



32nd District Agricultural Association  
OC Fair & Event Center  
88 Fair Drive, Costa Mesa, CA 92626  
(714) 708-1500  
www.ocfair.com

*The mission of OCFEC is...*  
**Creating Equitable Community Access To Agriculture, Entertainment, Cultural  
and Educational Experiences.**

**NOTICE OF MEETING**

32<sup>ND</sup> District Agriculture Association, OC Fair & Event Center Board of Directors will be  
holding a regular board meeting on  
**Thursday, September 26, 2024 at 9:30 a.m.**  
*(Meeting held in-person and via Zoom)*

**Community Room – Costa Mesa City Hall**  
77 Fair Drive, Costa Mesa, CA 92626  
*(see map and parking instructions on next page)*

*Join Zoom Meeting*

<https://us02web.zoom.us/j/81162658373?pwd=RmFYQXBVN1dFeFhwMXRXUG1kVmZ5QT09>

*Meeting ID: 811 6265 8373*

*Passcode: 2024*

*Dial in option: 1-669-900-9128*

All meeting notices, agendas and materials considered by the Board during the meeting  
will be available online, in advance of the meeting at:  
<https://ocfair.com/public-information/public-meetings/>

**Board of Directors**

Nick Kovacevich, Board Chair  
Barbara Bagneris, Vice Chair  
Newton Pham, Member  
Doug La Belle, Member  
Natalie Rubalcava-Garcia, Member  
Robert Ruiz, Member  
Tanya Bilezikjian, Member  
Dimetria Jackson, Member

Secretary-Treasurer  
Michele Richards  
Chief Executive Officer

32<sup>nd</sup> DAA Counsel  
Josh Caplan  
Office of the California Attorney General

