22nd DISTRICT AGRICULTURAL ASSOCIATION
Board of Directors Meeting

Del Mar Fairgrounds
2260 Jimmy Durante Boulevard
Del Mar, CA 92014

June 9, 2026

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 website:
https://www.delmarfairgrounds.com/p/public-information1

OFFICERS PRESENT
Sam Nejabat, Chair
Lisa Barkett, Vice Chair

DIRECTORS PRESENT
Mark Arabo
Donna DeBerry
Kathlyn Mead
Ted Miyahara
Elsa Morales-Roth
Frederick Schenk

OTHERS PRESENT
Joshua Caplan, Deputy Attorney General (Counsel)
Becky Bartling, Chief Executive Officer (CEO)
Tristan Hallman, Chief Communications Officer (CCO)
Katie Mueller, Chief Operations Officer (COO)
Mike Seyle, Chief Administrative Officer (CAO)

DIRECTORS ABSENT
Phil Blair

CALL TO ORDER
Chair Nejabat called the meeting to order at 9:43 a.m.

ROLL CALL
Chair Nejabat, Vice Chair Barkett, and Directors DeBerry, Mead, Miyahara, and Schenk were all present. Directors Arabo and Morales-Roth arrived shortly after the meeting began. Director Blair had an excused absence.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (see pages 5-11 of transcript)
Karen Goldstein, Chaun Reynolds, Martha Sullivan

Chair Nejabat welcomed CDFA Deputy Secretary and Chief Counsel Haig Baghdassarian and Senior Counsel Brandi Gragg, who explained that CDFA is closely monitoring cases of the New World screwworm, and updates can be found on the department’s website.

RECESS TO CLOSED EXECUTIVE SESSION
The Board recessed to Closed Executive Session at 9:52 a.m.

RECONVENE TO OPEN SESSION
The Board reconvened to Open Session at 10:37 p.m. Chair Nejabat stated that the District Board of Directors considered the advice of Counsel on the items listed on the Closed Session portion of the agenda and has nothing to report.

CONSENT CALENDAR
Chair Nejabat referred to the Consent Calendar items on pages 9-64 of the meeting packet.

PUBLIC COMMENT ON CONSENT CALENDAR (see page 13 of transcript)
None

Director Schenk moved to approve the Consent Calendar. Director Mead seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

CEO REPORT
- The Don Diego Scholarship Foundation update was moved to the August Board meeting.
- CEO Bartling reviewed the non-Fair contracted events held in May, and previewed upcoming events taking place from June through August.
- A funding amendment has changed the cost of the DMTC HVAC repair project from the original amount of $473,268.50 to $1,056,107.50. The original estimate did not account for all of the equipment and work needed throughout the building. Funds were reallocated between budget items to accommodate for the increase.

PUBLIC COMMENT ON CEO REPORT (see pages 20-23 of transcript)
Chaun Reynolds, Martha Sullivan

GENERAL BUSINESS

Item 8-A: Food & Beverage Committee Report
The committee report can be found on pages 65-66 of the meeting packet.

PUBLIC COMMENT ON ITEM 8-A-1 (see pages 24-27 of transcript)
Malik Gabby, Shaun Beard

Item 8-A-1: Discussion and vote on whether to extend the existing Legends Global food and beverage agreement for 18 months to December 31, 2027 to allow for an RFP and to hire a food and beverage consultant to facilitate the RFP
Committee Chair Barkett explained that the existing agreement with Legends Global requires the District to provide 180 days of notice before ending or extending the contract, which is set to expire on December 31, 2026. Extending for 18 months would allow staff time to conduct an RFP while causing minimal disruption to the Fair and other events.

Director Schenk moved to extend the Legends Global food and beverage agreement through December 31, 2027. Director DeBerry seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

Item 8-B: Finance Committee Report
Chair Nejabat referred to the reports beginning on page 132 of the meeting packet.

Item 8-B-1: Consideration and vote on whether to approve updated Board Delegation of Authority
Chair Nejabat referred to the materials on pages 138-139 of the meeting packet.

PUBLIC COMMENT ON ITEM 8-B-1 (see page 41 of transcript)
None

Committee Chair Arabo moved to approve the amended Board Delegation of Authority as presented in the meeting packet, which authorizes the District's Chief Operations Officer to approve purchase orders and expense agreements up to $5,000, and would remain in effect until amended or terminated by the Board. Director Mead seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

Item 8-B-2: Consideration and vote to extend Lease Agreement L-1846 for the Del Mar Fire Station through June 30, 2027

PUBLIC COMMENT ON ITEM 8-B-2 (see pages 43-44 of transcript)
None

Director Miyahara moved to extend the Del Mar Fire Station lease through the end of 2027 while the Department of General Services works on a longer-term lease. Committee Chair Arabo seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

Item 8-C: DMTC Liaison Committee Report
The committee report can be found on pages 158-159 of the meeting packet.

