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BOARD OF DIRECTORS MEETING
22ND DISTRICT AGRICULTURAL ASSOCIATION
STATE RACE TRACK LEASING COMMISSION
DEL MAR FAIRGROUNDS
2260 JIMMY DURANTE BOULEVARD
DEL MAR, CALIFORNIA 92014

TUESDAY, AUGUST 13, 2024

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IN ATTENDANCE

OFFICERS:

- FREDERICK SCHENK, PRESIDENT
- MICHAEL GELFAND, 1ST VICE PRESIDENT
- G. JOYCE ROWLAND, 2ND VICE PRESIDENT
- MARK ARABO, 22ND DAA
- LISA BARKETT, 22ND DAA
- PHIL BLAIR, 22ND DAA
- KATHLYN MEAD, 22ND DAA
- [Via Zoom]
- SAM NEJABAT, 22ND DAA

OFFICERS ABSENT:

- DON MOSIER, 22ND DAA

22ND DISTRICT AGRICULTURAL ASSOCIATION STAFF:

- CARLENE MOORE, CHIEF EXECUTIVE OFFICER
- MELINDA CHARMICHAEL, CHIEF ADMINISTRATIVE OFFICER
- TRISTAN HALLMAN, CHIEF COMMUNICATION OFFICER
- KATIE MUELLER, CHIEF OPERATIONS OFFICER
- HENRY RIVERA, PRODUCTION DIRECTOR
- MOLLY ARNOLD, ADMINISTRATIVE ASSISTANT

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22nd DISTRICT AGRICULTURAL ASSOCIATION COUNSEL

JOSHUA CAPLAN, OFFICE OF THE ATTORNEY GENERAL

OTHER PRESENTERS:

ANGELA ANDERSON, SANDAG SENIOR ENGINEER/PROJECT
MANAGER

SCOTT SHROYER, NCTD DIRECTOR OF ENGINEERING

TRICIA McCOLL, HNTB, CONSULTANT PROJECT
MANAGER/ENGINEER OF RECORD

LARRY LOM, KNN PUBLIC FINANCE

PUBLIC COMMENTERS:

MARTHA SULLIVAN

JANE CARTMILL

ALLISON PRATER

CARLA HAYES

JIM COLEMAN

MARIA LUISA

OSCAR De la TORRE

ALI NILFORUSHAN

1 PRESIDENT FREDERICK SCHENK: We're live. Great.
2 Thank you very much.
3 Good afternoon. I'm Fred Schenk, Chair of the Board
4 of the 22nd DAA. Today is Tuesday, August 13th, 2024.
5 And we have our August board meeting. And with that I'll
6 call it to order and indicate we do have a quorum.
7 Kathlyn, thank you for putting your video on.
8 Director Mead is remote this afternoon.
9 Molly, let's take roll please.
10 MS. ARNOLD: President Schenk.
11 PRESIDENT FREDERICK SCHENK: Present.
12 MS. ARNOLD: Vice President Gelfand.
13 MR. GELFAND: Here.
14 MS. ARNOLD: Vice President Rowland.
15 MS. ROWLAND: Present.
16 MS. ARNOLD: Director Arabo.
17 MR. ARABO: Here.
18 MS. ARNOLD: Director Barkett.
19 MS. BARKETT: Here.
20 MS. ARNOLD: Director Blair.
21 MR. BLAIR: Here.
22 MS. ARNOLD: Director Mead.
23 MS. MEAD: Here.
24 MS. ARNOLD: Director Nejabat.

1 MR. NEJABAT: Here.

2 MS. ARNOLD: Director Mosier has an excused absence.

3 PRESIDENT FREDERICK SCHENK: Thank you.

4 We will move on to the consent calendar.

5 Are there any -- are there any members of the public
6 in the room present that would like to speak to the
7 consent calendar?

8 Please, if you are interested in speaking, queue up
9 at the microphone.

10 Perhaps, Mark, if you could close the door, thank
11 you for that.

12 It's not like the Supreme Court. By the way, in the
13 Supreme Court the newest member of the court is the one
14 who opens and closes the door. So I didn't mean that for
15 you to be the door attendant. Sure, that would be Phil
16 anyway.

17 Phil?

18 >> MR. BLAIR: [off mic] - closing no door.

19 PRESIDENT FREDERICK SCHENK: Anyway, that is the
20 custom of the U.S. Supreme Court. [multiple speakers]

21 All right.

22 MR. GELFAND: [off mic] He's a door opener.

23 PRESIDENT FREDERICK SCHENK: Thank you, Justice Mark,

1 I appreciate that.

2 All right. So there aren't any -- moving along.

3 There aren't any indications anyone who wishes to speak
4 in public here. But there are those who would like to
5 speak who are on Zoom. Well, if there are any please
6 identify yourself. I don't show any on my screen but I
7 don't want to exclude anyone. So if there is anyone who
8 wishes to speak to the consent calendar, please do so
9 indicate, at this time, indicate your interest.

10 MR. RIVERA: There are no hands raised.

11 PRESIDENT FREDERICK SCHENK: Okay, very good. Well,
12 that helps.

13 Any requests from the Board to remove any items from
14 the consent calendar? All right. Seeing none. I'll
15 entertain a motion for approval of the consent calendar.

16 MR. GELFAND: So moved.

17 PRESIDENT FREDERICK SCHENK: There is -- it's been
18 moved and seconded, by Director Gelfand, seconded by
19 Director Blair. Any discussion regarding the consent
20 calendar?

21 Seeing none, we'll take a roll call please, Molly.

22 MS. ARNOLD: President Schenk.

23 PRESIDENT FREDERICK SCHENK: Aye.

1 MS. ARNOLD: Vice President Gelfand.

2 MR. GELFAND: Aye.

3 MS. ARNOLD: Vice President Rowland.

4 MS. ROWLAND: Aye.

5 MS. ARNOLD: Director Arabo.

6 MR. ARABO: Aye.

7 MS. ARNOLD: Director Barkett.

8 MS. BARKETT: Aye.

9 MS. ARNOLD: Director Blair.

10 MR. BLAIR: Aye.

11 MS. ARNOLD: Director Mead.

12 MS. MEAD: Aye.

13 MS. ARNOLD: Director Nejabat.

14 MR. NEJABAT: Aye.

15 PRESIDENT FREDERICK SCHENK: The consent -- oh, did I
16 hear Director Mead. I'm sorry, the consent calendar is
17 approved. Thank you.

18 We'll move on to public comment for items not on the
19 agenda. Are there any members of the public present who
20 would like to address the Board? Please step forward to
21 the podium if you would like to. All right. Seeing
22 none, we do have three members of the public who are
23 joining us remotely, and they are in this order: Martha

1 Sullivan, Jane Cartmill and Allison Prater. Or if I
2 mispronounced it, is it Prater? I apologize for
3 whichever is mispronounced but in that order, please.

4 Ms. Sullivan.

5 MARTHA SULLIVAN: This is Martha Sullivan from
6 Imperial Beach.

7 Del Mar racing wagering handle was down 7.8% the week
8 ending Sunday, August 11th on the same number of races in
9 2023, continuing the downward trend since opening day.
10 Del Mar racing wagering handle was down 8.3% the week of
11 July 28th on the same number of races last year. It was
12 down 4% the first two days of the 2024 on those days in
13 2023. This continues a negative trend in Del Mar
14 wagering handle from last year which resulted in cutting
15 its purses about 80% for this year's meet. For an
16 industry which exists for the purpose of gambling, this
17 two-year trend of decline and wagering handle is an
18 extensional indicator, recalling the San Francisco
19 Chronicle's observation on the recent closure of Golden
20 Gate in the San Francisco Bay area as quote, wiped out
21 about that is eliminating tracks all over the country,
22 end quote. And that's to the tune of 27 since 2013, and
23 47 since 2000.

1 Thank you.

2 PRESIDENT FREDERICK SCHENK: Thank you, Ms. Sullivan.

3 PRESIDENT FREDERICK SCHENK: Henry, is there a way to
4 up the volume on the speakers? So that we can hear more
5 clearly those who are offering public comment.

6 By the way, Ms. Sullivan, we did hear it but it helps
7 us if it was a little bit louder but we appreciate your
8 comments.

9 Jane Cartmill please.

10 JANE CARTMILL: On Sunday, August 4th, San Diego Union
11 Tribune confirmed that three-year old thoroughbred
12 gelding Handsome Red was quote, euthanized on the track,
13 trained by Craig Lewis eased by jockey Kazushi Kimura
14 after suffering a right-leg injury, end quote.

15 The San Diego Union Tribune inaccurately reported
16 that Handsome Red was Del Mar's first racing fatality of
17 its 2024 summer meet. In fact, Giver Not a Taker died
18 from an injury in the 10th race of Sunday on July 21st as
19 reported then by the Union Tribune.

20 Quote, Del Mar suffered its first fatality of the
21 meet. Giver Not a Taker was euthanized in the barn area
22 after pulling up in the tenth race with a fractured right
23 front fetlock, end quote.

1 California Horse Racing Board reported the second
2 horse death at the Del Mar summer meet. Three-year-old
3 filly Savannah Lady died in training on Tuesday, July 23rd
4 at Del Mar listed as a non-musculoskeletal death,
5 confirmed by news reports as a sudden death. Handsome Red
6 became the 49th horse death of 2024 in California racing
7 and the third at Del Mar race track. This was Handsome
8 Red's 4th racing start. His last recorded workout was
9 July 25th at Del Mar, in which he was timed second of 24
10 horses. Handsome Red earned \$34,500 for his owners,
11 trainer, breeder, and jockeys. No legitimate sport would
12 tolerate the deaths of 49 of its athletes in 29 weeks of
13 competition in just one state, California, much less
14 three deaths its of athletes in two weeks at one venue,
15 Del Mar racing. Thank you.

16 PRESIDENT FREDERICK SCHENK: Thank you.
17 And our next and perhaps last public comment for items
18 not on the agenda is from Allison Prater.
19 Please pronounce your last name, Ms. Prater.

20 ALLISON PRATER: This is Allison Prater.

21 PRESIDENT FREDERICK SCHENK: Ms. Prater.

22 ALLISON PRATER: Yes. Okay. Can you hear me?

23 PRESIDENT FREDERICK SCHENK: Yes.

1 ALLISON PRATER: Okay. As just reported, Giver Not a
2 Taker was euthanized following an injury on July 22nd.
3 Her trainer Peter Miller has had three race horse deaths
4 in less than five months. In November 2021 Mr. Miller
5 took a hiatus for various reasons. However, the
6 speculation was that she was under scrutiny for five
7 horrific injuries among his horses in 2021. Per U.S.
8 Horseracing Integrity & Welfare, Peter Miller has three
9 runners test positive for tranquilizer, yet his horses
10 are still racing at Del Mar racing. Thank you.

11 PRESIDENT FREDERICK SCHENK: Thank you.

12 Are there any others who have not previously signed
13 in who would like to offer public comment on this number
14 4 on our agenda?

15 MR. RIVERA: There's no hands raised.

16 PRESIDENT FREDERICK SCHENK: All right. Thank you.

17 We will now move on to general business. And we're
18 going to start with item 5A, which is the San Diego
19 Double Track Project. And we will enjoy a presentation
20 from SANDAG. But before we introduce our guests from
21 SANDAG, and you are welcome to come to the podium as I
22 make this comment, I wanted to remind this Board that
23 this presentation is exclusively on the Double Track and

1 Seasonal Platform Project, which is so very important to
2 the 22nd DAA. This is not about the LOSSAN Rail
3 Realignment Project. We have already made our views
4 quite clear to SANDAG on that as we did in our Board
5 meeting in July. Our understanding based on a
6 conversation with SANDAG's CEO Mario Orso is that the
7 team working on the realignment is not conducting anymore
8 public presentations at this time.

9 I also want to say that I know we've heard a lot in
10 the news in the public about a quote, values analysis,
11 end quote, on LOSSAN that would include us and our
12 neighboring cities. We were told by SANDAG that they are
13 discussing what that process would look like internally
14 today and that we will be considered a stakeholder in
15 that process. So we look forward to hearing more about
16 that. Just not during today's presentation.

17 I'm going to ask again that the Board members focus
18 on the member of hand which is the Double Track Seasonal
19 Rail Platform which SANDAG has graciously agreed to brief
20 us on today. And with that, I will recognize our CEO,
21 Carlene Moore to introduce our guests from SANDAG.

22 Thank you all for being here.

23 MS. MOORE: All right. Well, thank you. It's good to

1 see you, Angela.

2 So we're joined today by Angela Anderson who's the
3 project manager for the Double Track And Special Events
4 Platform here at the fairgrounds. As well as I think we
5 also have Bruce Smith who's here too from, there he is.
6 Okay. And Sam Roberts and Scott Shroyer all from SANDAG.
7 In addition to that, I think joining us remotely from
8 HNTB Engineering is Tricia McColl. So welcome and thank
9 you for being here for this update.

10 ANGELA ANDERSON: Thank you. Thank you, Carlene.

11 Thank you, everyone for the opportunity to be here.

12 I do want to note that Scott Shroyer is the Director
13 of Engineering at NCTD. He's also a partner with SANDAG,
14 but he's here on behalf of NCTD just in case there are
15 questions specific to NCTD.

16 So thank you for the opportunity to be here. We're
17 very excited to talk about the project. I already
18 introduced everyone that this meeting, next slide,
19 please. There you go.

20 So I'm not sure how many of you know but this project
21 has been with SANDAG since 2009. We have been working on
22 this on and off since 2009. There are three key features
23 that we are trying to do with this project. We are going

1 to double track this segment. You may know, is certainly
2 a single track timber bridge right now. We're replacing
3 that bridge that is 180 years old at this point. It's a
4 timber bridge built in 1916, I believe, that's the last
5 record we have of it. It was actually at one point got
6 burned down and reconstructed, so it's been holding up.
7 And this is one of the most expensive bridges for NCTD to
8 maintain in the system.

9 In addition, we also want to put in the special event
10 platform to provide services for patrons as another
11 transit option to use to go to an event at the
12 fairgrounds. So I'm going to talk to you a bit more about
13 that later on about the feature on the platform. Okay,
14 next slide.

15 So I want to focus specifically on the improvement we
16 do that related to the platform that is on the fairground
17 property. So currently there is no electricity power
18 that can actually power the platform. So we're going to
19 need to put in a new electrical power line from Via de la
20 Valle and the new connection point is through the Solana
21 Gate, so that we can put in a new electrical line down
22 Solana Gate to basically where the red line that you see
23 on the screen right there and where it meets the blue and

1 then the bigger, I don't know, lines that's where the
2 future platform is. The platform itself is a thousand
3 foot long and we're going to have more about the feature
4 on the platform.

5 In addition, we also need to bring in fire service,
6 fire hydrant services for the platform. The nearest
7 connection point is up off Jimmy Durante. So we're
8 connecting to an existing City of Del Mar water service,
9 fire water service off of Jimmy Durante, approximately
10 where the fire gate access is and through the backside of
11 the fairgrounds kind of along the river, off the FEMA
12 offset that we have to follow. And then eventually go to
13 the platform. We can put fire hydrant. Now, this is a
14 thousand foot long so going to be several fire hydrants
15 that can be put on for the projects.

16 MS. ROWLAND: Quick question.

17 ANGELA ANDERSON: Yes.

18 MS. ROWLAND: The electrical main, is that
19 underground?

20 ANGELA ANDERSON: It will be underground and it's
21 going to be parallel to an existing gas line down the
22 Solana Trench right now. We actually just had a meeting
23 with SDG&E this morning again about that. We're working

1 with them to make sure that we're meeting their
2 requirements.

3 Now, this electrical line I want to note that we are
4 putting in a public transformer and then connect to it
5 behind that to serve the platform. So it can have a
6 separate meters. The public transformer can be used later
7 on by the fairgrounds for all their improvements in the
8 future as well.