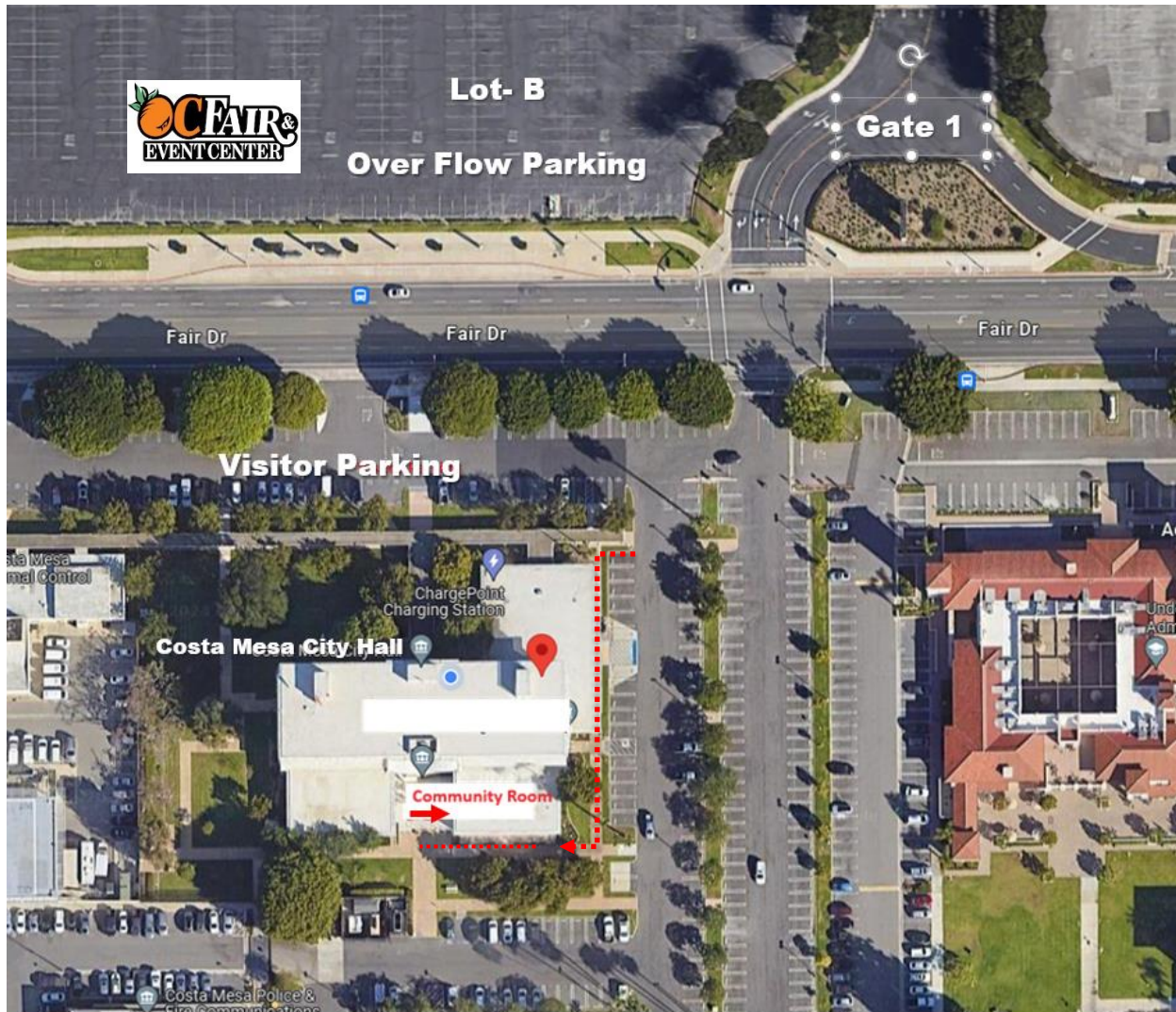
### Meeting Location

Community Room – City of Costa Mesa City Hall  
77 Fair Drive, Costa Mesa, CA 92626  
(entrance is identified by red arrow)

### Parking

Parking is available at City Hall in the Visitor Parking spaces (identified below).

Overflow parking is available directly across Fair Drive at the OC Fair & Event Center (88 Fair Drive) at Gate 1 in Lot-B (identified in below).



## **PUBLIC PARTICIPATION**

Members of the public are encouraged to provide comment to the Board on each agenda item and may suggest items to be placed on the agenda for discussion at the next Board meeting. While the Board values the participation of the public, the Board chair reserves the right to limit the time for public comment to a maximum of three (3) minutes per speaker in order to proceed with the agenda. Public comment must be related to fair jurisdiction and placement of items on a future agenda is within the discretion of the Board.

## **AMERICANS WITH DISABILITIES ACT**

All Board meetings must be accessible to the physically disabled. Any person needing a disability-related accommodation or modification in order to attend or participate in any Board or Committee meetings or other Fair activities may request assistance. Those persons wishing to attend the meeting and who may require special accommodations pursuant to the provisions of the Americans with Disabilities Act are requested to contact Guest Experience Supervisor, Thane Hollman at (714) 451-5946, at least five working days prior to the meeting to ensure the proper arrangements can be made.

## **VIDEO RECORDING NOTICE**

Please take notice that this public meeting of the 32nd District Agricultural Association, a California state institution, is being recorded using video recording equipment. Please also take notice that the 32nd District Agricultural Association will release video recordings of its public meetings where required under California law.

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At the discretion of the Board of Directors, all items appearing on this Agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Board of Directors. The Board may convene to closed session pursuant to Government Code section 11126, subdivisions (a) and (e) to consider personnel evaluation and/or possible litigation. Items may not necessarily be taken up in the order shown on this Agenda. This agenda, and all notices required by the Bagley-Keene Open Meeting Act are available on the Internet at: [www.ocfair.com](http://www.ocfair.com)

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## **AGENDA**

### **1. CALL TO ORDER**

All matters noticed on this agenda, in any category, may be considered for action as listed. Any item not so noticed may not be considered. Items listed on this Agenda may be considered in any order, at the discretion of the chairperson.

