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BOARD OF DIRECTORS MEETING
22ND DISTRICT AGRICULTURAL ASSOCIATION
DEL MAR FAIRGROUNDS
2260 JIMMY DURANTE BOULEVARD
DEL MAR, CALIFORNIA 92014
(TELECONFERENCE)
TUESDAY, JUNE 9, 2026

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Transcribed by:
QuickCaption, Inc.
3457 Arlington Avenue, Ste. 104
Riverside, CA 92506

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1 IN ATTENDANCE:

2

3 22ND DAA OFFICERS AND DIRECTORS PRESENT:

4 SAM NEJABAT, CHAIR

5 LISA BARKETT, VICE CHAIR

6 MARK ARABO, DIRECTOR

7 DONNA DEBERRY, DIRECTOR

8 KATHLYN MEAD, DIRECTOR

9 TED MIYAHARA, DIRECTOR

10 ELSA MORALES-ROTH, DIRECTOR

11 FREDERICK SCHENK, DIRECTOR

12

13 22ND DISTRICT AGRICULTURAL ASSOCIATION STAFF:

14 BECKY BARTLING, CHIEF EXECUTIVE OFFICER

15 KATIE MUELLER, CHIEF OPERATIONS OFFICER

16 TRISTAN HALLMAN, CHIEF COMMUNICATIONS OFFICER

17 DUSTIN FULLER, SUPERVISING ENVIRONMENTAL PLANNER

18 HENRY RIVERA, PRODUCTION DIRECTOR

19 ANTIONETTE ROBERTS, EXECUTIVE ASSISTANT

20

21 22ND DISTRICT AGRICULTURAL ASSOCIATION COUNSEL

22 JOSHUA CAPLAN, OFFICE OF THE ATTORNEY GENERAL

23

24

1 OTHER SPEAKERS:

2 JOHN SPELICH, DEPUTY MAYOR, CITY OF DEL MAR

3 KAREN BRINDLEY, PLANNING AND COMMUNITY DEVELOPMENT

4 DIRECTOR, CITY OF DEL MAR

5 NICK SADRPOUR, SENIOR COASTAL SCIENTIST WITH GHD

6 MARK ELVIN, 22ND DAA PUBLIC SAFETY DIRECTOR

7

8 PUBLIC COMMENTERS:

9 KAREN GOLDSTEIN

10 MARTHA SULLIVAN

11 CHAUN REYNOLDS

12 MALIK GABBY

13 SHAUN BEARD

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1 MR. RIVERA: Good morning everybody, the room is
2 live. Please remember to use your microphones.

3 CHAIR NEJABAT: All right.

4 Good morning.

5 Today is Tuesday, June 9, 2026, and the time is
6 9:43 a.m.

7 I now call this meeting of the 22nd District
8 Agricultural Association Board of Directors to order.

9 May we please get the roll?

10 MS. ROBERTS: Chair Nejabat?

11 CHAIR NEJABAT: Here.

12 MS. ROBERTS: Vice Chair Barkett?

13 MS. BARKETT: Here.

14 MS. ROBERTS: Director Mead?

15 MS. MEAD: Here.

16 MS. ROBERTS: Director Schenk?

17 MR. SCHENK: Here.

18 MS. ROBERTS: Director DeBerry?

19 MS. DeBERRY: Here.

20 MS. ROBERTS: Director Miyahara?

21 MR. MIYAHARA: Here.

22 CHAIR NEJABAT: Thank you, we have a quorum of
23 members present in the room.

24 We'll now move on to public comment for items not

1 appearing on today's agenda.

2 As a reminder, the board may not discuss,
3 deliberate, or take action on matters that are not
4 listed on today's agenda.

5 For all public comment opportunities today, each
6 speaker will be allotted two minutes to make their
7 remarks.

8 Do we have any members of the public in the room
9 who wish to speak on matters not appearing on today's
10 agenda?

11 If so, please line up.

12 KAREN GOLDSTEIN: Hi, everybody.

13 My name is Karen Goldstein and I have been a server
14 here at the racetrack for 27 years.

15 As some of you may know because I've spoken here
16 before, I have three to four jobs always at a time.

17 This is one of them.

18 This is my main job that I come back to every year.

19 Before the pandemic, we worked.

20 We worked a lot.

21 There was a lot of work all around.

22 After the pandemic, you know what happened around
23 here.

24 We had corporate parties, we had holiday parties,

1 we had events.

2 Now we have Legends, which is a globally recognized
3 company.

4 We truly believe that they are going to change
5 things here.

6 We're really wanting you to consider keeping them
7 as the food and beverage for the racetrack because they
8 know what they're doing.

9 We know what we're doing.

10 We serve you, we serve your customers, we serve
11 your guests year round.

12 And we're asking that you please stay with them and
13 not go to other companies.

14 If you do go to other companies, we have no job
15 security.

16 We're also part union and the union works very
17 closely with Legends and we have a very good working
18 relationship with them.