9 MR. BLAIR: Everything is underground?

10 ANGELA ANDERSON: Yes. Everything.

11 PRESIDENT FREDERICK SCHENK: Why don't we do the
12 presentation and we will make sure we save time for
13 questions.

14 ANGELA ANDERSON: Okay. Okay, next slide, please.

15 This is an artist render of what the future platform
16 looks like. It's a thousand foot long, which means it
17 can accommodate 10 Amtrak or Coaster cars. There are
18 going to be two of them, one on the east side, one on the
19 west side. The current alignment you see right now, the
20 current track alignment it can be shift east toward the
21 fairgrounds as far as we can to the fairground property.
22 And it's also going to be north up the river. It's going
23 to be part of this new bridge system that we are putting

1 in. The current bridge is 1100 feet long. Part of the
2 condition with the permit we're putting a longer bridge,
3 1,700 feet long. So part of the platform would be on the
4 bridge structure. Whoever going to use it, they can
5 access to the platform on east or west side of the
6 platform. The access point is sort of in the middle of
7 the thousand foot long platform. There will be stairs on
8 both sides and walkway that can come up to the platform
9 from there.

10 This entire area would be gated off during a non
11 event. There will be a security camera and everything
12 installed. And NCTD and the fairgrounds will need to
13 work out that agreement on how to manage and monitor the
14 area during an event and nonevent activities. Okay, next
15 please.

16 So this is another artist rendering of what the
17 future platform will look like. So the one on the left
18 is on the fairground looking toward the ocean. You can
19 see there are stairs on both sides. And the very back of
20 that picture there's the west side access to the
21 platform. And then there is also a walkway, you know we
22 call them walkways because the ramp, but they are under
23 5% so that they are technically called a walkway but are

1 essentially ramps for the ADA community to access to the
2 platform.

3 We don't have any elevators. Remember, this area
4 will be flooded during really high flooding events. So
5 we definitely don't want to have that much mechanical or
6 electrical stuff in here as much as possible. Now, there
7 are going to be transformer that we're putting in to
8 serve the platform. But those are going to be elevated
9 and protected during these flood events.

10 So I do want to point out some feature on the right-
11 hand pictures. These are very significant designs.
12 That's just part of the condition doing the 2010, 2016
13 when we did the initial outreach event, narrowed down the
14 alignment, narrowed down the sign for the platform. The
15 mesh on the fencing is the stainless steel. And then all
16 the lighting is 14-foot candle, which is much shorter
17 than typical lighting, and that is a condition of the
18 Coastal Commission to make sure we're not impacting the
19 lagoon when it's lit up. They are really worried about
20 illumination of the lagoon itself, too.

21 The platform itself is 16 feet wide. If you've been
22 to Coaster stations, most of them is a little shorter
23 than that. So this is a little bit wider so that it too

1 allows us to have a lot of people on the platform itself,
2 too. Next one please.

3 Okay, so this is another artist rendering of the
4 future platform look like. So currently, the existing
5 timber bridge is about 14 feet or so, deck section. So
6 if you look at it it's very close together and then there
7 is a lot of, you know, timber bar across them. In the
8 future between the column, so the 56-foot span, so you
9 set a column in each of these sections in a 8-foot
10 diameter. So it will take us a long time to put them
11 into the ground. We're drilling them into the lagoon.
12 We're at looking at potentially about a year to drill the
13 pile into the lagoon there, 60 total that we're going to
14 have to put in the ground. And these go into the ground
15 approximately minimum 100 feet to get to the really good
16 material in the lagoon.

17 So in the render you can see the lagoon is going to
18 be much more wider and it's more open. That would help
19 the tidal wave and also to help with the lagoon in the
20 future. And it's going to be higher. Right now during
21 some major events, the bridge itself is flooded. So this
22 new bridge is going to be higher, about 8-foot on the
23 south side where the City of Del Mar is. If you are

1 familiar with this area, it's an existing at-grade
2 crossing that people use right now to go to and from the
3 dog beach. That entire area can be lifted up about 8
4 feet so that we will give them a safe crossing under the
5 in the future and then also elevate the bridge above the
6 floodplain and the sea-level rise in the future too.

7 Okay, so other improvements that we need to do are
8 part of this projects is, you know, if you look on the
9 picture on the lower right-hand corner, that's part of
10 the Stevens Creek that right now kind of cut across the
11 training tracks, the practice tracks and it goes north -
12 it goes west, I'm sorry. And then it turn like a 90 and
13 goes south and turn on a 90 out of the lagoon. That
14 entire creek is very overly vegetated and it's a big
15 issue with the Regional Water Quality Control Board for
16 both the fairgrounds and City of Solana Beach, to be
17 honest.

18 So part of this improvement, we need to fill in what
19 you see at the green area up there. That is an existing
20 Stevens Creek that we need to fill in. That's also part
21 of the platform in the future. We need to fill that in.
22 So by doing that we are putting a reinforced concrete
23 box, that little blue. It's not very well shown but

1 there's an arrow pointing to it. That's a box we're
2 putting in right there that allows the creek to go
3 directly out to the lagoon and then to go into a low flow
4 channel out the lagoon from that point forward. So we're
5 filling in the green part, put the platform in that area
6 approximately. There's going to be access road the NCTD
7 will need to maintain the facility along that road. And
8 then also to maintain the Stevens Creek box culvert in
9 the future.

10 Okay, so this is the south end of the bridge I
11 mentioned earlier. This right now if you are familiar
12 with this area is where the walkway level is, is the
13 track level essentially. In the future that bridge going
14 to be elevated about 8 feet. So that apartment complex
15 right there will go up to about the top floor, the first
16 apartment complex floor. That allow everyone a safe
17 access to and from the beach under the bridge in the
18 future. And then we're going to put, you know, more
19 protection in that area in general, and that's part of
20 the agreement with the City of Del Mar. The bridge
21 itself is going to be elevated and wider than it is
22 today. Next please.

23 So earlier this year, about January, we were able to

1 secure all the construction funding for this project.
2 We're looking at about \$317, \$319 million in construction
3 funding that we have right now waiting for us to use.
4 And for those of you who chase after a grant, it's almost
5 a miracle that we got \$300 million in two years,
6 especially considering the magnitude of the size of the
7 project and also the competitive - competitor out there,
8 right. NCTD led a lot of that effort. Thank you very
9 much for that for that.

10 You know, we like I said, at the NCTD are very
11 motivated too because it is I think it's one of the most
12 expensive bridges they have to maintain annually. So
13 we've been recombining the projects in 20 - a few years
14 back we split the project out in phases thinking that was
15 going to help us winning more grants and that strategy
16 worked. So we got phase one funding on the north side
17 basically anything in the Solana Trench.

18 And then just in January of this year, we got all the
19 funding for the remaining, the Double Track Bridge, the
20 platform and all the double tracking we needed for the
21 south side of the river. So because of that, we thought
22 it would be a great idea to go and recombine them. Why
23 not build them together in lieu of phases. We went to

1 the May California Transportation Commission and got
2 approval to combine the phases. So right now we are
3 advancing the design. And we hope to bid the project by
4 June of next year.

5 What that means is we probably can start construction
6 no later than early 2026. So in the meantime, we're
7 working with - there is a process called right-of-way
8 certification which is a condition of the grant that
9 we're working with the State of California and different
10 departments within the State of California, we're working
11 with branch out utility. SDG&E is a big player in this
12 one. And then also working with the California
13 Contractional Authority, which is one of your
14 stakeholders that we are working with on getting the plan
15 approval. And also the State of California state
16 architects, which also have authority oversight, any kind
17 of improvement on the fairground property. And then the
18 other stakeholder we have is City of Del Mar, City of
19 Solana Beach, NCTD, and of course you and the Del Mar
20 Thoroughbred Club that we've been working with for many
21 years now.

22 Next please.

23 Sorry, like I mentioned before, the total funding for

1 the construction phase is about \$319 million. But before
2 that we have been working on this since 2009. So we have
3 the environmental phase, alternative analysis, permit.
4 We actually have to do a federally lead twice. The law
5 changed and we have to go from the Federal Rail
6 Administration back to Federal Transit Administration
7 because of the funding type that we have on the project.
8 It's about I want to say sixth or seventh funding sources
9 on this project now. So \$348 million is the total that
10 we have right now on the whole project. \$28 million have
11 been used for the design - up to design through the
12 completion of the construction contract award. And then
13 \$319 million is waiting for construction itself in the
14 future. Now that includes construction costs and soft
15 costs related to working on railroad projects. Next.

16 So this is our rough schedule at this point. Like I
17 said, we are you know, aiming to get the next submittal
18 in late fall. So we're looking at late September of this
19 year at the next submittal for review. And then once
20 that is completed then we can go complete the, they call
21 it a right-of-way certification process with Caltrans.
22 We're looking at early 2025.

23 Even though we have the grant condition required that

1 we have to bid by June of 2025, what it really means for
2 us from the project standpoint is we have to get
3 everything together. I mean all the right-of-way
4 certification, all the plan, everything approved by
5 January of '26, I'm sorry, '25 so that we can submit to
6 the state. There's a 3-month process from the moment we
7 submit to Caltrans until the CTC agenda. So we're really
8 on a compressed time schedule to get all this together.

9 So usually when we put out the bid, about six months
10 later we are award a construction contract so that's
11 about December 2025. Usually it takes a contractor about
12 a couple of months to get right entry permit and
13 insurance and all the good stuff to start working. So
14 we're look at February '26 is when to start construction.

15 And like I said, we are looking at about four-and-a-
16 half year for construction to be completed. I think that
17 is it. Next slide is information.

18 Any questions for me? Thank you for the opportunity
19 to present.

20 PRESIDENT FREDERICK SCHENK: We will do that.
21 I just want to make sure before we ask questions, we will
22 have access to all of these slides, correct?

23 ANGELA ANDERSON: Yes.

1 PRESIDENT FREDERICK SCHENK: Okay, so I wanted to
2 make sure that everybody knows that. We'll start with
3 Director Blair.

4 MR. BLAIR: [off mic] I mean maybe the slide [off
5 mic] is the answer, so there's no ADA concerns.

6 PRESIDENT FREDERICK SCHENK: Your microphone please.
7 Make sure your lights are green.

8 MR. BLAIR: There's no concern about ADA on the
9 bridge? I mean, there won't be an elevator for people
10 who can't do the stairs or is your ramp you are talking
11 about for - that will satisfy the ADA?

12 ANGELA ANDERSON: Correct. Yep, the ramp would meet
13 the ADA requirements.

14 MR. BLAIR: And I'm curious, this is a lot of money.
15 And is 85% of it for the bridge? And our stop off point
16 is 15% of the cost? Or what percent of that 317 or 348
17 is because of wanting the train stop at the fairgrounds?

18 ANGELA ANDERSON: So we did break out the separate
19 pieces that you asked about. I don't have the number in
20 front of me, so say a six, seven type of grant on the
21 projects. One of the grants only funds the double
22 tracks. One of the grants only funds the platform. So I
23 can give the information to the Board.

1 MR. BLAIR: I think that would be very helpful.
2 Because the comments are hear I, my God this is \$300
3 million to have a stop at the fair. And that's really a
4 small part of the expense, right? And the public just
5 needs to understand that.

6 ANGELA ANDERSON: Yes. Right. And so one thing I
7 want to clarify though, the way we designed this. So
8 there's a thing called key hole bill. And I think if you
9 have been in government you probably heard about it.
10 It's basically required that whenever a public agency or
11 anyone do improvement across a lagoon, we only do it once
12 to minimize the impact to the lagoon.

13 So what we're trying to do is build the platform and
14 the bridge together, so it's designed in that way. Now
15 it also reduce construction time, right. Instead of
16 building separately, we build together. So we'll be in
17 the lagoon one time, get it all done and be done with.

18 Now some of it, some of the section is going to be
19 cut in place, some of it the contractor may choose to
20 bring it in and cut somewhere and bring it in. So that's
21 part of the innovation the contractor will come up with.
22 But as part of the scheduling that we're estimating right
23 now to do the work.

1 So yes, it does, it is a small chunk of the bigger
2 project costs. But it is an essential piece because
3 that's one of the question we were asked repeatedly
4 throughout the grant process in the last few years is,
5 can we separate the bridge away from the platform. And
6 the answer is, we can but we're going to have to redesign
7 the whole thing, right, all together.

8 PRESIDENT FREDERICK SCHENK: Any other questions,
9 Director Blair?

10 MR. BLAIR: No.

11 PRESIDENT FREDERICK SCHENK: Director Nejabat.

12 MR. NEJABAT: I'm good.

13 PRESIDENT FREDERICK SCHENK: Okay. Michael.

14 MR. GELFAND: I got a few.

15 PRESIDENT FREDERICK SCHENK: Yeah, that's alright.

16 MR. GELFAND: Okay, if you go to the slide that shows
17 the routing of the electric and fire. Yeah, so the red
18 line there, which is the electrical line, was there any
19 consideration to putting it along the northeast --
20 northwest boundary of our property instead of cutting
21 along, you know, following the road and then the existing
22 gas line?

23 ANGELA ANDERSON: Are you referring to the west of

1 the practice tracks area?

2 MR. GELFAND: Yeah, in other words putting it this
3 way, [off mic]

4 PRESIDENT FREDERICK SCHENK: Just so that the record
5 for the reporter is clear, you are talking more west and
6 then southbound direction like an "L"?

7 MR. GELFAND: It would be an "L" going west, yeah,
8 and then south. And the reason I ask is for future
9 master planning purposes having utility lines running
10 through the middle as opposed to the border of the
11 property would be more convenient from our perspective.

12 ANGELA ANDERSON: We look at different options with
13 SDG&E, right. So a lot of the options we have actually
14 kind of depend upon where SDG&E can actually pull power
15 from for us, right. So for us, the nearest point was
16 down Solana Gate. Now whether - we did look at basically
17 the Via de la Valle Bridge. I think that's what we are
18 referring to. That is also part of the NCD property.
19 Now if we do that, we have to drop a line from the
20 bridge, which is part of the City of Del Mar.

21 And one of the reasons we didn't want to do anything
22 with the area is because the bridge is really old and we
23 don't want to be responsible. A bridge that really this

1 project is not - that's not part of our project, right.
2 We're not improving the bridge, we're improving the
3 railroad operation and protect the railroad operation and
4 maintaining the railroad health in the future and also
5 put the platform at the fairgrounds. So if we add
6 electrical line down Via de la Valle we would have to do
7 something with that bridge.

8 MR. GELFAND: Okay, well what I'm suggesting wouldn't
9 involve Via de la Valle, it would be south of Via de la
10 Valle on our property. The other reason I'm suggesting
11 it as a possibility, and maybe the first question is it
12 too late to consider this. But the second issue is
13 you've got that culvert being created that diverts the
14 stream, which could be a perfect path for the utility
15 lines because you are going to be doing construction
16 there and fill there anyway.

17 ANGELA ANDERSON: That entire area is really overly
18 vegetated. It's not easy to get into the back of that
19 area. I mean, it doesn't seem so but if you've been to
20 the back of the practice tracks, it's very difficult to
21 even gain access in there. If we had considered putting
22 a line down that way, we would be adjacent to all the
23 homeowners basically that parallel, you know, where the

1 backyard into the fairgrounds and potentially approaching
2 within the new area that is not part of our practice
3 permit. That's another consideration we have to do is
4 that our environmental permit only allow us to do so much
5 within what current available. Or we could open up the
6 permit adding new area, like you suggested, which
7 basically exposed the project to new regulation that we
8 got grandfathered in in 2017, right. That is a blessing
9 for the project in many ways.

10 MS. ROWLAND: Can a ask a related question? Maybe
11 there could be some clarification as to the type of
12 access SDG&E needs along the entirety of the electrical
13 main and the restrictions for building on or near that
14 area.

15 ANGELA ANDERSON: So we need to - we still work with
16 DGS, right. California Department General Services,
17 Samantha Cooper has been representing the fairgrounds for
18 the few years. I've been working with her since 2019 on
19 what we can and cannot do as far as accessing the
20 fairgrounds temporarily and also in the future.

21 Yes, there will be restriction by SDG&E as far as
22 what improvement you can do within Solana Gate. Keep in
23 mind there is an existing gas that's going down that area

1 already, down Solana Gate that's providing service for
2 the fairground alone. There's no other, so we are --

3 MS. ROWLAND: Gas and electric are very different in
4 terms of the access needed. I mean, you can go through a
5 line, a gas line. You really can't go through an
6 electrical line to access it. So I'd be curious to know
7 how much right-of-way they need around that as well.
8 Because there's one thing to have where they actually
9 trench and then they're going to usually need a right-of-
10 way on both sides of it. So I would just like to know to
11 your point how much land is being given up for this. I
12 mean, it's important, we've got to have it. But it would
13 be important to know for planning purposes how long --
14 [multiple speakers]

15 MR. GELFAND: The waterline, the fire waterline is a
16 similar question. I'm dealing with another agency that's
17 doing waterline through a property I own. And they want
18 an easement 15 feet on each side of the water line. So
19 it would be good to know what kind of easements you are
20 talking about for both the waterline and the electrical
21 line.

