



## **22<sup>nd</sup> DISTRICT AGRICULTURAL ASSOCIATION**

### **Board of Directors Meeting**

Del Mar Fairgrounds

2260 Jimmy Durante Boulevard

Del Mar, CA 92014

**March 11, 2025**

## **MINUTES**

*The following minutes are a summary of the Board action and proceedings. For a full transcript please click on the link below or visit the [delmarfairgrounds.com](http://delmarfairgrounds.com) website:*

<https://www.delmarfairgrounds.com/p/public-information1>

### **OFFICERS PRESENT**

Michael Gelfand, 1<sup>st</sup> Vice President

G. Joyce Rowland, 2<sup>nd</sup> Vice President (*via Zoom*)

### **DIRECTORS PRESENT**

Mark Arabo

Lisa Barkett

Phil Blair

Kathlyn Mead (*via Zoom*)

Don Mosier

### **OTHERS PRESENT**

Joshua Caplan, Deputy Attorney General

Carlene Moore, Chief Executive Officer

Katie Mueller, Chief Operations Officer

Tristan Hallman, Chief Communications Officer

Doug Lofstrom, Interim Chief Administrative Officer

Donna O'Leary, Office Manager

### **DIRECTORS ABSENT**

Frederick Schenk, President

Sam Nejabat

### **CALL TO ORDER**

Vice President Gelfand called the meeting to order at 1:34 p.m. with a quorum present.

### **ROLL CALL**

Vice Presidents Gelfand and Rowland and Directors Arabo, Barkett, Blair, Mead, and Mosier were present. President Schenk and Director Nejabat had excused absences.

### **RECESS TO CLOSED EXECUTIVE SESSION**

The Board recessed to Closed Executive Session at 1:35 p.m.

### **RECONVENE TO OPEN SESSION**

The Board reconvened to Open Session at 2:19 p.m. Vice President Gelfand stated that the Board of Directors considered the advice of Counsel on the items listed on the Closed Session portion of the agenda and there is nothing to report.

### **CONSENT CALENDAR**

Vice President Gelfand announced that Standard Agreement 24-062 would be pulled from consideration for further discussion under General Business.

#### **PUBLIC COMMENT ON CONSENT CALENDAR (see page 6 of transcript)**

Martha Sullivan

Director Mosier moved to approve the Consent Calendar with the removal of Standard Agreement 24-062. Director Blair seconded the motion. Vice Presidents Gelfand and Rowland and Directors Arabo, Barkett, Blair, Mead, and Mosier were all in favor. The motion carried 7-0.

#### **PUBLIC COMMENT ON NON-AGENDA ITEMS (see pages 8-13 of transcript)**

Allison Prater, Martha Sullivan, Jane Cartmill, Elvia Sedano

### **GENERAL BUSINESS**

#### **Standard Agreement 24-062**

CEO Moore explained that around-the-clock fire watch patrol is required in the grandstand by the fire marshal until the alarm system repairs are completed. Contract 24-062 extends the fire watch patrol services until the end of April 2025.

Director Blair moved to approve Standard Agreement 24-062. Director Barkett seconded the motion. Vice Presidents Gelfand and Rowland and Directors Arabo, Barkett, Blair, Mead, and Mosier were all in favor. The motion carried 7-0.

#### **Item 7-A: Finance Committee Report**

Financial reports can be found on pages 12-19 of the meeting packet.

#### **Item 7-A-1: Discuss and vote on whether to amend Section 8, 9, and 10(2) of the Joint Exercise of Powers Agreement for the Del Mar Race Track Authority**

CEO Moore referred to the report beginning on page 20 of the meeting packet and requested that the Board approve amending Sections 8, 9, and 10(2) of the Joint Exercise of Powers Agreement for the Del Mar Race Track Authority to clarify language about District asset accounting, to clarify the role of the Commission and the District regarding the improvements to the grandstand located at the fairgrounds, and to extend the time to complete the report of the annual audit given the Commission's staff and resource-related constraints.