19 So we ask that you keep the little people in mind,
20 the people that you see every day during the summer, the
21 people that have been here for 27 years, for 30 years,
22 for 20 years.

23 I think that you need to untie Legends hands and
24 let them do what they know how to do.

1 Bring in the business.

2 It's coming.

3 I promise you we're going to do it.

4 Thank you.

5 MR. SCHENK: Mr. Chairman, I'm not going to comment
6 on the substance, but I just want to address one thing.

7 I notice that Ms. Goldstein is wearing a Milton's
8 t-shirt.

9 I'm a limited partner in the ownership of Milton's
10 restaurant.

11 I just say that only because I'm not looking for
12 advertisement, but thank you very much.

13 But I just wanted to disclose that.

14 Okay.

15 CHAIR NEJABAT: Thank you, Director Schenk.

16 Any other members of the public who wish to speak?

17 All right.

18 We have two members online.

19 We'll begin with Chaun Reynolds.

20 CHAUN REYNOLDS: Good morning.

21 This is Chaun Reynolds from Imperial Beach.

22 Published by the University of California Riverside
23 on June 4th.

24 Note that there have since then since then been

1 five cases confirmed that the new world screw worm lays
2 its eggs in open wounds and burrows into skin.

3 While human infections are rare, the insect poses
4 an existential threat to cattle farming and dairy
5 production.

6 While the U.S. Department of Agriculture officially
7 declared the parasite eradicated from the country in
8 1966, several notable outbreaks and incursions have
9 occurred since then.

10 One of those is happening right now.

11 On Wednesday, the USDA confirmed a case in south
12 Texas.

13 It could decimate that state's 15 billion dollar
14 cattle industry and poses a similar threat to
15 California, where dairy and cattle lead the agricultural
16 economy.

17 Amy Murillo is an associate professor of entomology
18 and principal investor of a project funded by the
19 California Department of Food and Agriculture to monitor
20 the state for early signs of flies return.

21 She's collaborating on the project with Alec Gary,
22 a UCR veterinary entomology professor.

23 Question.

24 In December 2025, the fly was detected within 70

1 miles of the Texas border.

2 Now that it is definitely in Texas, what tools does
3 the U.S. have to combat its spread?

4 According to Amy Murillo, the USDA has been
5 releasing sterile screw worm flies throughout the
6 affected region for weeks now.

7 This is still the most effective area wide new
8 world screw worm control that we have.

9 Adult females only bait once.

10 So if we can flood the area with sterile mates,
11 then we increase the chance of stopping the fly
12 population growth.

13 Sterile fly release, animal quarantine inspection
14 and surveillance are all tools that have been used to
15 slow the spread.

16 Thank you.

17 CHAIR NEJABAT: Next up, we have Martha Sullivan.

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

20 As recently announced by the U.S.

21 Department of Justice, this is the illegal reptile
22 trafficking in this fairground enabled by hosting
23 virtually unregulated reptile shows here.

24 Quote, a California man was sentenced yesterday to

1 65 months in prison for smuggling at least 1700 reptiles
2 into the United States from Mexico, Hong Kong and
3 elsewhere over a six-year period.

4 Jose Manuel Perez of Oxnard pleaded guilty in
5 August 2022 to one count of smuggling goods into the
6 United States and one count of wildlife trafficking.

7 From January 2016 to February 2022, Perez and other
8 co-conspirators smuggled wildlife in the United States
9 without obtaining the permits required by the Convention
10 on International Trade and Endangered Species of Wild
11 Fauna and Flora and without declaring any wildlife
12 imported into the United States.

13 Perez and his co-conspirators used social media to
14 buy and to negotiate the terms of the sale and delivery
15 of wildlife in the United States.

16 The defendants advertised for sale on social media
17 of the animals smuggled from Mexico into the United
18 States, posting photos and video that depicted the
19 animals being collected from the wild.

20 For the animals smuggled from Mexico, Perez's co-
21 conspirators retrieved the wildlife, which included
22 Yucatan buck fox turtles, Mexican box turtles, baby
23 crocodiles, and Mexican beaded lizards from Ciudad
24 Juarez International Airport in Mexico and eventually

1 shipped the animals by car to El Paso, Texas.

2 This is what this fairgrounds is enabling.

3 It's cruel as well as illegal.

4 Please stop doing it.

5 CHAIR NEJABAT: Thank you, and that will do it for
6 public comment.

7 Before we move on to closed session, I would like
8 to notate that Directors Arabo and Morales-Roth are
9 present in the room as well.