22 ANGELA ANDERSON: Okay, so on the waterline, I can
23 address some of that comment right now. If you could

1 tell in the corner right by, I don't know, the south --
2 southeast corner, right there where the weird bend is.

3 PRESIDENT FREDERICK SCHENK: At the red?

4 ANGELA ANDERSON: No. Right there.

5 We have to go that weird 90 degree angle because
6 we're avoiding a pump at the fairground house right
7 there. So there is an easement that we're working on, I
8 think 10 feet each side for the waterline. But I will
9 confirm that.

10 MR. GELFAND: How big a waterline is it?

11 ANGELA ANDERSON: I believe a 12-inch.

12 MR. GELFAND: 12-inch?

13 ANGELA ANDERSON: Right. So, we're putting a
14 hammerhead as the - where the water ends by the
15 fairgrounds. In the future, if the fairgrounds needs to
16 tap into that, that's another source of water you can tap
17 into.

18 MR. GELFAND: So there's no restrooms associated with
19 this?

20 ANGELA ANDERSON: No restrooms.

21 MR. GELFAND: Why would you need a 12-inch waterline?

22 ANGELA ANDERSON: So originally we actually had a 8-
23 inch. And original intent was that we're going to run

1 the fire/water service line all the way to the stable
2 area connecting to the existing fairgrounds fire/water
3 service line. Now what it means is, it's allowed the
4 fairgrounds to have a complete loop for fire/water
5 service in negotiation for the easement, permanent
6 easement, and temporary easement. Right now that is the
7 direct benefit to the fairgrounds. It doesn't benefit
8 the platform, so we were asking can we get offset, right
9 for that.

10 I think looking at the construction costs we're
11 looking at about \$225,000 for that piece. So the
12 fairgrounds wasn't interested, right, that's what we were
13 told. So we have to upsize it to 12 to make sure we can
14 put a hammerhead there. So 12 inches is the minimum size
15 that we can put in without connecting it completely.

16 MR. GELFAND: Okay. The mesh that you talked about
17 that's up on the platform, is that translucent? I mean,
18 can you see through it?

19 ANGELA ANDERSON: Yes.

20 MR. GELFAND: Yeah. Okay, and the columns that are
21 supporting the bridge, are they essentially concrete
22 piles?

23 ANGELA ANDERSON: They are reinforced concrete piles,

1 yes.

2 MR. GELFAND: Reinforced. And they are going 100
3 feet below the bed of the river?

4 ANGELA ANDERSON: Right.

5 MR. GELFAND: And then an additional --

6 ANGELA ANDERSON: -- height, right.

7 MR. GELFAND: 16 feet or whatever above that?

8 ANGELA ANDERSON: Right.

9 MR. GELFAND: Okay. Because the base of the platform
10 is 8 feet higher than the existing railway.

11 ANGELA ANDERSON: Right. On the south side. So it's
12 not as high on the Solana side sort of north end.

13 MR. GELFAND: All right. And so on the south side of
14 the river, the tracks will have to actually be raised to
15 get up to the that?

16 ANGELA ANDERSON: Correct.

17 MR. GELFAND: And how far back will you start that
18 climb?

19 ANGELA ANDERSON: So we're looking - so, 8-foot
20 across in that area, probably go up to almost to where
21 the double track is ending, in that area.

22 MR. GELFAND: Uh-huh.

23 ANGELA ANDERSON: I can get the exact distance for

1 you.

2 MR. GELFAND: Okay. And then, the way it's designed
3 on both the south side -- let's start with the south
4 side. Pedestrians can go under the bridge to get the
5 beach access that they currently have along the
6 shoreline.

7 ANGELA ANDERSON: Correct.

8 MR. GELFAND: On the north side, below the platform,
9 there is also pedestrian access to the west.

10 ANGELA ANDERSON: Correct.

11 MR. GELFAND: That the simply to be able to get up to
12 the west side of the track?

13 ANGELA ANDERSON: That's correct.

14 MR. GELFAND: Okay. There won't be any pedestrian
15 access from there into the lagoon or toward the beach?
16 Will it be limited with a fence? If somebody wanted to
17 go through there and actually wade through the lagoon to
18 get to the beach, could they do it?

19 ANGELA ANDERSON: Not through there fairgrounds.

20 MR. GELFAND: No, it would be outside the fairground
21 property at that point. But, you know, if you are at the
22 fairgrounds -

23 PRESIDENT FREDERICK SCHENK: You want to go, to go

1 back to the elevation.

2 ANGELA ANDERSON: One more. One more back?

3 MR. GELFAND: Yeah. Well, maybe go to the slide that
4 was just before this.

5 Okay.

6 MR. GELFAND: [off mic] Fairgrounds over here [off
7 mic] under can continue to walk in this direction.
8 There's going to be a fence or something limiting.

9 ANGELA ANDERSON: There will be fencing. And it
10 would be locked. So on the east side of the fairground
11 there'll be another fence that would be locked and gated
12 during nonevents. So people would not be able to just go
13 into the lagoon from there.

14 MR. GELFAND: Okay.

15 PRESIDENT FREDERICK SCHENK: Any other questions?

16 MR. GELFAND: That's the end of my questions for now.

17 PRESIDENT FREDERICK SCHENK: Director Barkett.

18 MS. BARKETT: Thank you, Angela. Thank you. So one
19 concern. I think it's a great report to be honest, and
20 slide show. Thank you. But one concern I had actually
21 came from a comment, and it's in our board packet on page
22 148. Page 148, and talking about in addition, and sorry
23 to bring up Alternative A for the train relocation, but

1 this comes to point number 4 in there about option "A" is
2 4.1 billion, in addition the 250 million fairgrounds
3 events platform and San Dieguito project Bridge Project
4 funded and slated to start in 2026 would be rendered
5 obsolete according to SANDAG, a SANDAG representative.
6 Meaning it would then be torn down and rebuilt, if you
7 are considering Alternative A. So I just want to know
8 how it meshes -- what was the process and discussion and
9 all that. So is that a viable, you know, question, will
10 this become obsolete after spending millions on this
11 property and platform and et cetera.

12 ANGELA ANDERSON: So I unfortunately I cannot answer
13 a question related to the realignment projects. I'm
14 actually not even on that project itself. I wouldn't be
15 the right person to give an answer to that.

16 With regard to this though, this project has been in
17 the works since 2009. This always been part of the
18 regional rail improvement projects. There is a great
19 benefit to all the stakeholders, right. The fairgrounds
20 would gain a lot of benefit, the City of Del Mar, the
21 City of Solana Beach. All the traffic off the I-5 off
22 the city streets during these events, right. Greenhouse
23 gas reduction. I mean, we all benefit for it, right?

1 [multiple speakers]

2 MS. BARKETT: We are.

3 ANGELA ANDERSON: Right, so without being able to
4 speak to the other project, I just want us to focus on
5 the fact that we have fully funded construction projects
6 and we need to build this. Now whether this be used for
7 10 years, 15 years, or 100 years, which what the service
8 life of this is is TBD, right. The fact that we got \$300
9 million is -- [multiple speakers]

10 MR. GELFAND: Can I just say, I am really happy that
11 this is moving ahead and it's funded.

12 And I hope it continues. And that you are, you know,
13 moving ahead with full steam. If for any reason that
14 isn't the case, would you let us know?

15 ANGELA ANDERSON: So absolutely. So you know, I like
16 to say I'm an over communicator, if you want to know
17 anything, Dustin usually is my point of contact on the
18 fairgrounds. Anytime I text message whenever, yes,
19 absolutely.

20 Now the one thing that I did not mention before, one
21 grant we got we have until June of 2025 to bid. We don't
22 use, we don't bid by then we lose \$30.6 million. Now
23 that is the beginning of the slippery slope. That grant

1 has been matched with a federal grant for all the
2 components I think I mentioned before. Some grants only
3 for the platform, some grants only for the double track.
4 All those grants are working together. So if we lose
5 one, we will lose the rest. I don't think we're ready to
6 lose \$317 million, right? I don't think that's the type
7 of risk the region would want to do regardless of what
8 happened in alignment "A," "B" or "C," I just want to
9 build this.

10 MS. BARKETT: I get that but I also get the fact that
11 you have to plan for the future. And you don't want to
12 waste money along the way.

13 ANGELA ANDERSON: Absolutely not.

14 MS. BARKETT: Whether it comes from state - local,
15 state or federal. You don't want to waste the taxpayer's
16 money. And I love it when we're put on deadlines and we
17 got to make a quick decision, we got to get this all
18 figured out but we've been doing it since 2009. That
19 doesn't seem like we figured it out, you know, and time
20 is of the essence.

21 ANGELA ANDERSON: Right.

22 MS. BARKETT: We've been wanting this for a long
23 time. We've been asking for it for a long time. And you

1 know, now we see two alternatives in front of us. One is
2 in the future and one is we have to make our decision
3 now.

4 [MULTIPLE SPEAKERS]

5 PRESIDENT FREDERICK SCHENK: Let's stay on track.

6 MS. BARKETT: No, no, no.

7 PRESIDENT FREDERICK SCHENK: I appreciate it. All
8 right.

9 So Lisa, any other questions?

10 MS. BARKETT: No, that's it. Thank you.

11 PRESIDENT FREDERICK SCHENK: Director Arabo.

12 DIRECTOR ARABO: [off mic}

13 PRESIDENT FREDERICK SCHENK: Go ahead.

14 MS. ROWLAND: I was just going to say that I hear
15 what you are saying, Lisa. But if this project going
16 forward as an impediment to route "A," then I say let's
17 really go for it.

18 [MULTIPLE SPEAKERS]

19 PRESIDENT FREDERICK SCHENK: We're all on the same
20 page. All right, so I'm going to ask my questions if I
21 may.

22 Thank you very much, for all of you for your time
23 this afternoon. Mine are sort of more practical, I think

1 practical.

2 How many passengers per car?

3 ANGELA ANDERSON: I will have to defer to Scott on
4 this one. I'm sorry.

5 SCOTT SHROYER: That's a great question.

6 PRESIDENT FREDERICK SCHENK: I saved myself for last,
7 okay.

8 SCOTT SHROYER: And I do focus on the infrastructure
9 side of what we do for the district. So I don't have,
10 you know, a seat count on our cars readily available.
11 That is information I could get for you.

12 PRESIDENT FREDERICK SCHENK: I want to know the
13 answer to that.

14 SCOTT SHROYER: Absolutely.

15 PRESIDENT FREDERICK SCHENK: Because of what we're
16 discussing, which is greenhouse gases and traffic
17 control, I think ultimately we really need to know the
18 basics. How many passengers per car, what frequency,
19 which rails are going to be running it, is it going to be
20 a regular -- these are all of my questions, by the way,
21 that I've been saving for you. What frequency? What
22 will be the route? Is it going to be from downtown up to
23 Oceanside? Is there going to be some alternative

1 routing? I want answers to those questions. I think for
2 \$350 million, we should know those -- have those answers
3 to those questions. Will you be able to try to get those
4 for us?

5 SCOTT SHROYER: Absolutely.

6 PRESIDENT FREDERICK SCHENK: Okay.

7 SCOTT SHROYER: And so the platform or the platforms
8 are intended to be special event platforms. So they
9 would be used, you know, during the fair, during the race
10 season, if there are concerts, and used for that as well.

11 PRESIDENT FREDERICK SCHENK: I get that. [MULTIPLE
12 SPEAKERS]

13 But I want to know who it's going to serve.

14 SCOTT SHROYER: It's here to serve the fairgrounds.

15 PRESIDENT FREDERICK SCHENK: No, no, no, no, no, it's
16 to serve the passengers.

17 SCOTT SHROYER: Sure.

18 PRESIDENT FREDERICK SCHENK: And I want to know which
19 passengers and how well they will be served.

20 MR. GELFAND: Well, to elaborate on your question,
21 will there be special trains going to the station
22 exclusively or will the existing trains that are moving
23 north and south along the corridor carrying passengers

1 have an additional stop here during the season or both?

2 SCOTT SHROYER: The intent is there would be the
3 additional stop within our regular schedule.

4 PRESIDENT FREDERICK SCHENK: That's why I was asking
5 about frequency and routing.

6 SCOTT SHROYER: Yes.

7 PRESIDENT FREDERICK SCHENK: To accommodate.

8 MR. BLAIR: I think the missing piece also is on a
9 typical busy day during the fair are you expecting 2000
10 people to use it or 20,000 to use it? [MULTIPLE
11 SPEAKERS]

12 Forget the size of the car.

13 [MULTIPLE SPEAKERS]

14 PRESIDENT FREDERICK SCHENK: Riders per car.

15 MR. BLAIR: They could come every 5 minutes. How
16 many -- I sort of want to avoid this is built and we end
17 up paying \$50 per passenger that uses this, right?
18 Because the trains no matter how many seats they are not
19 full. I'm not saying it's going to happen.

20 SCOTT SHROYER: Yeah, and to that point, not only do
21 we have the number of seats that are on our cars, that is
22 really easy for me to find. But we also have
23 calculations and projections for the number of people

1 that will use the platform, get on and get off at the
2 platform.

3 MR. BLAIR: That would be a very interesting piece.

4 PRESIDENT FREDERICK SCHENK: Another, you know, I'm
5 imagining myself on that ramp, and then on the platform.
6 Will there be a ticket station there? Will people be
7 able to digitally access? We want to make sure that, you
8 know, if we need to get 2000 people from the fairgrounds
9 or more at the end of the evening or at the beginning of
10 the day, and as people are coming up we don't want to
11 have issues for congestion and people piling up, you
12 know, traffic flow kind of issues. How will that be
13 addressed?

14 SCOTT SHROYER: And so, as time passes, we're
15 becoming more and more reliant on digital means to
16 purchase fares. A majority of folks already use their
17 phones to purchase their fares. But there would be
18 points of sale also at the station.

19 PRESIDENT FREDERICK SCHENK: Okay, and there were no
20 photos or no renderings of the ramps. I understand what
21 a 5-degree slope is, but approximately what is the
22 distance from the level to the first break in the ramp
23 and then up to the platform?

1 ANGELA ANDERSON: I'm going to ask Tricia McColl, the
2 engineer of record. I don't know if someone can unmute.

3 Tricia, can you answer that question?

4 TRICIA MCCOLL: Yeah, it's about at the one end I
5 think it's about 25 feet total. So if I'm looking at it
6 and remembering, it's probably down about 10 feet
7 vertically to the first series of switchbacks and then
8 comes down another 10 feet and then gets you down it.
9 Actually there's another little ramp that tucks in behind
10 that takes a little bit more of the slope out of there.

11 PRESIDENT FREDERICK SCHENK: Very manageable. Thank
12 you for sharing that. And those were my questions.

13 Director Blair.

14 MR. BLAIR: Another comes to mind. Could somebody
15 ride the train, get off at the stop, and walk into Solana
16 Beach or walk into Del Mar? Or do you have to be going
17 to the fairground?

18 ANGELA ANDERSON: So there will be a ticket vending
19 machine, TVM machine, put in at the fairground, right.
20 In addition to digitized app that you can use to
21 purchase. So technically they can get on the fairground,
22 right, and choose to take the train back to anywhere that
23 the train runs.

1 MR. BLAIR: I know but could I ride the train up, I'm
2 not going to the fairgrounds, ride the train up and walk
3 back to Del Mar or walk up to Solana Beach?

4 ANGELA ANDERSON: If it's nonevent, then you cannot.
5 It would not be operational. During an event, yes. That
6 platform only open when there are events going on at the
7 fairgrounds.

8 MR. BLAIR: If there is an event, I could walk home?

9 ANGELA ANDERSON: Yes.

10 MR. GELFAND: Well, except that you'd have to enter
11 the fairgrounds property and there might be a ticket
12 required to get into the fairground.

13 MR. BLAIR: So you would have to enter the
14 fairground, I mean what Michael is saying, you would have
15 to enter the fairgrounds, and then leave the fairgrounds
16 to walk home.