PUBLIC COMMENT ON ITEM 8-C-1 (see pages 46-49 of transcript)
Chaun Reynolds, Martha Sullivan

Item 8-C-1: Discussion and vote to approve the naming of the Governors Hall and plaque dedication
Committee Chair Arabo moved to approve the naming of the Governors Hall and plaque dedication. Director Morales-Roth seconded the motion. Director Schenk suggested amending the motion to encourage Board members to contribute toward the cost of the plaque. Committee Chair Arabo accepted the amendment, and after Board discussion, the Committee agreed to develop a concept to recognize the staff and history of the Fairgrounds

as an emergency response center, and bring it to the Board for approval. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

Item 8-C-2: Horse racing industry news and information
Committee Chair Arabo announced that Belly Up will produce an after-party at The Sound on July 17, Opening Day of the DMTC summer race meet.

PUBLIC COMMENT ON ITEM 8-C-2 (see pages 62-65 of transcript)
Martha Sullivan, Chaun Reynolds

Item 8-D: Consideration and vote to delegate authority to Chair Nejabat to approve contracts that exceed the CEO's Delegation of Authority, beginning June 10, 2026 through the next regularly scheduled and noticed District Board meeting

PUBLIC COMMENT ON ITEM 8-D (see page 66 of transcript)
None

Director Mead moved to delegate authority to Chair Nejabat to approve contracts exceeding the CEO's Delegation of Authority, beginning June 10, 2026 through the next regularly scheduled and noticed District Board meeting. Director DeBerry seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, DeBerry, Mead, Miyahara, Morales-Roth, and Schenk all voted in favor. The motion carried 8-0.

Item 8-E-1: Executive Committee – Consideration and vote on whether to approve an interagency agreement with the California Department of Food and Agriculture for legal services at an amount of $150,000 annually

PUBLIC COMMENT ON ITEM 8-E-1 (see page 68 of transcript)
None

Director Arabo moved to approve an interagency agreement with CDFA for legal services at an amount of $150,000 annually. Vice Chair Barkett seconded the motion. CEO Bartling explained that the District is one of only two fairgrounds in California that is represented by the State Office of the Attorney General rather than CDFA. The District would still retain the Attorney General's office for litigation matters, but other services could be provided by CDFA. Following discussion, the Board requested more information about costs and a breakdown of responsibilities, and the vote was tabled until the next meeting. No action was taken.

Item 8-F: People & Culture Committee Report
Committee Chair Mead and Committee member DeBerry recapped the May 22 committee meeting and the June 1 Board workshop, which focused on governance practices, collaboration, and culture-building.

PUBLIC COMMENT ON ITEM 8-F (see page 82 of transcript)
None

The Board recessed for a short break at 11:57 a.m. and resumed the meeting at 12:12 p.m.

Item 8-G-1: Master Site Planning Committee – Discussion and debrief of master site plan process

CCO Hallman introduced Bodewell Group CEO Chris Wahl, who presented a summary of the public input phases of the master site planning initiative. District Public Safety Director Mark Elvin explained that the District will be studying the new traffic flow around the Fairgrounds during the Fair, and will provide feedback to the City of Del Mar.

PUBLIC COMMENT ON ITEM 8-G-1 (see page 113 of transcript)
None

Item 8-G-2: Master Site Planning Committee – Discussion and summary presentation from staff on HAP grant studies

Chair Nejabat referred to the report on pages 161-175 of the meeting packet. District Supervising Environmental Planner Dustin Fuller presented the results of affordable housing site studies, which evaluated six potential housing locations on District property. GHD Senior Coastal Scientist Nick Sadrpour explained how the sites were studied for the impact of sea level rise and flooding events.

PUBLIC COMMENT ON ITEM 8-G-2 (see pages 131-132 of transcript)
Karen Brindley

Item 8-G-3: Master Site Planning Committee – Staff report and recommendation on ENRA

Chair Nejabat referred to the staff report on pages 176-179 of the meeting packet. CEO Bartling outlined the anticipated operational impacts to the District and the Del Mar Thoroughbred Club for each proposed housing site.

PUBLIC COMMENT ON ITEM 8-G-3 (see pages 147-150 of transcript)
Karen Brindley, Martha Sullivan

Item 8-G-4: Master Site Planning Committee – Discussion and vote on whether and/or how to proceed with the Affordable Housing Site Due Diligence and Development Feasibility Analysis Agreement (previously called the Exclusive Negotiating Rights Agreement), including possible affordable housing site location alternatives east of Jimmy Durante Blvd

PUBLIC COMMENT ON ITEM 8-G-4 (see page 175-176 of transcript)
John Spelich

Vice Chair Barkett moved to follow District staff's recommendation to amend the agreement formerly known as the ENRA to only contemplate affordable housing east of Jimmy Durante Boulevard on the Surf and Turf RV park site, as long as the existing RV park is relocated to a similar location, and to include the potential housing site in the Master Site Planning process. Chair Nejabat seconded the motion. Following discussion, Chair Nejabat appointed Director Miyahara to lead a newly-created housing committee and to report to the full Board at the next meeting. No action was taken by the Board.

MATTERS OF INFORMATION

Correspondence can be found on page 180 of the meeting packet. Contracts executed per the CEO's delegated authority can be found on pages 181-327 of the meeting packet.

ADJOURNMENT

There being no further business to discuss, Chair Nejabat adjourned the meeting at 2:03 p.m.

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Becky Bartling
Chief Executive Officer