#### **PUBLIC COMMENT ON ITEM 7-A-1 (see page 20 of transcript)**

None

Director Mosier moved to amend Sections 8, 9, and 10(2) of the Joint Exercise of Powers Agreement for the Del Mar Race Track Authority. Director Blair seconded the motion. Vice Presidents Gelfand and Rowland and Directors Arabo, Barkett, Blair, Mead, and Mosier were all in favor. The motion carried 7-0.

Item 7-B: Fair Operations Committee Report

COO Mueller announced that San Diego County Fair tickets go on sale March 14, including admission, concerts, parking, carnival, season passes, and a new fun run/walk for people and their dogs. The grandstand concert and The Sound entertainment lineups were revealed.

COO Mueller presented plans to revitalize and relocate the Don Diego statue at the O'Brien Gate entrance to better display it to visitors.

PUBLIC COMMENT ON ITEM 7-B (see pages 41-43 of transcript)

Martha Sullivan, Allison Prater

Item 7-C: DMTC Liaison Committee Report

Director Arabo recapped the last committee meeting, which included conversations on horse racing safety efforts and preparations for the Breeders' Cup.

PUBLIC COMMENT ON ITEM 7-C (see pages 45-50 of transcript)

Allison Prater, Martha Sullivan, Jane Cartmill, Elvia Sedano

Item 7-D: Discuss and vote on whether the District CEO should continue or discontinue affordable housing discussions with the City of Del Mar under the Exclusive Negotiating Rights Agreement entered into between the District and the City of Del Mar

CEO Moore reported that since the last District Board meeting, SANDAG voted to proceed with four alternatives for rerouting the LOSSAN rail corridor away from the Del Mar bluffs and a no-build alternative, and the City of Del Mar voted to reaffirm its guiding principles related to the rail realignment, and expressed the urgent need to continue affordable housing discussions with the District.

PUBLIC COMMENT ON ITEM 7-D (see pages 53-62 of transcript)

Kristi Becker, Jas Grewal, Tracy Martinez, Ashley Jones, Amanda Lee, Mark Rittenbaum, Darren Pudgil

Vice President Rowland moved to immediately resume affordable housing discussions with the City of Del Mar under the Exclusive Negotiating Rights Agreement, and to continue to place this item on the Board meeting agenda each month beginning in April. Director Blair seconded the motion. Vice Presidents Gelfand and Rowland and Directors Arabo, Barkett, Blair, and Mosier were all in favor. Director Mead was not in favor. The motion carried 6-1.

### **EXECUTIVE REPORT**

- CEO Moore reminded Board members that Form 700s are due by March 31.
- The District is working with a consultant to update its emergency response plans, and more information will be presented at an upcoming Board meeting.
- The District continues to monitor the bird flu situation as it evolves.
- The California Department of Food and Agriculture held a collaborative exchange for CEOs earlier this month, and the District also met with the Department of General Services about its upcoming insurance renewals.
- Southwest Strategies CEO Chris Wahl presented a progress report on the District's Master Site Plan public outreach efforts.
- The State Race Track Leasing Commission and Del Mar Race Track Authority will meet on March 21.
- COO Mueller presented the 2024 year-in-review for The Sound, which included 46 shows, four private events, and a total of 77,161 tickets sold. Revenue from rent, parking, and food and beverage was about \$2.8 million.
- District Supervising Environmental Planner Dustin Fuller shared an update on repairs to the Coast to Crest Trail after the January 2024 washout.
- CCO Hallman gave an overview of the District's new guest experience initiatives to enhance the customer service program at the fairgrounds.

### **PUBLIC COMMENT ON EXECUTIVE REPORT (see page 146 of transcript)**

None

### **MATTERS OF INFORMATION**

Correspondence can be found on pages 72-76 of the meeting packet. Contract information can be found on pages 77-141 of the meeting packet.

### **ADJOURNMENT**

There being no further business to discuss, Vice President Gelfand adjourned the meeting at 5:27 p.m.



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Carlene Moore  
Chief Executive Officer