17 ANGELA ANDERSON: Right.

18 MR. GELFAND: So during the fair you would probably
19 have to buy a ticket to the fair just to get to Del Mar
20 or Solana Beach. But during racing there is no ticketing
21 to get access to the parking lots so you probably could
22 get off there and just head north.

23 PRESIDENT FREDERICK SCHENK: It'll depend on the

1 special event. [MULTIPLE SPEAKERS]

2 If something, KAABOO for example or something such as
3 KAABOO, there might be an entrance at that location as
4 will be with the fair. But if you're going to a bridal
5 show or some other event within where there's a access
6 point inside then probably wouldn't need. So that sort
7 of brings up another question, which is not probably
8 contemplated by your budget. But we would probably want
9 to create some sort of a gate there so we could prohibit
10 access and egress at times.

11 Carlene.

12 MS. MOORE: I would say that there's a lot of
13 programmatic planning work that still needs to be done.
14 Now, what we are looking at -

15 [MULTIPLE SPEAKERS]

16 PRESIDENT FREDERICK SCHENK: We're getting down into
17 the weeds.

18 MS. MOORE: -- conceptual -- we're getting very much
19 into the weeds. And this is really about the conceptual
20 and really the designs and engineering and the work that
21 has been going on for years now as Angela has alluded to
22 throughout her presentation. So we'll get into some of
23 those and some of the questions that the Board has raised

1 are really good ones, that we'll get some more
2 information on that will play into those program
3 decisions.

4 PRESIDENT FREDERICK SCHENK: Director Mead, I don't
5 want to forget about you. I will not forget about you.
6 Any questions or observations before we move on to the
7 public comment?

8 MS. MEAD: The only observation I have is that it's
9 really good to go last because all of my colleagues have
10 asked amazing questions.
11 Thank you, all, very much.

12 PRESIDENT FREDERICK SCHENK: I appreciate that.

13 MS. MEAD: And thank you for your presentation,
14 SANDAG.

15 PRESIDENT FREDERICK SCHENK: Yes, we join in that.
16 All right. Any other points of information from SANDAG?
17 If not, we will invite public comments. Or you are
18 welcome to have a seat. And again, thank you very much
19 for your time. And as you can tell, we're very much
20 onboard so to speak.

21 [MULTIPLE SPEAKERS]

22 PRESIDENT FREDERICK SCHENK: I can't help it. All
23 right. I do see that Martha Sullivan would like to speak

1 on this subject.

2 Ms. Sullivan.

3 Oh, I'm sorry, members of the audience first, thank
4 you. My apologies. But thank you for waving your hand.

5 We will take public comment from those present first
6 and then we'll go to remote.

7 Good afternoon.

8 CARLA HAYES: Okay, this works. This is live. Okay.
9 Wonderful questions. Those were all good questions. I
10 have, however heard concerns in your fair city, Phil --

11 PRESIDENT FREDERICK SCHENK: Another pun.

12 CARLA HAYES: About people going to the events
13 platform and headed west, not east, but west because
14 there is two ramps, right? One of them gets you to the
15 trail that goes across the street to the beach at Del
16 Mar, which then would enable you to walk up into the
17 village or walk north Solana Beach. And I have heard
18 that concern and that is something that I just wanted to
19 share with all of you. It was just somebody who lives in
20 the beach colony. Just wanted to lay that out. I think
21 it's wonderful that you are doing this. But I'm just
22 wondering could I go to the beach during a fair event and
23 go the other direction?

1 And that's just -- it's an open question and it's
2 just something I'm curious about because of a casual
3 comment from one of the Del Mar beach dwellers. Thank you
4 very much.

5 PRESIDENT FREDERICK SCHENK: Thank you for that
6 input.

7 Anybody wishing to make public comment present in our
8 audience today?

9 All right, seeing none, Martha Sullivan. Good
10 afternoon.

11 MARTHA SULLIVAN: Hello, this is Martha Sullivan.

12 Having heard the verbal presentation because there
13 wasn't anything in the packet, I have no comments. Thank
14 you.

15 PRESIDENT FREDERICK SCHENK: All right, thank you for
16 letting us know.

17 We will now move onto the next item, which is 5, item
18 5, B1, Fair Ops Committee. And I will make the
19 introduction here. So as we all know, because we
20 approved a theme tagline earlier this year for the 2025
21 San Diego County Fair, our focus is on pets and the
22 tagline that we adopted and approved is, "Unleash the
23 Magic." Since that vote and support for the theme

1 tagline, our staff's outreach to potential theme
2 partners, including the San Diego Humane Society received
3 feedback that caused us some pause and thoughts --
4 [chuckling]

5 PRESIDENT FREDERICK SCHENK: You know what, that was
6 not my pun. That was not. Oh, my goodness, you guys.
7 Caused us to revisit that tagline. Oh, my goodness.

8 All right, so to clarify, the theme for 2025 San
9 Diego County Fair is still about pets. You noticed the
10 pause. And it's only the tagline for the theme that we
11 are reconsidering. And so with that, I will recognize
12 our CEO to present that item.

13 MS. MOORE: So this really was a challenge for us
14 because we all felt so good about our tagline for our pet
15 theme, Unleash the Magic, that we had. And when we were
16 creating that tagline we really focused very hard to
17 avoid being overly pet forward. And in large part
18 because none of us wanted -- liked the idea of saying no
19 to our fair fans. And with "no" being the question that
20 we all anticipated with a pet theme.

21 So what I want to first share is just with the
22 exploration of this tagline, the revisit of it, it's
23 really caused us, the staff to contemplate how to turn

1 the answer that we to the question that we all anticipate
2 of, oh, it's a pet theme. And that question being, does
3 this mean I get to bring my pet to the fair.

4 So what we've also tried to avoid as we've worked on
5 this is how do we find a way to go from a hard "no" to a
6 soft, "well, maybe." And so, with that, I think the new
7 tagline that we're proposing today kind of captures the
8 spirit of that and the intention of our pet theme which
9 is to really celebrate all pets, not just the leashed
10 ones, not just the ones with paws or pads on their feet,
11 which also starts to narrow down. And trust me we have a
12 lot of pet puns for you this coming year as a result of
13 this reexploration.

14 >> [OFF MIC]

15 MS. MOORE: And so, and with that, I think this -- so
16 the theme that we have, it really is kind of also look at
17 it as it's very inclusionary as part of our inclusion
18 initiative that we have too. So it really encompasses
19 all pets, not just, again, the leashed or pawed variety.

20 So without further ado, we are proposing the theme,
21 "Pet-Sational Summer" as the tagline for the 2025 San
22 Diego County Fair. And like I said, really believe that
23 this is going to capture that celebration of pets and

1 other elements that we're going to really be able to
2 bring. Because it really got, even coming right off of
3 the 2024 fair, but really got our creative juices flowing
4 for some program elements that we'll be bringing forward
5 throughout the year as we roll out the 2025 fair.

6 MS. ROWLAND: Can you spell that?

7 MS. MOORE: Pet-hyphen-sational summer. It is a play
8 on sensational summer. A play on words.

9 >> [off mic]

10 MS. MOORE: Well maybe.

11 >> [off mic]

12 PRESIDENT FREDERICK SCHENK: One would see that there
13 is in between some of innings a video of people's pets
14 and they are adorable videos. All kinds of pets. So
15 I think there will be ways to say, yes, we will bring
16 people's pets to the fair. They may not necessarily be
17 physically on the property

18 MS. ROWLAND: Virtually.

19 PRESIDENT FREDERICK SCHENK: But they will definitely
20 be a part of the experience. But that will be a part of
21 the decision, you know, what works. But [OFF MIC] that's
22 outside of the field. That's true. All right. So we --
23 we have a recommendation from staff. I will entertain a

1 motion to approve.

2 MR. ARABO: I'll move approval.

3 MR. RIVERA: I don't think your microphone is on.

4 PRESIDENT FREDERICK SCHENK: I apologize. I've been
5 off.

6 MR. BLAIR: I move approval.

7 >> Second. Oh, sorry.

8 PRESIDENT FREDERICK SCHENK: I'm going to recognize
9 Director Arabo because I saw his hand first. Okay. So
10 motion has been made, seconded. Any discussion?

11 MR. ARABO: I want to thank President Schenk for
12 actually coming up with the changing the name to
13 modifying it.

14 PRESIDENT FREDERICK SCHENK: Well, thank you.

15 MR. ARABO: Great job and insight.

16 PRESIDENT FREDERICK SCHENK: Thank you for that.
17 Any other discussion?

18 Michael?

19 MR. GELFAND: Yeah, I think we had to change it,
20 certainly had to change it. I had heard about this in
21 committee. I didn't love it. And when I heard it
22 brought up today, I was thinking it was pet-stacular,
23 instead of pet-sational. As the word "sational," kind of

1 makes me think satiated like pet satiated. Anyway, it is
2 what it is. I think pet-stacular would be better.

3 PRESIDENT FREDERICK SCHENK: It's a tongue twister.
4 Joyce.

5 MS. ROWLAND: So, yeah, I know that it wasn't my
6 favorite either but I think it's important that this is a
7 staff decision with the marketing folks and we need to
8 leave it at that. But I would be willing to amend our
9 approval to say, if you came up with something even
10 better like pet-stacular or whatever would flow off the
11 tongue more easily, I'm willing to give you latitude on
12 that.

13 PRESIDENT FREDERICK SCHENK: The problem is what you
14 pointed out, you couldn't even say it twice, right.
15 That's the issue. That was the concern.

16 MS. ROWLAND: No, it may not be that. But if for
17 some reason you were like in the middle of the night came
18 up with something you thought was even better.

19 PRESIDENT FREDERICK SCHENK: Another one that I
20 thought of was pet-stacular, oh, no, pet- oh, I had
21 another one. If I think of it I'll share it. But pet-
22 stacular was just --

23 MS. ROWLAND: No, it's hard.

1 PRESIDENT FREDERICK SCHENK: -- challenging to the
2 tongue.

3 MS. ROWLAND: Pet-sational is not quite as bad to
4 say. But anyway, if the creative juices get flowing even
5 more and you come up with something else.

6 JOSHUA CAPLAN: If you wanted to amend the motion to
7 give them latitude.

8 MS. ROWLAND: Yeah, I would like to amend that
9 motion.

10 PRESIDENT FREDERICK SCHENK: But it's not your
11 motion.

12 MS. ROWLAND: I know. Isn't it -

13 PRESIDENT FREDERICK SCHENK: You can make a motion to
14 -- anybody can make a motion to amend.

15 MS. ROWLAND: Okay, well, I would like to make a
16 motion to amend to give staff even greater latitude
17 relative to the pet whatever, if they come up with
18 something that even better - rolls off the tongue even
19 better than pet-sational. Pet-sational is fine but --

20 MR. CAPLAN: Director Blair who made the motion has
21 to be willing to modify his motion.

22 PRESIDENT FREDERICK SCHENK: Right. Well, that's
23 what I was --

1 MR. CAPLAN: Then you vote on his motion and if it
2 fails, someone else can make a new motion.

3 MS. ROWLAND: Yeah. I figured there would be a
4 process associated with it. Thank you.

5 MR. BLAIR: After giving this serious thought, I'm
6 willing to -- I accept. I would hope anytime we have
7 something we support and staff comes up with something
8 better that they don't hesitate to tell us.

9 PRESIDENT FREDERICK SCHENK: I remember now, it was
10 Pet-tastic was the other one that I thought of. Pet-
11 tastic. That's the other one that I was thinking.

12 >> I like that.

13 PRESIDENT FREDERICK SCHENK: You know, it's what I do
14 in the middle of the night.

15 Director Arabo, would you accept that?

16 MR. ARABO: Yeah. I actually like pet-tastic.
17 That's a good one too.

18 PRESIDENT FREDERICK SCHENK: That's pet-tastic of
19 you.

20 All right, so before we vote, I'm going to invite
21 public comment. And I do see a -- anybody in the
22 audience that would like to speak to this subject topic?

23 All right, seeing none, Ms. Sullivan.

1 MARTHA SULLIVAN: Martha Sullivan here. Thank you.

2 I just want to briefly remind everybody to turn your
3 mic on when you are speaking. Because President Schenk
4 there made a lengthy statement and I could not hear any
5 of it.

6 I also want to just say I'm glad that the staff
7 consulted with animal advocates in order to further
8 develop the 2025 fair theme. I'm glad they caught this
9 in terms of using unleash as a tagline.

10 I would also like to really, really encourage and
11 emphasis the importance of promoting and featuring spay
12 and neuter programs and adopt, don't shop as part of this
13 theme. You know, it kind of gets at why unleash is, you
14 know, struck the Humane Society so badly because we don't
15 want pets running around loose and getting lost. And we
16 also don't want them creating more pets because they are
17 loose and running around. So please, please, please
18 promote and feature spay and neuter programs and adopt
19 don't shop as secondary taglines for this theme. Thank
20 you.

21 PRESIDENT FREDERICK SCHENK: Yeah, Ms. Sullivan, I
22 really do appreciate that comment. And I think there
23 will be-- I don't know about a tagline but certainly a

1 part of the fair itself will incorporate that
2 consideration.

3 Ms. Cartmill, would you like time to speak on this
4 subject? Ms. Cartmill.

5 MR. RIVERA: She's in the meeting, we're just waiting
6 for her to unmute.

7 PRESIDENT FREDERICK SCHENK: Okay.

8 You are still muted. I see, there you go.

9 JANE CARTMILL: Sorry, I had trouble with that.

10 I'm really glad the theme for the 2025 fair will be
11 pet oriented and that the Humane City of San Diego will
12 be providing education and guidance. Their involvement
13 will certainly ensure that the health and safety of
14 companion animals exhibited at the fair is maintained.
15 And they will provide lots of education for the public
16 about responsible care, leashing, microchipping, spaying
17 and neutering, positive training methods, appropriate
18 housing and the danger of leaving a dog in the car in hot
19 weather.

20 Certainly, they will promote adoptions from our
21 overcrowded shelters. And thankfully that counters the
22 message of scheduled exhibitors who promote breeding and
23 sales. Their website homepage states, quote, San Diego

1 Humane Society has made a decision to have its events be
2 vegetarian for a number of reasons. Most importantly,
3 this decision aligns with our mission to create a more
4 humane world by eliminating and reducing animal suffering
5 and reflects the care to pigs, chickens, and other such
6 animals. Maybe your alliance with San Diego Humane
7 Society will influence the choices for food concessions
8 at the fair where vegetarian options are scarce.
9 Imagine, deep fried tofu and kale chips. It could
10 happen.

11 Ideally the concept of humane treatment of animals
12 will extend to the 4-H farm animals. The image of the
13 fair is tainted by the slaughter of animals after the
14 livestock auction. Action incompatible with the Humane
15 Society mission. Every year we have news stories about
16 heartbroken youngsters who regret selling the animals
17 they lovingly raised knowing the animals will be killed.

18 PRESIDENT FREDERICK SCHENK: Ms. Cartmill, thank you
19 very much for your time and for your input.

20 All right. We've had a motion made, seconded. It's
21 been amended and the amendment has been seconded. And we
22 will now take a vote of the Board.

23 MS. ARNOLD: President Schenk.

1 PRESIDENT FREDERICK SCHENK: Aye.

2 MS. ARNOLD: Vice President Gelfand.

3 VICE PRESIDENT GELFAND: Aye.

4 MS. ARNOLD: Vice President Rowland.

5 VICE PRESIDENT ROWLAND: Aye.

6 MS. ARNOLD: Director Arabo.

7 MR. ARABO: Aye.

8 MS. ARNOLD: Director Barkett.

9 MS. BARKETT: Aye.

10 MS. ARNOLD: Director Blair.

11 MR. BLAIR: Aye.

12 MS. ARNOLD: Director Mead.

13 MS. MEAD: Aye.

14 MS. ARNOLD: Director Nejabat.

15 MR. NEJABAT: Aye.

16 PRESIDENT FREDERICK SCHENK: Okay, the motion has

17 been approved unanimously.

18 We'll now move on to 5C, RTA/SRTLTC Committee report.

19 And Director Arabo.

20 MR. ARABO: Thank you, President Schenk.

21 For reference you can find the RTA/SRTLTC Committee

22 meeting report on page 18 of your meeting packet. I hope

23 you had time to review.