### **2. THE MISSION OF OCFEC IS...**

Creating Equitable Community Access To Agriculture, Entertainment, Cultural And Educational Experiences.

### **3. PLEDGE OF ALLEGIANCE**

### **4. ROLL CALL**

### **5. MINUTES:**

#### **A. Board meeting held June 27, 2024**

Action Item

### **6. CONSENT CALENDAR**

All matters listed under Consent Calendar are operational matters about which the Board has governing policies, implementation of which is delegated to the CEO. They will be enacted in one motion. There will be no discussion of these items prior to the time the Board of Directors votes on the motion, unless members of the board, staff or public request specific items to be discussed separately and/or removed from this section. Any member of the public who wishes to discuss Consent Calendar items should notify the Chair of the Board, at the time requested and be recognized by invitation of the Chair to address the Board.

**A. Standard Agreements:** SA-118-24PA; SA-121-24PA; SA-180-24YR; SA-164-24PA; SA-165-24PA; SA-167-24PA; SA-168-24PA; SA-169-24PA; SA-170-24PA; SA-171-24PA; SA-172-24PA; SA-173-24PA; SA-174-24PA; SA-176-24PA; SA-177-24PA; SA-178-24PA; SA-179-24PA; SA-181-24PA; SA-182-24PA; SA-183-24PA; SA-188-24AS; SA-189-24AS; SA-190-24AS; SA-191-24SP; SA-194-24PA; SA-195-24PA; SA-196-24PA; SA-199-24PA; SA-200-24PA; SA-201-24PA; SA-202-24PA; SA-203-24PA; SA-204-24PA; SA-205-24PA; SA-206-24PA; SA-207-24PA; SA-209-24PA; SA-210-24PA; SA-211-24PA; SA-212-24PA; SA-213-24PA; SA-214-24PA; SA-215-24PA; SA-216-24PA; SA-217-24PA; SA-218-24PA; SA-219-24PA; SA-220-24PA; SA-221-24PA; SA-222-24PA; SA-223-24PA; SA-224-24SP; SA-225-24FT; SA-226-24FTYR; SA-227-24GE

**i. Standard Agreement Amendments (Exercise Option):** SA-004-22YR (Amend. #2); SA-006-22FT (Amend. #3); SA-049-22FT (Amend. #2); SA-085-22FTYR (Amend. #3); SA-016-23FT (Amend. #3); SA-025-23YR (Amend. #1); SA-046-23YR (Amend. #1); SA-

047-23FT (Amend. #1); SA-84-23YR (Amend. #1); SA-102-23YR (Amend. #1); SA-103-23YR (Amend. #1); SA-107-23PS (Amend. #1); SA-108-23PL (Amend. #1); SA-109-23HA (Amend. #1); SA-110-23PA (Amend. #1); SA-216-23CT (Amend. #1); SA-217-23YR (Amend. #1); SA-224-23YR (Amend. #1); SA-224-23YR (Amend. #2); SA-225-23YR (Amend. #1); SA-227-23YR (Amend. #1); SA-008-24FTYR (Amend. #1); SA-061-24FTYR (Amend. #1); SA-091-24FT (Amend. #1); SA-093-24FT (Amend. #1); SA-156-24PA (Amend. #1); SA-171-24PA (Amend. #1)

**B. Rental Agreements:** OCC-2410; RA-EQC056-24; RA-EQC061-24; RA-EQC071-24; RA-EQC089-24; RA-EQC098-24; RA-EQC099-24; RA-EQC101-24; RA-EQC102-24; RA-EQC103-24; RA-EQC104-24; RA-EQC105-24; RA-EQC106-24; RA-EQC107-24; RA-EQC108-24; RA-EQC109-24; R-002-24; R-005-24; R-017-24; R-018-24; R-036-24; R-038-24; R-041-24; R-047-24; R-049-24; R-074-24; R-083-24; R-094-24; R-095-24; R-099-24; R-104-24; R-105-24; R-106-24; R-108-24; R-111-24; R-112-24; R-113-24; R-114-24; R-115-24; R-116-24; R-118-24; R-119-24; R-120-24; R-121-24; R-122-24; R-123-24; R-124-24; R-125-24; R-126-24; R-127-24; R-128-24; R-129-24; R-130-24