10 And I'd also like to welcome Haig and Brandi from
11 CDFA, Deputy Secretary, Chief Counsel Haig.

12 HAIG BAGHDASSARIAN: Thank you to Chair Nejabat and
13 thank you, Directors.

14 I appreciate the opportunity.

15 I don't want to go at length, but just because a
16 serious issue was raised by a member of the public, I
17 did want to, regarding the New World screw worm, I did
18 want to inform the Directors and the public at large who
19 are following that CDFA is monitoring this very closely.

20 I encourage anyone who has any questions, concerns,
21 would like to report anything related to the New World
22 screw worm to visit the CDFA website.

23 There are multiple resources and links related to
24 it with updates.

1 Updates were posted as early as yesterday.

2 Our animal health food safety division is very much
3 closely monitoring and reacting as appropriate to the
4 potential threat that may be posed.

5 If you Google CDFA New World screw worm, there's a
6 page dedicated with multiple resources related to that.

7 I appreciate that a member of the public brought
8 attention to this very important issue.

9 With that, I'll take my leave.

10 Thank you.

11 CHAIR NEJABAT: Thank you.

12 All right, the Board will now move on to our closed
13 executive session to discuss matters described under
14 Item 4 of the agenda.

15 The current time is 9:52 a.m. on June 9, 2026.

16 And pursuant to the authority of Government Code
17 Section 11126(a), (b), and (e), the Board of Directors
18 will meet in closed executive sessions on the items
19 described on today's agenda.

20 [The Board has recessed to closed session at 9:52
21 a.m.]

22 [The Board has returned from closed session at
23 10:37 a.m.]

24 MR. RIVERA: Good morning, everybody.

1 The room is live.

2 Just a reminder, use your microphones.

3 CHAIR NEJABAT: All right, the time is 10:37 a.m.,
4 and we have returned from our closed executive session.

5 The 22nd DAA Board of Directors considered the
6 advice of Counsel on the items listed on the closed
7 session portion of the agenda, and nothing further to
8 report.

9 We'll now move on to our sixth order of business,
10 the Consent Calendar.

11 Supporting materials for this item can be found in
12 your Board's packet beginning on page 9.

13 Do we have any members of the public in the room
14 today who wish to speak on Consent Calendar?

15 Seeing nobody in the room and nobody online, are
16 there any requests from any Board members to remove any
17 items from the Consent Calendar for further individual
18 discussion?

19 All right.

20 Do I have a motion for approval on the Consent
21 Calendar?

22 MR. SCHENK: So moved.

23 MS. MEAD: Second.

24 CHAIR NEJABAT: Second, Director Mead.

1 Can we please get a roll call for the vote?

2 MS. ROBERTS: Chair Nejabat?

3 CHAIR NEJABAT: Aye.

4 MS. ROBERTS: Vice Chair Barkett?

5 MS. BARKETT: Aye.

6 MS. ROBERTS: Director Arabo?

7 MR. ARABO: Aye.

8 MS. ROBERTS: Director Mead?

9 MS. MEAD: Aye.

10 MS. ROBERTS: Director Schenk?

11 MR. SCHENK: Aye.

12 MS. ROBERTS: Director Morales-Roth?

13 MS. ROBERTS: Aye.

14 MS. ROBERTS: Director DeBerry?

15 MS. DeBERRY: Aye.

16 MS. ROBERTS: Director Miyahara online?

17 MR. MIYAHARA: Aye.

18 All right, the motion carries.

19 We'll now move on to Item 7, which is the CEO

20 report.

21 At this time, I'd like to recognize our CEO, Becky

22 Bartling, to introduce presentations and provide her

23 report.

24 MS. BARTLING: Thank you.

1 Thank you.

2 First update, we will not have a report from the
3 Don Diego Scholarship Foundation.

4 I think that'll hold off until August.

5 They're a little busy with prep for their big gala
6 tomorrow night.

7 So, again, I want to hope all of you attend it.

8 It's going to be fabulous.

9 I also want to start kind of giving you updates on
10 what's happening with our interim events.

11 I know we focus a lot on how the fair is and how
12 great the fair is and all we're doing for the fair, but
13 we also have a department that really works hard
14 producing and contracting for our interim or what we
15 call non-fair events.

16 We also have a little update on contracted events
17 in your packet about the events that we had in May.

18 We had the FoodieLand Night Market, which was
19 wildly successful.

20 La Mesa RV Sale, La Jolla Half Marathon.

21 We had Alex G at the Sound, Collie Buddz, Smino x
22 Saba.

23 And, well, you can see that in your packet.

24 I'm not sure how to pronounce that.

1 The Last Dinner Party at the Sound.

2 And then on the back, we've got a lot of other
3 events that are coming up at the Sound.

4 So, I really want to start bringing to you all the
5 other things that we do besides the fair that are
6 important for our public, opportunities for our public
7 to come here and produce events, and then obviously
8 important for us for revenue purposes.