1 Historically the Race Track Authority and State Race
2 Track Leasing Commission met once a year. But there was
3 some pending issues this year so we had another meeting.
4 Very happy for all the commissioners who came down from
5 Sacramento and throughout the state to join us for a
6 great day.

7 One item was the approval of the sixth amendment of
8 the Del Mar Race Track Operating Agreement with the DMTC,
9 Del Mar Thoroughbred Club, through December 31st, 2030.
10 It was also a great opportunity for us to catch up.

11 I'm very happy to report that, and thank you
12 Commissioner Barkett, for being there as well to report,
13 and Commissioner Mead. Happy to report that they
14 approved the amendment. So the direct payment to the
15 district will increase starting 2025, which is great.

16 The RTA Board and Commission voted to direct staff to
17 look at options to refinance or restructure the bonds and
18 return those options for a future meeting. We had a good
19 presentation from the professionals regarding the issue.
20 And hoping to save the district, save the RTA, save
21 money.

22 Additionally, the RTA Board voted to recommend that
23 JPA document be amended to clarify for accounting

1 purposes the assets financed through the bond shell would
2 be reflected on the audited statements as district as
3 district assets. And we had a good - professionals that
4 came in also presented that to the committee in the
5 meeting. The amendment to the JPA document will require
6 approval of the Commission and the District at future
7 meetings.

8 With that, I turn it over to my fellow committee
9 members if you have anything to add, Commissioner Barkett
10 or Commissioner Mead, from the meeting. If not, turn it
11 over to you.

12 PRESIDENT FREDERICK SCHENK: Anything to add?

13 MS. BARKETT: No, it was a really fantastic meeting.
14 And to have, you know, the members from the governor's
15 office there, it was fantastic. They were wonderful to
16 work with. And they were very pleased with how things
17 were progressing.

18 PRESIDENT FREDERICK SCHENK: I'm glad to hear that.
19 I'm sure we all -- I would like to offer an opportunity
20 for directors to ask any questions at this time.

21 Director Blair.

22 MR. BLAIR: It says -- resulting in a direct payment
23 increase of 27% over six years. What was it or what was

1 -- it's going to 27% and it was 25%?

2 MS. MOORE: No, it's actually a flat amount. And so,
3 and the significance of this is that there has not been
4 an increase on the direct payment since 2014. It's been
5 a flat amount of \$1,225,000 a year. So in 2025, there
6 will be a \$200,000 increase to that, so it'll go to
7 1,425,000 and then it is 3% per year starting in 2026, so
8 over the course of it it's a 27% increase for the six
9 years.

10 MR. BLAIR: For the six years.

11 MS. BARKETT: Yeah. Remember, Phil, that we don't
12 have the Breeders' Cup every year. That was only our
13 third time last year, right?

14 MS. MOORE: Sorry, that does not, the direct payment
15 does not include the Breeders' Cup.
16 The [MULTIPLE SPEAKERS] the direct payment is the payment
17 to the District. And the Breeders' Cup is a separate
18 contract, separate payment and is not calculated into
19 that direct payment rent.

20 PRESIDENT FREDERICK SCHENK: We'll have that in '24
21 and '25?

22 MS. BARKETT: That's what I meant that we don't have
23 that, so it's not in the calculation.

1 MS. MOORE: Yes.

2 MS. BARKETT: Sorry, that's what I meant.

3 MR. BLAIR: And what do we make off of the Breeders'
4 Cup?

5 MS. MOORE: So with the Breeders' Cup, we receive a
6 direct payment on that of \$600,000 a year plus the food
7 and beverage of the concession operations. That's
8 estimated at we're doing some analysis that, but it's
9 estimated at about 1.5 -- \$1.7 million a year. Yes.

10 PRESIDENT FREDERICK SCHENK: And we have it for '24
11 and '25.

12 MR. BLAIR: Yes.

13 MR. ARABO: And the local economy --

14 MR. BLAIR: Thank you, Breeders' Cup.

15 MR. ARABO: Brings 300 million to the region, on top
16 of what we have. So imagine all the added benefit to San
17 Diego, to the district at large.

18 MR. BLAIR: Mark, the Breeders' Cup brings 300
19 million?

20 MR. ARABO: Yeah. Like the Super Bowl. The impact
21 of it.

22 PRESIDENT FREDERICK SCHENK: Good questions though,
23 Director Blair.

1 Anybody else with any comments?

2 Questions, Director Gelfand.

3 MR. GELFAND: There is both the RTA and Leasing
4 Commission, what is the membership of each of those in
5 terms of our board members?

6 MS. MOORE: It's three board members, and it's the
7 same three board members. The Board members from the
8 District are separately appointed by the governor to the
9 commission and to the Race Track Authority. So the
10 Commission, State Race Track Leasing Commission is
11 comprised of three members of the District, as well as
12 the Secretary of Food and Agriculture, the Director of
13 the Department of Finance, and the Director of General
14 Services. The RTA is a joint powers authority that is
15 the coming together of the District and the Race Track
16 Leasing Commission for the purposes of the bonds. The
17 makeup for that board is the same structure, just
18 different roles in it.

19 PRESIDENT FREDERICK SCHENK: But the same three.

20 MS. MOORE: Same six members actually.

21 PRESIDENT FREDERICK SCHENK: Well, yeah, but from our
22 board.

23 MS. MOORE: Yes.

1 MR. GELFAND: How does that relate to Bagley-Keene
2 when we typically have a limit of two board members
3 involved.

4 MS. MOORE: Well, there is no committee work that is
5 taking place outside of, so though we as the District
6 probably need to adjust that, refer to it as the
7 RTA/SRTLTC Committee, it's really the report on the RTA.
8 So the meetings are publicly noticed, properly noticed
9 agenda, they are open to the public.

10 PRESIDENT FREDERICK SCHENK: That takes care of it
11 then.

12 MS. MOORE: So this is just the report out because
13 Director Arabo serves as the president of the RTA Board.

14 PRESIDENT FREDERICK SCHENK: Okay.

15 Did you bring doughnuts there too?

16 MR. ARABO: At request, I do. They request that we
17 do.

18 PRESIDENT FREDERICK SCHENK: Not surprising.

19 All right. That was information only. So there is
20 no action item concerning that, so we'll move onto -- oh,
21 public comment. Thank you. We do have public comment.
22 First we'll offer for anyone in the audience here today.
23 So moving to online, Jim Coleman.

1 Good afternoon. You are still muted, sir. We'll
2 wait for you to unmute. Mr. Coleman, I see your photo
3 but I also see that you are muted. Are you attempting to
4 -- I know you can't give me a thumbs up because it's your
5 --

6 JIM COLEMAN: There we go. Did I get it right?

7 PRESIDENT FREDERICK SCHENK: Yeah, we hear you now.

8 JIM COLEMAN: Great. Thank you. Thank you. I'm Jim
9 Coleman. I've had my office in Del Mar, been a local
10 resident for over 40 years. And I want to express my
11 appreciation to the RTA and the SRTLTC for your support
12 for the Del Mar Thoroughbred Club and their running of
13 thoroughbred racing at the Del Mar Fairgrounds making it
14 the safest race track in North America.

15 Not only is the DMTC and the fairgrounds really good
16 neighbors with their charitable and philanthropic support
17 in the county and the employment opportunities, but
18 racing brings increased business to our area restaurants,
19 hotels and retailers. Many of those wouldn't be able to
20 remain in business without the increased business the
21 summer and fall race meets and especially Breeders' Cup
22 that bring to the area. And remember all the employees
23 that those businesses who work to support themselves and

1 their families as a result of that increased business.

2 Now at your meetings I always hear the names of race
3 horses. I want to give you a different name. José who
4 has been a server in the Turf Club for 30 years. Last
5 week Jose hugged me and told me his granddaughter just
6 graduated from college that he was able to help finance
7 because of the income and tips he's made working at the
8 DMTC Racing and Events. There are so many who are making
9 better lives for themselves and families because of
10 thoroughbred racing at Del Mar and the DMTC. They don't
11 get everything perfect but they are always striving to
12 improve, to give support and to give back. So we in the
13 community, we appreciate it.

14 PRESIDENT FREDERICK SCHENK: Thank you, sir, your
15 time is up. We appreciate your comments. Thank you, Mr.
16 Coleman.

17 Next is Martha Sullivan. Welcome, again. Martha --

18 MARTHA SULLIVAN: Hello, this is Martha Sullivan
19 again from Imperial Beach.

20 The pitch bond rating of the Del Mar Race Track
21 Authority bonds at BB-minus published on January 25th of
22 this year, is useful to remember. Quote, the BB Minus
23 rating reflects the elevated vulnerability of Del Mar

1 race track authority operating profile to the declining
2 popularity of horse racing in California and across the
3 country. Longer term historical decline in race track
4 attendance has resulted in lower margins for race track
5 net revenue. Ultimately leading to declining --
6 ultimately leading to declining net race track revenues
7 and increased reliance on concession revenues to support
8 debt service. While Fitch recognizes that Del Mar will
9 host the Breeders' Cup in 2024 and 2025, Fitch's rating
10 case assumes continued decline in gross race track
11 revenues in 2026 and net concession revenues serving as
12 the sole source of revenues to service debt after 2027.
13 The declining nature of the California horse racing
14 industry as well as exposure to adverse events such as
15 equine deaths at horse race tracks has led to a long-term
16 trend of reduced attendance and uncertainty in fan
17 support. Despite recent improvements coming out of the
18 pandemic.

19 Race tracks also face increasing competition for
20 gamblers, from both Internet gaming and regional casinos.
21 These weaknesses are somewhat offset by an affluent
22 service area combined with semi-diverse revenues from
23 wagering and concessions generated from other events at

1 the fairgrounds. However, given the industry continued
2 deterioration, the sustainability of the race track --

3 PRESIDENT FREDERICK SCHENK: Ms. Sullivan, thank you
4 so very much. We appreciate. Ms. Sullivan, thank you so
5 very much.

6 Next will be Jane Cartmill.

7 And what I would invite each of you, because I really
8 -- I don't like having to cut anyone off. But so if you
9 could be looking at your own phones or watches so that
10 you can judge for yourselves when your two minutes are
11 up, I would really personally appreciate you doing that.

12 Ms. Cartmill.

13 JANE CARTMILL: At their recent meeting I asked the
14 members of the State Race Track Authority and Leasing
15 Commission to consider several very real uncertainties
16 associated with the horse racing industry in California
17 and right here in Del Mar. 27 U.S. horseracing tracks
18 have closed since 2013 and 47 since 2000. Joined most
19 recently by Golden Gate Fields in the San Francisco Bay
20 Area. Which operated for almost as long as Del Mar Race
21 Track has and was also located in the beautiful setting
22 on the San Francisco Bay. Golden Gate Fields was the
23 fourth race track to close in California since 2008,

1 following Bay Meadows, Hollywood Park, and Fairplex
2 Pomona. As the San Francisco Chronicle put it, and you
3 heard earlier, quote, wiped out by an epidemic of
4 declining interest that is eliminating tracks all over
5 the country, end quote.

6 And of course, there is the urgent need to relocate
7 the train tracks which transport over 8 million
8 passengers and over \$1 billion worth of products off and
9 away from the crumbling Del Mar Bluffs. We have known
10 this needed to be accomplished since 2003 and options
11 have been analyzed since 2009 including routes through
12 the downtown Del Mar and through the fairgrounds.
13 Fairgrounds route would reportedly reduce significantly
14 the numbers of homes that would need to be taken to
15 secure this regionally urgent fix. Thank you.

16 PRESIDENT FREDERICK SCHENK: Thank you very much.

17 I did have a Ms. Prater on my list but it appears
18 that she's no longer in the queue. Oh, we invited
19 earlier. So I'm going to finish up with because I did
20 invite members of the public, I think I did, I hope I
21 did.

22 We're going to move to Maria Luisa.

23 Maria Luisa, if you would please --

1 MARIA LUISA: Can you hear me?

2 PRESIDENT FREDERICK SCHENK: Yeah, please if you can
3 monitor your two minutes so that I'm not interrupting you
4 in the most important part of your comments. Thank you.

5 MARIA LUISA: Thank you. Will do.

6 Good afternoon, board members and staff for the 22nd
7 DAA. My name is Maria Luisa, and I am calling in support
8 of the DMTC, because they have been proven to be a
9 responsible race track operator.

10 As many people have stated before, we should all be
11 proud of Del Mar's safety record. Some people with
12 extreme views will never accept Del Mar as being
13 recognized as the safest race track in America. Instead
14 of applauding the successes of horse safety reform
15 efforts in California, they continue to advocate for the
16 elimination of horse racing without any thought of the
17 consequences of many of the working families whose jobs
18 depend on the success of live horse racing.

19 Many of my family members wake up each day to take
20 care of the horses at the race track. They are truly the
21 animal rights advocates. B they do their work with their
22 hands and their hearts, not with protests dishonest
23 picket signs. The backstretch workers love their jobs

1 taking care of horses and are offended to see people
2 equating their jobs to animal abuse. It's hard enough to
3 be a Latino immigrant worker in America. The cost of
4 housing is high in California and inflation continues to
5 make things more challenging for working families.

6 I want to applaud the DMTC for providing free meals
7 for workers as this definitely helps during these
8 challenging times. The DMTC continues to prioritize
9 safety for horses and also for the workers that take care
10 of them. As evidence of the DMTC's responsiveness during
11 the COVID outbreak. My family members appreciate the
12 opportunity to earn a decent living in the workplace that
13 prioritizes their safety and wellbeing. On behalf of my
14 family members who work at the race track, I want to
15 express my appreciation for the thoughtful support that
16 DMTC has provided backstretch workers. DMTC continues to
17 show that it is a responsible operator, prioritizing the
18 safety concerns of horses and workers.

19 Thank you.

20 PRESIDENT FREDERICK SCHENK: Thank you very much. Thank
21 you very much for your time.

22 All right, and last remote speaker is Oscar de la
23 Torre. Mr. de la Torre.

1 OSCAR DE LA TORRE: Yes, hello, can you hear me?

2 PRESIDENT FREDERICK SCHENK: Yes.

3 OSCAR DE LA TORRE: Yes, good afternoon, board
4 members and staff of the 22nd DAA. My name is Oscar de la
5 Torre.

6 I have the privilege of working with backstretch
7 workers in the horse racing industry of California. I
8 want to thank you for your service, the thoughtful
9 deliberations and decisions you make on this board
10 provides cultural, recreational, environmental and
11 economic benefit to countless businesses and lives
12 throughout north San Diego County and beyond.

13 I'm calling in to express my support for the DMTC.
14 The DMTC has proven to be a responsible race track
15 operator for many years. From my experience I can say
16 without reservation that the DMTC prioritizes the safety
17 of horses, workers and the general public at Del Mar.

18 I want to highlight a few examples to support my
19 statement. When bad weather brought added risk to horse
20 safety, the DMTC has canceled live racing. The DMTC with
21 support from this board, has even prohibited certain
22 trainers from racing at Del Mar when warranted and
23 invested legal funds to defend its position. To decrease

1 the spread of infections to workers and the general
2 public, the DMTC has lowered allowable crowds and
3 implemented strict protocols to safeguard public health.

4 These safety measures has led to Del Mar being
5 recognized as one of the safest race tracks in the
6 country. Since 2019, accidental horse racing fatalities
7 throughout California race tracks have been reduced by
8 50%. California is now a leader in the horse racing
9 reform effort nationally and many industry stakeholders
10 look to Del Mar as an example, proving that safer horse
11 racing is possible.

12 It is clear that many working families depend on the
13 success of live horse racing at Del Mar. There's the
14 race track, there are hotel and restaurant workers and
15 city employees that all benefit from the positive impact
16 that horse racing has on the local economy. We are
17 fortunate that we have the dedicated team at DMTC as the
18 operator of live racing. And based on the track record
19 we can all trust that DMTC will run a successful
20 operation by continuing to prioritize the safety and
21 well-being of horses, workers and the general public.
22 Thank you all very much.

23 PRESIDENT FREDERICK SCHENK: Thank you, sir.

1 And one last member of the public in our audience.

2 Welcome.

3 CARLA HAYES: Hi, this is Carla Hayes. I would like
4 to echo what Maria Luisa said, that this is the safest
5 track in the country. And because of the efforts of our
6 PETA friends, they are actually cleaning it up, and
7 they're cleaning up their act and it's wonderful.