**i. Rental Agreement Amendments:** R-049-24 (Amend. #1); R-083-24 (Amend. #1); R-094-24 (Amend. #1); R-095-24 (Amend. #1); R-096-24 (Amend. #1); R-097-24 (Amend. #1); R-102-24 (Amend. #1); R-104-24 (Amend. #1); R-108-24 (Amend. #1); R-111-24 (Amend. #1); R-113-24 (Amend. #1)

**C. Commercial Rental Agreements:** 24116; 24168; 24173; 24171; 24172; 24169; 24175; 24087; 24095; 24096; 24097; 24178; 24170; 24118; 24179; 24176; 24132; 24133; 24180; 24177; 24149; 24174

**D. Concession Rental Agreements:** 24581; 24582

**E. Independent Amusement Rental Agreements:** 24642; 24643

**F. Merchandise-Service Rental Agreements:** 24644; 24645; 24646; 24747

**G. Platinum Rental Agreements:** 24707; 24739; 24738

**H. Judging Agreements:** CA-074-24; CA-075-24; CA-076-24; CA-077-24; CA-078-24; CA-079-24; LS-002-24; LS-003-24; LS-004-24; LS-006-24; LS-007-24; LS-008-24; LS-009-24; LS-010-24; LS-011-24; LS-012-24; LS-013-24; LS-014-24; LS-015-24; LS-016-24; LS-017-24; LS-018-24

**I. Active Joint Powers Authority Agreements (New):** None.

## **J. Correspondence:**

Communications to the Board from members of public related to OCFEC business are identified below and included with the Board materials (available on the OCFEC website). Note that this agenda item includes only those communication(s) that were sent to the entire Board and CEO before the publication of this month's agenda. The deadline for correspondence to be included on the October 2024 agenda is October 11, 2024.

- i. 06/19/24 – Claudia Berglund: Michele Richards response to my email
- ii. 06/26/24 – Aileen Anderson: OCF Equestrian Center Contracts
- iii. 06/26/24 – Anna-Lisa Larson: Equestrian Center Notices
- iv. 06/26/24 Lisa Sabo: Equestrian Contract
- v. 06/27/24 – Gretchen Sheppard: Fwd OCFEC Equestrian Center 30 Day Notice to Quit
- vi. 06/28/24 – Reggie Mundekis: Favoring Equestrian Boarders Must Stop Immediately
- vii. 07/01/24 – Claudia Berglund: Adjustment to Victory at the Fair Invoice
- viii. 07/12/24 – Carolyn Beaver: Letter from 32<sup>nd</sup> DAA re your expired EQC Rental Agreement
- ix. 08/05/24 – Macki Hamblin: June, July, August Board
- x. 08/06/24 – Carolyn Beaver: Letter
- xi. 08/07/24 – Aileen Anderson: June, July and August payments to OCF Equestrian Center
- xii. 08/07/24 Sarah Klifa: Board payments and horse welfare
- xiii. 08/11/24 Jessica Buehler: Buehler Veterinary Inc Letter to OC Fairgrounds Management
- xiv. 08/13/24 – Lara Maxinoski: OCF Equestrian Center
- xv. 08/15/24 – Lisa Sabo: Making it clear
- xvi. 08/18/24 – Lisa Asbo:: Karime Perez
- xvii. 08/20/24 – OC Resident
- xviii. 08/26/24 – Christina Topffer: Preserve the OC Fair EQC for Our Community
- xix. 09/06/24 – Reggie Mundekis: EQC Holdouts Are Granted Privileges No One Else Has

## **K. CDFA Correspondence:**

Communications to the Board from the California Department of Food & Agriculture Division of Fairs & Expositions regarding relevant topics at Fairs and Expositions.

- i. None.

