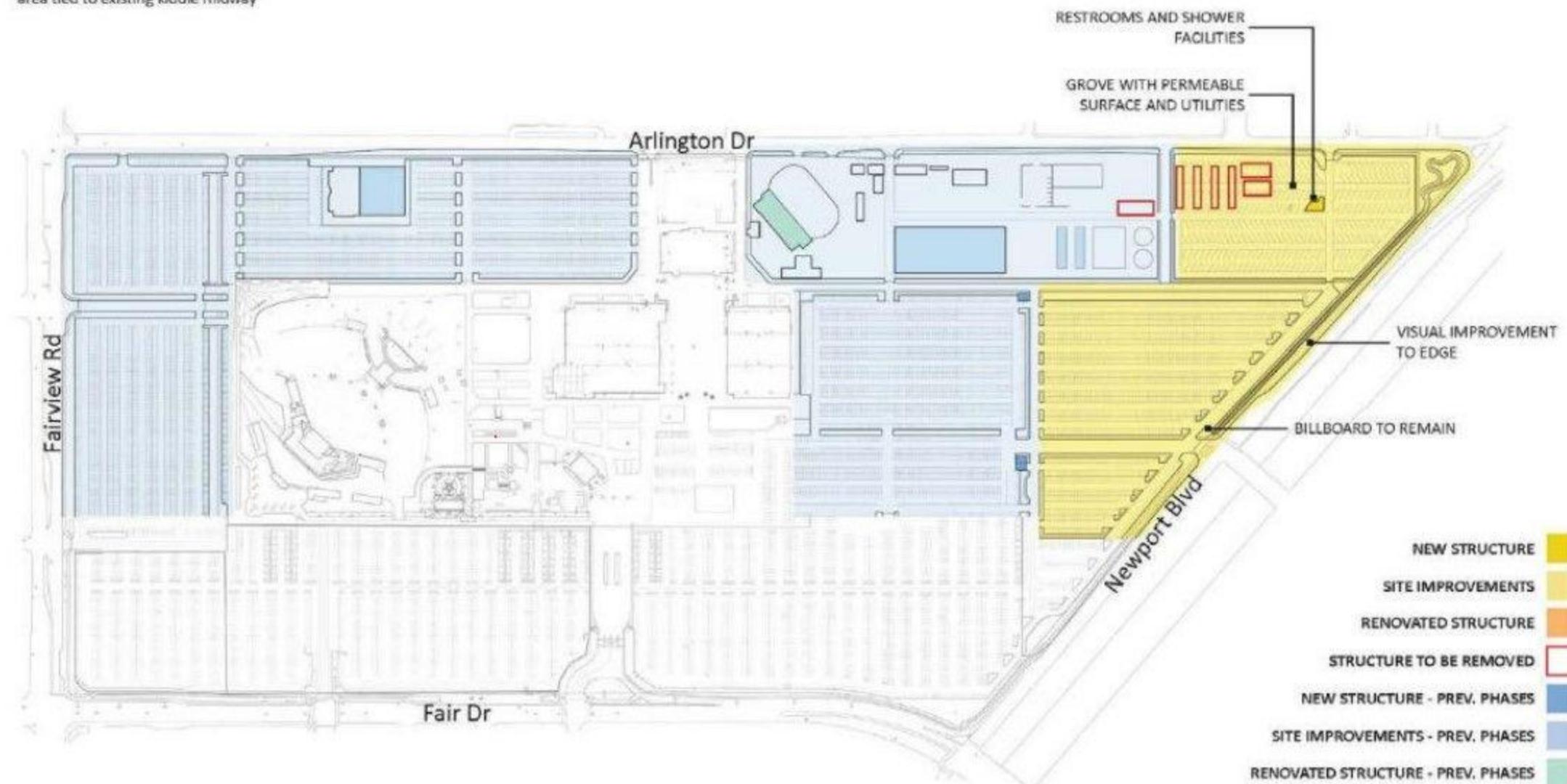
## PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE

- 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