8 However, I keep hearing misquoted information. So I
9 was very curious about this so-called article in UT, so I
10 looked it up. August 4th, 2023, attendance is up 1% for
11 the first two weeks, wagering is down 6%. They think
12 it's because COVID is gone. People aren't sitting home
13 playing the ponies. And that Josh Rubenstein says in
14 this article, we projected a reduction in gross wagering
15 because people have gone back, it's not unique to Del Mar
16 or to horse racing, it's all industry. And he projects
17 that it will be - end up being basically neutral.
18 Revenue neutral, the way that the trends are going.

19 The positive news for wagering is that TVG is
20 combining horse racing with football, tennis, lacrosse,
21 whatever people bet on online, and that is probably going
22 to result in an increased handle.

23 So I wanted to refer all of you, just for yourselves,
24 please read this entire article. And the other thing is

1 yes, somebody in Del Mar who doesn't like horse racing is
2 also very much involved in supporting and promoting
3 Option A.

4 Thank you very much.

5 **PRESIDENT FREDERICK SCHENK: Perfect timing.**

6 Thank you very much.

7 All right, we are going to move onto Finance Committee
8 report.

9 And we have an adjustment to the items for today.

10 First off, you will have noticed on the agenda, it
11 included the meeting packet that we are deferring the
12 introduction of new draft policies to next month.

13 And secondly, we are deferring item 5D3 to a future
14 month, pending additional information.

15 So we have two action items, rather than three, on
16 calendar for the Finance Committee today.

17 First up is 5D1, to discuss and vote on whether to direct
18 staff to research options to restructure or refinance the Del
19 Mar Race Track Authority revenue bonds, series 2015 and return
20 to the board to discuss those options at a future meeting.

21 And we do have a guest presenter for this item.

22 And I recognize Mister, Director Gelfand to introduce our
23 guest.

24 MR. GELFAND: Thank you, President Schenk.

1 The first item to discuss and vote on, the first item is
2 to discuss and vote on whether to direct staff to research
3 options to restructure or refinance the bonds and return to us
4 to present those options at a future meeting.

5 You can find the report starting on page 26.

6 And we are joined today by Larry Lom of KNN Public
7 Finance Municipal Advisors to the District and Del Mar Race
8 Track Authority to present on this item.

9 Before I turn it over to Larry, please note that the
10 information being presented is to provide us with examples of
11 possible refinancing options and is not information that we
12 are acting on today, other than to direct staff to proceed
13 with the research.

14 With that, the floor is yours, Larry.

15 LARRY LOM: Good afternoon, Board Members and staff.

16 Just wanted to quickly ask -- I have a presentation, I
17 believe that was in the packet.

18 But is it possible to share my screen?

19 PRESIDENT FREDERICK SCHENK: Go ahead, Larry.

20 Yes.

21 LARRY LOM: Okay, I had to send a -- okay, there it is,
22 thank you.

23 Okay, so yeah, my name is Larry Lom.

24 I'm with KNN Public Finance.

1 And we serve as your municipal advisor and we have been
2 working with you since, you know, during the COVID years in
3 2021, it's been a while now.

4 And at that time we were helping the district with
5 evaluating possible restructuring of the bonds at that time.

6 You know, needless to say, you know, there was no need to
7 do so at the time.

8 And now we are here again today looking to talk about
9 options of refunding or refinancing these bonds.

10 So let me start off with an overview of the bonds
11 themselves.

12 I believe most of you are familiar with them.

13 You know, following the October 1, 2024 payment, you will
14 have \$30.6 million of bonds outstanding for the 2015 bond
15 series.

16 The first optional call date for these bonds mean all the
17 bonds will be able to be pre-paid in the capital markets will
18 be April 1st, 2025.

19 So, at that time, you know, before that time, you can't
20 you know, technically call them for funding.

21 So 2025 in April is your first opportunity to take them
22 out in their entirety.

1 So the bonds are primarily secured by a definition of
2 pledge revenues being the Race Track net revenues and
3 concession net revenues which are capped at \$4 million.

4 And in addition to, you know, your covenant to repay debt
5 service, there are some credit enhancements, in terms of
6 covenants, and those primarily consist of maintaining certain
7 reserve funds on hand.

8 That includes debt service reserve fund of about \$3.2
9 million.

10 All things considered, that would be used for the final
11 repayment of the bonds, if they were left outstanding.

12 The DAA itself also maintains a separate set of funds,
13 again, of \$3.2 million as required under the pledge agreement.

14 And then in addition to that, the bonds have a provision
15 for turbo redemptions.

16 And the idea is to when pledge revenues or when, you
17 know, operations are doing well, when pledge revenues are in
18 excess of debt service, that's 200%, you will make turbo
19 payments to repay down the bonds sooner.

20 So if revenues are doing very well, you will capture some
21 of that revenue and use it to repay bonds so that they would
22 effectively be paid off earlier than anticipated.

23 And that is a credit enhancement that was primarily put
24 in place in 2015 to kind of address concerns of, you know, the

1 future of, you know, the future, you know -- sorry, the
2 concerns about, you know, racing and revenues, you know, 20
3 years out.

4 That covenant kind of addresses investors' concerns.

5 Okay, so I will move onto the next slide.

6 So on this slide we wanted to just give you, to further
7 elaborate on that turbo repayment covenant.

8 So you know again, when revenues are doing exceptionally
9 well, you will capture some of that revenue to repay that
10 sooner.

11 For 2024, this year you made a turbo payment of \$795,000.

12 That was done earlier this year.

13 And that calculation was based on, you know, performance
14 in 2023.

15 So, looking, you know, holding that kind of performance
16 constant, just to get kind of a pro forma to get an idea what
17 turbo payments might look like, holding those 2023 revenues
18 constant, we can kind of see in the yellow-shaded, yellow-
19 highlighted figures that would kind of project out future
20 turbo payments about \$9.7 million dollars.

21 So one thing that we're going to kind of look at as we
22 look at refinancing options for this bond is whether or not
23 those turbo payments can be removed from one of the covenants,
24 because, you know, we want to provide, you know, give you

1 flexibility to utilize funds, you know, for your operations or
2 capital projects that are, you know, that are needed as an
3 alternative to repaying bonds sooner.

4 So, this, again, just gives you a sense of, you know, all
5 else equal for 2023 revenue performance, you know, \$9.7
6 million in funds, you know, will be captured to pay bonds down
7 sooner.

8 That could have otherwise been used for let's say
9 deferred maintenance or capital projects.

10 You will see that the bonds originally scheduled to be
11 paid in 2038 will be paid down three years earlier to 2035.

12 So some of the options that we want to look at as we
13 evaluate a refinancing of the 2015 bonds, is around ideas of
14 enhancing the credit as well as removing covenants.

15 So there needs to be some type of balance.

16 If you remove some of the covenants you are taking away
17 some of the credit quality of the bonds but at the same time
18 we can kind of compensate for that by enhancing the pledge,
19 pledge revenues.

20 So we want to talk about some of these options that we're
21 currently thinking about as we move forward to evaluating
22 certain options.

23 So the top of the slide talks about enhancing the pledge
24 revenue covenant.

1 Currently, again, the pledge revenues, the concession
2 revenues and the Race Track net revenues, so one idea would be
3 to look at revenues with the DAA in its entirety.

4 Effectively the same revenues that are pledged to your
5 2018 and 2019 iBank loans.

6 So what the idea would be to -- if you look at that top
7 table on the top right, and the top half of that table, the
8 idea would be to look at DAA net operating revenues, less
9 depreciation from that figure, we would net out the concession
10 pledge that is currently pledged the 2015 bonds.

11 It would also net out the debt service repayment for the
12 iBank loans to leave us with net available revenues which we
13 have here highlighted in the green shading.

14 We would then take that revenue and add it on to the
15 pledge revenue definition for the current 2015 bonds.

16 So that bottom half you will see we have the DMTC Race
17 Track net revenues, we have the concession pledge, and then by
18 adding on that additional net revenue to the pledge you can
19 enhance your coverage.

20 You will see currently, the current coverage of '21-'22
21 was \$3.7, \$2.6 respectively, we can enhance that to, you know,
22 7.6.

23 It's almost nine times coverage.

1 You know, we think that would be very attractive from a
2 rate perspective, from a credit perspective and it would I
3 think, open the door for a conversation to remove some of
4 those covenants that we previously talked about.

5 So I think, I will keep going on, I think I can address
6 questions at the end of the presentation.

7 This might be sounding quite maybe complicated.

8 So if we can move, if we can enhance the revenue pledge,
9 you know, we think we have a shot at maybe possibly removing
10 the surplus account for turbo redemptions, as well as removing
11 the covenant for the DAA to hold funds, you know, \$3.2 million
12 of funds on hand.

13 And with the higher coverages we think there's potential
14 for rating upgrade to Fitch BBB-, to a possible investment
15 grade rating of BBB-, which would improve the credit or, you
16 know, reduce borrowing costs.

17 So, in the current market we currently estimate the
18 difference between your current BB- rating and the investment
19 grade rating to be about 75 basis points.

20 And that bottom right table is a summary of kind of, in
21 the current market, what kind of savings would look like under
22 this structure on a preliminary basis.

23 You know, your current rating, we are seeing \$765,000 in
24 net present value savings.

1 If you were able to achieve kind of an investment grade
2 rating you are looking at closer to more like \$1.9 million in
3 net present value savings.

4 So, I will move to the next slide.

5 This slide is more of, you know, detailed -- details on
6 the financing results for refunding of the 2015 bonds, as well
7 as kind of more detailed schedule of your savings profile of a
8 debt service.

9 So you will see on the top right table, the sources and
10 uses table.

11 Basically the sources is the financing, and then the uses
12 of that would be, the uses of the financing would be used to
13 refund the 2015 bonds, fund a smaller debt service reserve
14 fund, as well as pay costs for the financing.

15 You will see in the larger savings table in the middle,
16 annual savings would be projected about -- debt service
17 savings would be projected about \$200,000 annually for a total
18 of \$2.45 million debt service savings.

19 And then the present value of savings, you know, you get
20 to that \$1.9 million.

21 And again, this assumes that investment grade rating of a
22 BBB-.

23 Same analysis, just with the lower rating of the BB-.

1 Again, you are borrowing in the top right table,
2 borrowing bonds in the capital markets to refund the 2015
3 bonds and pay cost of issuance and discount.

4 And then savings profile is a little bit smaller but
5 there's still some savings.

6 Approximately \$80,000 annually for total of \$1 million in
7 debt service savings.

8 Present value savings at approximately \$765,000.

9 So that kind of covers the presentation.

10 I know I covered a lot.

11 I'm happy to go back to slides and address any questions
12 you might have.

13 PRESIDENT FREDERICK SCHENK: Larry, thank you.

14 I just want to -- we will allow for questions, and
15 Michael if you want to direct that traffic, that's fine.

16 But I just want to point out that we will be posting
17 these slides after the meeting so that the public will have
18 access to it.

19 I'm sorry?

20 MS. MOORE: I was just saying that they are also in the
21 YouTube of the meeting.

22 PRESIDENT FREDERICK SCHENK: Perfect.

23 All right, well thank you for that.

24 Michael?

1 MR. GELFAND: Where do you want to start?

2 PRESIDENT FREDERICK SCHENK: With questions from the
3 Board.

4 MR. GELFAND: Before a motion is made?

5 PRESIDENT FREDERICK SCHENK: Well, questions from the
6 Board.

7 And then I'm going to take it to public comment and then
8 I'll entertain a motion.

9 MR. BLAIR: I had a lot of trouble following him.

10 Is this going to Finance Committee to come back with a
11 recommendation?

12 MR. GELFAND: The Finance Committee went through this in
13 great detail and had a lot of comments and questions.

14 The motion will basically be to have staff come back to
15 us with recommendations.

16 So there will be a lot more time to discuss this and get
17 deeper into it.

18 MR. BLAIR: I don't know enough to ask questions.

19 PRESIDENT FREDERICK SCHENK: Okay.

20 We'll go around the horseshoe here.

21 Sam?

22 Joyce?

23 MS. ROWLAND: I only have one question which is why do we
24 need a Board motion to direct staff to do a study?

1 Is that a requirement of some sort?

2 MS. MOORE: So this came up through the process of with
3 the RTA and SRTLTC and it does -- it requires an action of the
4 three, in essence, the three entities.

5 So the RTA has to initiate it.

6 PRESIDENT FREDERICK SCHENK: Good question, I appreciate
7 that response.

8 Going around -- Mark?

9 [multiple speakers]

10 PRESIDENT FREDERICK SCHENK: Okay.

11 MR. ARABO: One thing I mentioned at the RTA meeting was
12 when there was one, they were showing that the payment ends
13 2035.

14 This illustration is to 2038.

15 At the time we did a broad motion to allow staff to see
16 what options are available.

17 But then just knowing that, trying to get the best deal
18 that you can under the terms that are out there.

19 I do appreciate you coming to the Board, something like
20 this in the bylaws section 1, power goes to the Board to
21 direct staff, even for a study of this magnitude.

22 PRESIDENT FREDERICK SCHENK: Yeah.

23 MR. ARABO: Those are my comments.

1 PRESIDENT FREDERICK SCHENK: It's amazing the difference
2 between the BBB- and BB-.

3 [multiple speakers]

4 PRESIDENT FREDERICK SCHENK: All right, so if that's all
5 the questions from the Board, I will open it up for public
6 comment.

7 We will start with anyone in the audience here.

8 Seeing nobody taking to the podium, we will go with our
9 remote members of the public interested in speaking and we
10 will start with Martha Sullivan.

11 And again, Ms. Sullivan, as I have said to the others, I
12 really don't enjoy cutting people off.

13 But everyone has two minutes.

14 So if you would be kind enough to monitor yourself.

15 And if you have something that's really important that
16 you want, and I'm sure everything you say is meaningful, but I
17 really don't want to cut you off, but you do have two minutes.

18 MS. SULLIVAN: This is Martha Sullivan from Imperial
19 Beach.

20 I urge this Board as I urge the members of the Race Track
21 Authority and State Leasing Commission here on August 2nd, to
22 fully consider the published analysis of the Fitch Bond Rating
23 service for which I quoted in my comments from that meeting
24 report.

1 The downgrading of Del Mar Race Track Authority revenue
2 bonds over the past few years has been because of the decline
3 of the horseracing industry here and nationwide.

4 I seriously question the premise that the bonds credit
5 rating will improve due to restructuring or refinancing.

6 You will go through all these permutations for not.

7 You need to consider a continuing trend of decline
8 wagering handle for Del Mar Racing and growing public
9 skepticism about risking and taking horse's lives for mere
10 gambling.

11 You also must consider that the fairgrounds route to
12 relocate the passenger and freight train off the crumbling Del
13 Mar Bluff may wind up being the preferred alternative given
14 that it would take fewer homes.

15 Start negotiating with SANDAG and federal and state
16 agencies to retire this debt as at least some compensation for
17 the loss for the use of the fairground's property during
18 construction, which will take a decade and end around the time
19 these bonds are projected to be paid off.

20 Thank you.

21 PRESIDENT FREDERICK SCHENK: Thank you for your comments.

22 Jane Cartmill, you have two minutes, please.

23 MS. CARTMILL: I'm no economist but I ask the Directors of
24 the 22nd DAA be very mindful of the deepening uncertainties

1 associated with horseracing in California and here in Del Mar
2 as comments earlier have described.

3 The horseracing industry is in the twilight of its
4 existence throughout the United States and most definitely not
5 a safe bet, as reflected in the downgrading of the bonds by
6 the Fitch Rating Service over the past several years for this
7 stated reason.

8 Thank you.

9 PRESIDENT FREDERICK SCHENK: Thank you very much.

10 We will now entertain a motion.

11 MR. GELFAND: Okay, I move to direct staff to research
12 options to restructure or refinance the Del Mar Race Track
13 Authority revenue bonds, series 2015 and return to the Board
14 to discuss those options at a future meeting.