- End of Consent Calendar -

## **7. CEO'S OPERATIONAL ANNOUNCEMENTS AND UPDATES**

## **8. MATTERS OF PUBLIC COMMENT**

Public comment is allowed on issues NOT on the current agenda. However, no debate by the Board shall be permitted on such public comments, and no action will be taken on such public comment items at this time, as law requires formal



public notice prior to any action on an agenda item. Speakers are requested to fill out and submit a comment card to the meeting secretary prior to the start of the meeting and are limited to three minutes.

Comments will be accepted on all other agenda items at the time each item is listed on the agenda. Speakers wishing to address the Board on items on the agenda are requested to fill out and submit a comment card to the meeting secretary prior to the start of the meeting and identify the agenda item(s) on which you desire to address the Board. Speakers are limited to three minutes.

## **9. GOVERNANCE PROCESS**

### **A. Presentation of Hispanic Heritage Month Proclamation by Community Affairs Committee**

Information Item

### **B. 2024 OC Fair Wrap-Up Presentation**

Information Item

### **C. Staff Presentation on Concept for The Ranch and Vote on Whether or Not to Approve**

Action Item

### **D. Board Appointment of Chair and Vice Chair Nominating Committee**

Information Item

### **E. Committee / Ad Hoc Committee / Liaison Report**

Information Item

To assure compliance with the Bagley-Keene Open Meeting Act, Committee reports are only for the purpose of the Committee chair, Ad Hoc Committee members or Liaison to provide a verbal update. Should the Board want to discuss any Committee work item not already on the agenda; those would need to be agendaized for a future Board meeting.

- i. **Leadership Committee** (Chair Kovacevich, Committee Chair; Vice Chair Bagneris)
- ii. **Financial Monitoring and Audit Committee** (Director Pham, Committee Chair; Director Bilezikjian)
- iii. **Facilities Committee** (Director Ruiz, Committee Chair; Director Bilezikjian)
- iv. **Governance Committee** (Director La Belle, Committee Chair; Chair Kovacevich)
- v. **Community Affairs Committee** (Director Rubalcava-Garcia, Committee Chair; Director Jackson)

## **10. CLOSED SESSION (Closed to the Public)**

- A. Pending Litigation – The Board will meet in closed session to consult with legal counsel regarding the following pending litigation. [Gov. Code section 11126(e).]

- i. To confer with and receive advice from legal counsel regarding potential litigation involving the 32nd District Agricultural Association. Based on existing facts and circumstances, the Board of Directors will decide whether to initiate litigation. (Govt. Code, § 11126, subd. (e).)
- ii. To confer with and receive advice from legal counsel regarding potential litigation involving the 32nd District Agricultural Association. Based on existing facts and circumstances, there is significant exposure to litigation against the 32nd District Agricultural Association. (Govt. Code, § 11126, subd. (e).)
- iii. To confer with counsel, discuss, and consider the following pending litigation to which the 32nd DAA is a party. B&L Productions, Inc., et al., v. Gavin Newsom, et al., U.S. District Court for the Central District of California, Case No. 8:22-cv-01518 (JDEx)
- iv. To confer with counsel, discuss, and consider the following pending litigation to which the 32nd DAA is a party. Changing Strides, et al., v. 32nd District Agricultural Association, et. al., Orange County Superior Court, Case No. 30-2024-01421750-CU-WM-WCJ
- v. To confer with counsel, discuss, and consider the following pending litigation to which the 32nd DAA is a party. Changing Strides, et al., v. 32nd District Agricultural Association, et. al., Orange County Superior Court, Case No. 30-2024-01423147-CU-OR-CJC

**11. UPCOMING EVENTS PREVIEW**

**12. BOARD OF DIRECTORS MATTERS OF INFORMATION**

**13. NEXT BOARD MEETING: OCTOBER 24, 2024**

**14. ADJOURNMENT**

Respectfully submitted,



Michele A. Richards Secretary-Treasurer

Chief Executive Officer, OC FEC     Date of notice: 10:35 a.m. September 16, 2024