15 PRESIDENT FREDERICK SCHENK: Motion has been made.

16 I see --

17 MR. BLAIR: Second.

18 PRESIDENT FREDERICK SCHENK: Thank you.

19 Director Blair has offered the second.

20 Larry, are you still around in case of during discussion
21 if there's any questions of you?

22 If you wouldn't mind keeping your mic on.

23 But I'll open it up for any discussions for the Board.

24 Either Director Gelfand or to Larry?

1 MR. GELFAND: Well, I would begin by saying when staff,
2 assuming the motion passes and staff researches this to bring
3 back to the Board to the extent you can information on how the
4 obligation of these bonds will inure to the potential
5 detriment of the DAA assuming Race Track related revenues
6 drops off or is eliminated.

7 PRESIDENT FREDERICK SCHENK: Any other comments?

8 Thank you for that, Director Gelfand.

9 Any other comments before we take a vote?

10 MR. ARABO: The only comment I have is just to be mindful
11 of the current one and the payment ends in 2035.

12 So when you are looking at that, that's how the projector
13 was, is it --

14 MS. MOORE: That's, um, I just want to clarify on that.

15 The bonds currently end in 2038.

16 What was on the screen was a projection of should
17 operations maintain, meaning race track net revenues from race
18 track operations and net revenues from concession operations,
19 and through the turbo payments based on what they're
20 forecasting could end as early as 2035.

21 MR. ARABO: And that's what I was referring to.

22 The current forecast as is today as stated, forecast, as
23 it ends in 2035.

1 Just be mindful of that because if then you say well,
2 we're saving money but it's 2038 now.

3 Just pushing your loan payments.

4 Because ideally to be cash-strong and zero-debt if
5 possible or low debt.

6 And so when you are looking at it, look at the full
7 picture because as it is now, the forecast shows it ends, if
8 everything stays the same, 2035.

9 But their projected savings shows ending 2038.

10 MR. GELFAND: But then the other side of it though is
11 that they are callable next year, and so it doesn't just
12 automatically go to 2038, unless it's refinanced.

13 MR. ARABO: Right but when looking at it, and getting the
14 options from lenders you could say, well --

15 MR. GELFAND: There's different terms.

16 MR. ARABO: How can we get the best deal possible for the
17 22nd DAA is what I'm getting to.

18 MR. GELFAND: And in a way the shorter the term, the
19 better.

20 MR. ARABO: Sure, yeah, save more money.

21 LARRY LOM: Yeah, I can respond.

22 Yeah, we can definitely analyze alternative structures
23 particularly in terms of the term of the repayment for the
24 new, for potentially new refunding bonds.

1 And that includes shortening the term to 2035 but in no
2 case would we extend the term beyond 2038.

3 PRESIDENT FREDERICK SCHENK: Thank you.

4 By the way, I do want to express gratitude to Larry Lom
5 with KNN, for his help on, you know, what is obviously some
6 very technical data to try to help us try to dissect it.

7 And I appreciate that.

8 If there's no further discussion, we will take a vote.

9 MS. ARNOLD: President Schenk.

10 PRESIDENT FREDERICK SCHENK: Aye.

11 MS. ARNOLD: Vice President Gelfand.

12 MR. GELFAND: Aye.

13 MS. ARNOLD: Vice President Rowland.

14 MS. ROWLAND: Aye.

15 MS. ARNOLD: Director Arabo.

16 MR. ARABO: Aye.

17 MS. ARNOLD: Director Barkett.

18 MS. BARKETT: Aye.

19 MS. ARNOLD: Director Blair.

20 MR. BLAIR: Aye.

21 MS. ARNOLD: Director Mead.

22 MS. MEAD: Aye.

23 MS. ARNOLD: Director Nejabat.

24 MR. NEJABAT: [inaudible]

1 PRESIDENT FREDERICK SCHENK: The motion carries.

2 Thank you very much again, Mr. Lom and Director Gelfand,
3 for your leadership on this.

4 We're going to move on to item 5D2 under financial
5 committee reports.

6 Also an action item.

7 I will again recognize Director Gelfand to provide the
8 report on this action item, which is to discuss and vote to
9 approve an installment payment agreement with Nilforushan
10 Equisport relating to event rental agreement 24-4002.

11 And we will, I will turn it over to Director Gelfand.

12 MR. GELFAND: Okay, as can be found in the report
13 starting on page 28, staff was approached by Nilforushan
14 Equisport Events earlier this year requesting to renegotiate
15 the terms of a multi-year event rental agreement, 24-4002,
16 including the balance owed on the event held this year.

17 The agreement required Board approval previously as it
18 had exceeded the authority delegated to the CEO, so any
19 adjustments that may be considered require further approval
20 from the Board.

21 Separately and at a later date the Finance Committee may
22 return with a recommendation for a newly structured event
23 rental agreement for future events that takes into
24 consideration the proposed capital investments and facilities.

1 In the meantime, the item before us is to consider an
2 installment payment agreement for the balance owed on the 2024
3 event.

4 That concludes the committee report on 5D2.

5 There's a motion, but I think there may be discussion
6 first.

7 PRESIDENT FREDERICK SCHENK: Correct.

8 So, anybody else want to ask questions or make any
9 comments before we move to the next?

10 MR. BLAIR: Is this due and they want to pay over a period
11 of time?

12 And how much are we talking about?

13 MR. GELFAND: \$297,950 to be repaid over five years or to
14 be paid.

15 MR. BLAIR: And why are they asking for this?

16 MR. GELFAND: It really is related to an item that will
17 come up next month.

18 The concept is that rather than actually make those
19 payments to us, just simply to go into our coffers it would go
20 into improvements, capital improvements that would actually,
21 no?

22 How would that work?

23 MS. MOORE: Two different items, I'm sorry, I need to
24 clarify.

1 Two different items, this is on an amount owed on the
2 event that took place this past basically end of January,
3 February and March.

4 So there's approximately \$300,000 due on that contract.

5 So this request is for a payment plan to pay that debt
6 obligation separately, which is what you were referring to is
7 the promoter Nilforushan Equisport Events is still interested
8 in a multi-year agreement with a smaller cash payment to the
9 district in the future for mutually agreed upon capital
10 improvements.

11 But that will be brought back separately.

12 So this is just for owed money.

13 MS. ROWLAND: So this is the staff's view and committee's
14 view that this is the best way to get the money that is owed
15 us?

16 MS. MOORE: Yes.

17 PRESIDENT FREDERICK SCHENK: Any other questions to
18 Director Gelfand or Carlene?

19 All right.

20 At this point I'm going to open it up for public comment.

21 Anybody in the audience who would like to speak?

22 What the rest of us was just unimportant?

23 [multiple speakers]

24 CARLA HAYES: Hello.

1 PRESIDENT FREDERICK SCHENK: Hello.

2 Good afternoon, again.

3 CARLA HAYES: I'm Carla Hayes from Solana Beach.

4 Ali has proven himself to be one of the great horse show
5 promoters on this coast.

6 He has done a fabulous job.

7 I've been to a lot of his shows, everybody loves them.

8 And he is going to be doing the Olympics at Galloway
9 Downs in 2028 for equestrian sports.

10 That's huge.

11 The other huge thing, and this is probably not about the
12 payment imminent but more about the multi-year contract is
13 that we had a great deal of success with horse park and hits
14 of putting on qualifying events for the Olympics this year
15 which allowed California riders and people from the West Coast
16 and west in general to qualify their horses without stressing
17 them out and going all the way to Florida and spending \$50,000
18 a horse is basically what you are going to end up spending in
19 order to qualify for the Olympics.

20 So it's a huge deal to support Ali, to support the
21 Seaside Tour, everybody loves it.

22 And quite frankly, it's the most fun jumping events I've
23 been to, a little more fun actually than hits-sorry to say, I
24 hope they take a few lessons.

1 That it's just fabulous to be -- I have not experienced
2 this level of horse show and entertainment except in Europe.

3 Thank you very much.

4 PRESIDENT FREDERICK SCHENK: Thank you.

5 Please.

6 ALI NILFORUSHAN: Hi, everybody.

7 I wasn't actually planning to speak.

8 But I just want to kind of explain a little bit about
9 what my vision is and why I need the support.

10 You know, when I started --

11 [multiple speakers]

12 PRESIDENT FREDERICK SCHENK: He doesn't need to.

13 Oh, no, he doesn't need to.

14 MR. GELFAND: Oh, okay.

15 PRESIDENT FREDERICK SCHENK: You're welcome to but you're
16 not obligated to.

17 I'm going to credit you back.

18 ALI NILFORUSHAN: Yeah, but my point is, is that once I
19 got involved with the facility here, and you know, we have a
20 lot of work to do to bring this up to standard to what I
21 envision for our community.

22 I am north of \$7 million into this.

23 And I'm not going away.

24

1 I plan on turning this into one of the best horse shows
2 in the world.

3 I just need a little bit of support at the moment because
4 the amount of work that is needed is far more than I ever
5 thought.

6 So we've spoken about this before, but I just wanted you
7 guys to know that I'm still as committed to this as I was on
8 day one.

9 And I think that in the next few years it will start
10 getting momentum.

11 But that's all.

12 So thank you for your time.

13 PRESIDENT FREDERICK SCHENK: Thank you very much.

14 I think, Ms. Sullivan, you wanted to comment on this
15 perhaps as well?

16 MS. SULLIVAN: Yes, this is Martha Sullivan from Imperial
17 Beach.

18 I guess I just want to kind of observe why Nilforushan
19 Equisport has to pay off its own unpaid lease commitment when
20 for at least 15 years the Del Mar Thoroughbred Club has been
21 let off the hook for debt payments it failed to make on the
22 Race Track bond.

23 I'm totally for the District being paid for the use of
24 its facilities completely.

1 But I think there is a glaring inconsistency here with
2 the amnesty for the DMTC at a much greater cost to the
3 District.

4 So I think you really have to think about that.

5 That's just, that's the comment I wanted to make.

6 Thank you.

7 PRESIDENT FREDERICK SCHENK: All right.

8 Thank you very much.

9 Are there any members of the public present or online who
10 would like to speak to this topic that have not yet spoken?

11 All right.

12 Henry?

13 MR. RIVERA: There's nobody online.

14 PRESIDENT FREDERICK SCHENK: Okay, I appreciate that.

15 All right, with that, we will entertain a motion.

16 MR. GELFAND: Okay, I move to terminate event rental
17 agreement 24-4002 and authorize CEO Moore to work with the
18 Finance Committee to execute an installment payment agreement
19 with Nilforushan Equisport Events, LLC, to finance the balance
20 owed on 24-4002 of \$297,950 over a maximum period of five
21 years commencing with a payment later this year.

22 PRESIDENT FREDERICK SCHENK: Motion has been made.

23 Good timing for that.

24 Is there a second?

1 MR. NEJABAT: Second.

2 PRESIDENT FREDERICK SCHENK: I saw or heard Director
3 Nejabat.

4 [multiple speakers]

5 MS. BARKETT?: I defer.

6 PRESIDENT FREDERICK SCHENK: All right, we're going to go
7 with who I heard first, I apologize.

8 All right, there's been a motion made, a second.

9 Any discussion?

10 I'm going to start with our CEO for comment.

11 MS. MOORE: I just want to clarify, I think, to some of
12 the statements in terms of the Del Mar Thoroughbred Club has
13 not been left off the hook.

14 There's not any debt that is owed by them.

15 I think sometimes, and we've had this discussion before
16 but for some of our newer Board members there's sometimes
17 confusion over the bonds and thought that that is the full
18 responsibility of the Thoroughbred Club.

19 Which, as we saw during the presentation by KNN Public
20 Finance earlier, there are two sources of funds with regard to
21 the pledged revenues.

22 The first source of funds is the net revenues from
23 horseracing, the second source is net concession revenues from
24 the DAA.

1 In the event that horseracing is short of the annual debt
2 service on the bonds, then we are obligated as the District to
3 pay that difference.

4 And then just as a reminder that those bonds as we have
5 discussed before as well, those bonds paid for a variety of
6 improvements to these fairgrounds, everything ranging from
7 asphalt, to new buildings that were built at the time, to
8 other infrastructure that was invested into the property.

9 So again, the misconception that the bonds only pay for
10 things beneficial to horseracing is a misconception, because
11 truly we as a District enjoy the use of those facilities and
12 those investments into our facilities throughout the year.

13 So I just want to clarify there, the Thoroughbred Club,
14 there's not been a write-off of debt from them.

15 MS. ROWLAND: It's also true -- I mean, I'm sorry.

16 It's also true that we directly utilize those facilities,
17 the grandstands for the fair and for a variety of other
18 events?

19 MS. MOORE: Yes, and it's everything from the Grandstand,
20 Activity Center, Wyland Hall, these facilities that were built
21 and financed through the bonds.

22 It's more, again, more than even just the Grandstand but
23 we use all of those facilities for the fair and other events.

1 PRESIDENT FREDERICK SCHENK: Thank you for that valuable
2 clarification.

3 Any additional discussion from within the Board?
4 Director Blair?

5 MR. BLAIR: I'm missing the 'why' we are doing this.

6 And followed by wouldn't everyone that owes us money come
7 to us and ask for an installment instead of payment.

8 And there may be a very good reason, but I think there
9 may be a very good reason but I think it needs to be
10 explained.

11 Is it a struggling small business person that we want to
12 help?

13 MR. GELFAND: Maybe I can address that.

14 And it goes to the comments I was going to make anyway.

15 I attended the event this year.

16 I was really impressed with it from many different
17 perspectives.

18 And this was the beginning of what could be a series of
19 similar events.

20 They are consistent with our mission, totally.

21 And it's something I would think we would want to
22 encourage.

23 To get it started he needs a little help financially,
24 that's really what it boils down to, so there's that.

1 The other side of it is we do all kinds of trade shows and
2 events and O'Brien Hall and all the different facilities
3 around the fairgrounds, and there are contracts for all those.

4 And it's not uncommon to have accounts receivable, most
5 of which are very difficult to collect and end up written off.

6 So this is a situation where that won't happen.

7 You know, we'll have a structure that will end up being
8 paid.

9 So, just in the scheme of things it seems to make sense.

10 MS. ROWLAND: And did I also hear in some of the comments
11 that there was considerable effort, if not financial
12 investment to get the facilities to a point where it can
13 actually -- and that took probably some of the funds that
14 might otherwise have been used to pay this directly,
15 immediately?

16 PRESIDENT FREDERICK SCHENK: Director Mead, did I see
17 your hand raised?

18 MS. MEAD: You didn't.

19 And I was actually going to make the same point Joyce
20 just did, which is, we see this much more, at least I do, as a
21 partnership because they're, Nilforushan -- I'm sure I said
22 that incorrectly, apologize -- is making investments in
23 capital investments in our property to ensure that these
24 events are of the quality and the caliber that we need to be

1 able to draw not only the audience but the revenue that we are
2 looking for, for the long term.

3 MS. ROWLAND: I think the facility is a bit of a generic
4 facility.

5 And I think that there have to be some specific, you
6 know, requirements met that allow it to be of the class that
7 we probably would want for horse shows.

8 High collar horse shows.

9 MS. BARKETT: I would love to speak too.

10 If you sell the property beforehand or any of the events
11 that have been taking place prior, you would see the quality
12 is just far superior.

13 And the fact that we, long-term, are invested, it behoove
14 us because he really did put in a lot of capital improvements
15 and made us look good, to be honest, it made our property look
16 great.

17 So I think, you know, this isn't an outrageous amount to
18 be honest, and the fact that he is willing to invest in that
19 capital improvement, which a lot of people haven't been in the
20 past, I think says volumes.

21 PRESIDENT FREDERICK SCHENK: All right.

22 Any other, oh --

1 MR. BLAIR: I have no problem supporting it, I just would
2 -- whoever made the motion -- because we want continued
3 investment in the property.

4 Something that if somebody reads this and goes, well that
5 was easy.

6 MS. BARKETT: Right, and it's obvious, he knows what he's
7 doing.

8 And you can get another person in there who would tear it
9 apart, not know what they are doing, and then we would be
10 paying a lot more than this.

11 MR. BLAIR: You're the gentleman?

12 You're the Nilforushan?

13 MS. ROWLAND: Yes.

14 MR. BLAIR: Oh, okay.

15 PRESIDENT FREDERICK SCHENK: Thanks.

16 Would you like to offer any kind -- you're welcome.

17 You don't have to.

18 I mean you're sort of like, you know, the fly on the wall
19 here but you know.

20 ALI NILFORUSHAN: You know, I live in Rancho Santa Fe, I
21 grew up in this community as a horseman.

22 I have been lucky enough to go on and become an Olympian,
23 now get to host the Olympics.

24

1 It's now my time to give back to this community and to my
2 sport, to where I grew up.

3 And this should be the destination for equestrian sports
4 in the world.

5 We are the best, you know.

6 So I'm investing in that and believing that that is the
7 future.

8 Our community is the one that you want, affluent people,
9 that you know, are in bed by 10:00.

10 [Laughter]

11 You know, you're not bringing a group of people that are
12 going to bring crime to your city.

13 So this is the demographic that Florida has done such a
14 great job taking away from us.

15 And sometimes I feel I'm the lone wolf.

16 But I feel like I have to fight for that community to
17 come back to California, so what better location than where I
18 grew up.

19 PRESIDENT FREDERICK SCHENK: I have a question, why not
20 '28 Olympics here on our property?

21 ALI NILFORUSHAN: Yeah, that's a great question.

22 PRESIDENT FREDERICK SCHENK: We'll work on it.

23 ALI NILFORUSHAN: Yeah, Temecula.

24 MS. ROWLAND: Temecula?

1 ALI NILFORUSHAN: Yeah, I know, I know.

2 But Temecula has been my home for eight years.

3 And I mean, equestrian, horse show home but I've got, and
4 also the next phase is a professional equestrian league that
5 I'll be launching in '26.

6 Del Mar will be a home for that, hopefully that's going
7 to be on primetime TV.

8 >> [multiple speakers - inaudible]

9 ALI NILFORUSHAN: Yeah, exactly.

10 Thank you, thank you very much.

11 PRESIDENT FREDERICK SCHENK: Thank you.

12 Director Arabo, I didn't forget about you.

13 MR. ARABO: You know, love the positive energy, the big
14 thinking, bringing - investing in the facility, bringing big
15 time acts, the idea of -- I encourage all from the RTA side
16 now, the commission side, encourage everyone on the Board to
17 come to the races.

18 Come see what it does for the region and the community.

19 And now the Breeders' Cup is huge and great vendors like
20 that that want to invest in the facility and put this, you
21 know, geography on the worldwide map and nationwide map, I'm
22 happy to hear it.

23 I'm very thankful for people like that, so I would
24 support it.

1 PRESIDENT FREDERICK SCHENK: All right.

2 With that --

3 MS. MOORE: If I could -- I'm sorry.

4 PRESIDENT FREDERICK SCHENK: Go right ahead please.

5 MS. MOORE: If I could just add one point of
6 clarification to the question of why with regard to an
7 installment payment agreement is that what this does is also
8 avoid even the appearance of a gift of public funds.

9 Because there is an amount owed with us, and so therefore
10 entering into an agreement to repay the debt that is owed.

11 Everything else that we are discussing is for future
12 events, not a credit back the prior contracts.

13 PRESIDENT FREDERICK SCHENK: All right.

14 MR. RIVERA: Pardon the interruption.

15 We have Martha Sullivan with her hand up in the public
16 comment.

17 Not sure if you want to go back to her.

18 PRESIDENT FREDERICK SCHENK: Martha, how much time does
19 she have left that she didn't use?

20 MS. ARNOLD: About a minute.

21 PRESIDENT FREDERICK SCHENK: All right, we'll give you a
22 minute, Ms. Sullivan, because you didn't use all of your time.

23 MARTHA SULLIVAN: Thank you for giving me the time.

24 I actually was raising my hand because I couldn't hear.

1 I was trying to get some attention to that.

2 I just need to remind everybody to make sure you've got
3 your mic on and you are speaking, you know, directly into the
4 mic, otherwise it's difficult to hear.

5 Thank you.

6 PRESIDENT FREDERICK SCHENK: I made sure my --

7 MARTHA SULLIVAN: Thank you.

8 PRESIDENT FREDERICK SCHENK: Of course, of course.

9 I made sure that my light was green as you admonished
10 earlier, so I appreciated that from earlier.

11 All right, with that, we will take a vote.

12 MS. ARNOLD: President Schenk.

13 PRESIDENT FREDERICK SCHENK: Aye.

14 MS. ARNOLD: Vice President Gelfand.

15 MR. GELFAND: Aye.

16 MS. ARNOLD: Vice President Rowland.

17 MS. ROWLAND: Aye.

18 MS. ARNOLD: Director Arabo.

19 MR. ARABO: Aye.

20 MS. ARNOLD: Director Barkett.

21 MS. BARKETT: Aye.

22 MS. ARNOLD: Director Blair.

23 MR. BLAIR: [inaudible]

24 MS. ARNOLD: Director Mead.

1 MS. MEAD: Aye.

2 MS. ARNOLD: Director Nejabat.

3 MR. NEJABAT: Aye.

4 PRESIDENT FREDERICK SCHENK: All right, the motion
5 carries.

6 And thank you for your time here this afternoon.

7 So we have a verbal report, yes?

8 Director Gelfand?

9 MR. GELFAND: Thank you, President Schenk.

10 For reference you can find the Strategic Planning
11 Committee report beginning on page 30 in your meeting packets.

12 As you remember at our May meeting, this Board passed a
13 resolution adopting an outreach plan to shape our master site
14 planning process.

15 That work began with public outreach at the San Diego
16 County Fair and to key officials in the region.

17 Our Board also agreed to begin developing guiding
18 principles to give clear direction and put stakes in the
19 ground as we begin more extensive countywide outreach.

20 Over the summer our Strategic Planning Committee met
21 several times to begin moving the conversation forward.

22 We also work with staff to develop draft guiding
23 principles.

24 You can find them on pages 33-36 of your board packet.

1 This is not an action item today but we wanted to get the
2 Board's feedback so we can potentially have a vote at our next
3 meeting.

4 We can discuss the draft today and you can also provide
5 any further thoughts in an email to Carlene.

6 Our Committee's discussions also led us to conversations
7 about how we could bring more of our Board Members into the
8 folds of the master site planning work.

9 As all of you know very well, this master site planning
10 process is a huge undertaking and it will take years.

11 We'll be doing a lot of outreach, analysis, and technical
12 work and it would be extremely daunting for a single committee
13 to carry the entire workload.

14 The Committee has provided some input to staff about how
15 we can achieve our goal of developing a new master site plan
16 by divvying up the elements of this process among committees.

17 This would ensure that all of our Board Members have an
18 opportunity to be engaged in our efforts.

19 But ultimately the decision and assignments will be up to
20 our Board Chair, or Board President.

21 With that said I will turn it over to Vice President
22 Rowland if she has anything to add.

23 MS. ROWLAND: No, I think that this is, I believe, very
24 consistent with the discussions that we've had to date.

1 And hopefully your feedback will let us know if we
2 captured, you know, the thinking that's been put forward and
3 maybe a couple tweaks to that.

4 But I think it does pretty much capture what we were, as
5 a Board, asked to do in this space.

6 MR. GELFAND: That concludes our report.

7 PRESIDENT FREDERICK SCHENK: All right, so as required by
8 Government -- he says that concludes the report.

9 MS. MOORE: Okay, but you have comment.

10 PRESIDENT FREDERICK SCHENK: Oh, I'm sorry, you are
11 right.

12 You're right.

13 We are going to start with questions from the Board.

14 Any questions from the Board on this?

15 Seeing none --

16 MR. ARABO: One question I have, are we -- is this, it
17 includes outreach to Coastal Commission and all the different
18 types?

19 MR. GELFAND: The total outreach plan, yes, will go to
20 Coastal Commission among other bodies.

21 PRESIDENT FREDERICK SCHENK: Miss -- Director Mead, do
22 you have any questions or comments?

23 MS. MEAD: Thank you, no.

24 PRESIDENT FREDERICK SCHENK: All right.

1 Any other questions from within the Board?

2 If not, I'll go to public comment.

3 Miss Sullivan.

4 Martha Sullivan, please.

5 You have two minutes.

6 MARTHA SULLIVAN: Yes, hello.

7 This is Martha Sullivan from Imperial Beach again.

8 As agenda item 5B demonstrated this agency's planning and
9 decision-making benefits greatly from consulting with animal
10 advocates.

11 We should be expressly included in the stakeholders
12 described in your guiding principles, which should also have a
13 section addressing animal stewardship, since animals are
14 integral to the fairgrounds' various activities from County
15 Fair exhibits shows, and junior livestock auction for the Del
16 Mar horseraces and various other horse shows, as well as,
17 lease events featuring animals.

18 This is currently a glaring gap in the District's public
19 facing presentations.

20 And this current era of growing concern for and state
21 legislation about animal welfare, health and safety.

22 You need to expressly include animal advocates as
23 stakeholders and you need to expressly include animal
24 stewardship as part of your master planning portfolio.

1 Thank you.

2 PRESIDENT FREDERICK SCHENK: Thank you.

3 Next is Ms. Cartmill.

4 JANE CARTMILL: Well, my comment was going to be very
5 much like what Martha Sullivan just said.

6 Noting the conspicuous absence of any mention of animal
7 advocates in the resolution regarding soliciting opinions from
8 a broad range of parties.

9 Again, thoughtful concerned informed representatives of
10 animal protection.

11 Concerns have offered public comment at your Board
12 meetings and strategic planning community meetings for years.

13 These citizens pursue recognition of the dignity and
14 well-being of animals used in agriculture and entertainment
15 and strives to ensure their health and safety.

16 I'm one of those advocates.

17 I've long been involved in animal protection and animal
18 rights organizations and activities, 35 years as Director of
19 San Diego Animal Advocates, seven years on the Rancho Coastal
20 Humane Society Board of Directors.

21 I've been a media contact and spokesperson in our county
22 for animal issues including horseracing and animal agriculture
23 for many years.

24 I've had over 200 letters and op-ed articles published in

1 local, national publications, been a guest on dozens of
2 radio and television programs.

3 I say all this only to demonstrate that people like me
4 have a compelling interest in your decisions and actions but
5 presently are excluded from formal consideration.

6 So I respectfully ask that you amend the master site plan
7 initiative to explicitly include animal advocates to the
8 community input process, with assurance of attention to the
9 health and safety of animals at the fairgrounds as a guiding
10 principle.

11 You may be consulting with some animal advocates
12 informally, but get them on the list in an explicit way.

13 Thank you.

14 PRESIDENT FREDERICK SCHENK: Thank you for your input.

15 Director Gelfand?

16 MR. GELFAND: Yeah, I would just like to say, in the
17 master plan public outreach phasing diagram that's in the
18 packet, there are several steps in the process, one of which
19 is a regional listening tour where we could gain input from
20 animal rights advocate or anyone else.

21 But there's also, I think the fifth step, the assembling
22 of a pro-bono technical advisory committee.

23 And at least from my perspective, I would like when we
24 get to that point, I would like to see animal rights advocate,

1 an animal rights advocate or best practices expert who's part
2 of that technical advisory team to help guide us in the design
3 of a future master plan.

4 So I think bringing up this issue is important and at
5 some point we really should do something about it.

6 PRESIDENT FREDERICK SCHENK: All right.

7 MS. ROWLAND: As a clarification, too.

8 I mean, the generic wording in this neither includes nor
9 excludes anyone specifically.

10 PRESIDENT FREDERICK SCHENK: Right.

11 MS. ROWLAND: So it broadly speaks to community.

12 It broadly speaks to the public.

13 And just as we do not list the Coastal Commission
14 directly in there, it's listed, --

15 [multiple speakers - inaudible]

16 MS. ROWLAND: Well that one is, sorry, but others we do
17 not list.

18 It's generally under governmental and regulatory bodies.

19 I mean, there's a whole list that we do not mention.

20 So I just add that not being specifically on the list is
21 certainly not slight, neither intended nor actually affected
22 by this document.

23 So I think there will be plenty of time and structure for
24 input from all sorts of groups.

1 PRESIDENT FREDERICK SCHENK: The tent will be large enough
2 to cover.

3 Any other comments from the Board?

4 Director Arabo?

5 Director Mead?

6 All right.

7 We'll move on.

8 So we are now on 5F.

9 So as required by the Government Code section
10 11126(c) (7) (B), discussion to identify the District's expected
11 negotiations with the City of San Diego regarding a temporary
12 and permanent easement to portions of the District's Horsepark
13 property located at 14550 El Camino Real in Del Mar,
14 California, 92014.

15 We are going to, as reflected on the agenda, consider
16 this item in closed session.

17 But before we do go on to closed session, I do want to
18 invite anyone from the public who wishes to speak on this
19 issue.

20 There is no one left in the room here.

21 I will just recognize that other than the Board and
22 staff, the public has vacated as an audience.

23 And I don't see anyone online that wished to speak to
24 this.

1 So I will still open it up.

2 MR. RIVERA: Martha Sullivan does have her hand raised.

3 PRESIDENT FREDERICK SCHENK: Okay, good.

4 Well, Ms. Sullivan, I want you to know that while you
5 didn't - I don't see you signed up for it, you're welcome to
6 speak to us on this for your allotted time, please.

7 MARTHA SULLIVAN: Martha Sullivan from Imperial Beach.

8 Thank you.

9 I didn't really plan to speak on this, but there was
10 absolutely nothing about this for anybody to be able to form a
11 comment about.

12 I mean, it's very disingenuous to put something on the
13 agenda and make public comment available, but there's not
14 anything beyond this very generic agenda item to know what may
15 need comment.

16 It's very, very disingenuous.

17 I mean, maybe I missed it in the humongous Board packet,
18 but I don't think I did.

19 So that's my comment.

20 Thank you.

21 PRESIDENT FREDERICK SCHENK: All right.

22 Thank you.

23 And I do understand your thoughts.

24 With that, we will move into executive session.

1 We will be back in about, what do you think, 30 minutes
2 or so?

3 Maybe perhaps 45 minutes.

4 So we will take a 10-minute break.

5 We will be in recess.

6 And then we will reconvene in executive session and be
7 back.

8 Thank you, all.

9 [Break at 4:07 p.m.]

10 [Executive Session]

11 [Reconvened to Open Session at 6:03 p.m.]

12 PRESIDENT FREDERICK SCHENK: We have reconvened into our
13 open Board meeting.

14 MR. RIVERA: Microphone, please.

15 PRESIDENT FREDERICK SCHENK: Thank you, we have
16 reconvened into our open Board meeting.

17 Directors of the Board considered the advice of counsel
18 on items listed on closed session of the agenda and nothing is
19 to be reported out.

20 I do want to make one comment, just with regard to the
21 last portion of what I offered before we went into closed
22 session.

1 And that is, we were obligated to identify in general a
2 reference to what we were going to be discussing in closed
3 session.

4 But there was nothing that was of public information,
5 just the fact that we were going to be going into closed
6 session for a discussion.

7 So that's why there wasn't any substantive information.

8 We weren't hiding anything from the public and that's
9 what I would share.

10 All right, with that, because of the hour, we are going
11 to table most of the Executive Report.

12 But I will offer to Martha Sullivan, if you wanted to
13 comment, or you are welcome to defer your public comment, as
14 we are deferring the Executive Report ourselves.

15 But Ms. Sullivan, if you are still here and if you'd like
16 to make a general comment, you are welcome to do that at this
17 time.

18 You've been patient and we had much to cover.

19 MR. RIVERA: She is no longer in the queue.

20 PRESIDENT FREDERICK SCHENK: She's no longer, okay.

21 Well, that takes care of that.

22 So with that I'm going to turn it over to our CEO just
23 for a final wrap on that.

1 MS. MOORE: Yeah, so we will defer, we had several
2 presentations lined up for today, we will defer those to next
3 month, along with any other comments on it.

4 And then you just have for your awareness, the contracts
5 that were executed primarily around the fair under my
6 delegated authority as you typically do.

7 PRESIDENT FREDERICK SCHENK: Correct, and so are any
8 matters of information?

9 MS. MOORE: Again, just matters of information for you,
10 you know, in your packet.

11 PRESIDENT FREDERICK SCHENK: All right.

12 With that, I will entertain a motion to adjourn.

13 MS. ROWLAND: So moved.

14 MR. BLAIR: Second.

15 PRESIDENT FREDERICK SCHENK: It's been moved, seconded.

16 Any discussion concerning that?

17 Hearing none.

18 All in favor?

19 We are adjourned.

20 Thank you all for your patience.

21 And Mark, again --

22 Mark, again, thank you for hosting.

23
24

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