9 The other item that I have is a discussion.

10 It's under construction projects and facility
11 updates.

12 It's funding that was transferred prior to me being
13 here from our budget from one item to another to support
14 the HVAC system at DMTC.

15 Originally, it was estimated at \$582,000.

16 It ended up being a little over \$1 million.

17 And I just wanted to point out that, because that
18 was somewhat concerning to me, how we ended up there.

19 And apparently, the original estimation did not
20 accommodate for all of the additional needs and
21 adjustments in the entire building that needed to
22 accommodate that.

23 New ducting and pipes and wires and electrical.

24 And I have Brad Mason here, who's our Facilities

1 Director, if anybody has any information about that or
2 questions about that.

3 And Brad and I, this came through CCA, California
4 Construction Authority, which last month you appointed
5 me as your representative and Brad as the alternate.

6 We've had some discussions with CCA about their
7 process and their estimation process.

8 They have a new manager and has committed to us
9 that these types of things won't happen, but we will be
10 paying attention to it.

11 But again, I offer Brad here if anybody has any
12 additional questions.

13 MS. MEAD: I do have a question.

14 And I'd be curious as to what point we realized the
15 bid was not an accurate bid.

16 Was it at the beginning?

17 Did they provide us with a revised estimate at what
18 point in time?

19 Or the work had already started?

20 Hey, Brad.

21 I'm not sure who I'm supposed to look at, but there
22 you go, Brad.

23 Can you just give us an updated timeline when we
24 learned about this and how we mitigated for it, if any,

1 at all?

2 BRAD MASON: So, this project actually started in
3 '23.

4 And CCA has had now three different project
5 managers on this project.

6 And so I came in after the original funding
7 agreement in my conversations with their project manager
8 about the things that needed to be encompassed into
9 this.

10 I think he fully thought they were.

11 But again, he was the third person, and I don't
12 think he fully vetted what was in there.

13 And so we didn't catch it until it came back from
14 bid and the bid escalated.

15 MS. MEAD: So we knew before the work started?

16 BRAD MASON: Correct.

17 MS. MEAD: And just one follow-on question, if I
18 may.

19 So, since we had a revised bid, were we able then
20 to adjust the budget appropriately?

21 Or did we not know if the budget was appropriate?

22 I don't know.

23 But it seems like it would have been a capital of
24 variance that we might have come forward to us.

1 This is almost 2x.

2 MS. BARTLING: Yes.

3 So, there were funds that were budgeted for the
4 Surfside Race Place facility for, I can't remember what
5 they were calling it, but sort of a communal workplace.

6 BRAD MASON: The Connection Center.

7 MS. BARTLING: Yes, Connection Center.

8 And Carlene had taken those funds and just did a
9 budget transfer from one item to the next to accommodate
10 for that.

11 MS. MEAD: So just to confirm that budget transfer,
12 then that additional work did not get done because the
13 project funds were, so we've also got another project
14 that is not completed.

15 MS. BARTLING: That is correct.

16 And that's a discussion that I'd like to have with
17 the board.

18 I do not believe that that project is desirable
19 from a staffing standpoint.

20 And I think there are a lot of other projects that
21 we could use capital funds for that are definitely in
22 need.

23 MS. MEAD: Well, I suspect that now that you're on
24 board, you'll be looking at the capital budget and

1 improvements and come back to the Finance Committee, I
2 suspect, first, and then the board to talk with us about
3 any changes you'd like to see made.

4 MS. BARTLING: Absolutely.

5 Thank you.

6 MS. MEAD: Thank you.

7 MS. BARTLING: And that is it for my report.

8 CHAIR NEJABAT: Do we have any members?

9 MR. RIVERA: Microphones, please.

10 CHAIR NEJABAT: Any members of the public in the
11 room who'd like to speak on this matter?

12 Seeing nobody, we have two members online,
13 beginning with Chaun Reynolds.

14 You have two minutes.

15 CHAUN REYNOLDS: Hello, this is Chaun Reynolds from
16 Imperial Beach.

17 At page 68 of today's board packet.

18 At page 68 of today's board packet, it's described
19 a contract amendment to more than double the cost to
20 replace the HVAC for the executive office of the Del Mar
21 Thoroughbred Club, which operates the Del Mar races from
22 \$473,296 to \$1,056,107.

23 The reason given is that the submitted bid came in
24 over the estimated costs.

1 This represents a significant failure to estimate
2 the costs for the substantial work, which in and of
3 itself is cause for alarm.

4 Further, this contract was amended once before in
5 August 2023 to add over \$29,000.

6 I'm sorry, can you hear me now?

7 CHAIR NEJABAT: Yes.

8 Better.

9 CHAUN REYNOLDS: Okay. Sorry about that.

10 CHAIR NEJABAT: It's not your fault.

11 CHAUN REYNOLDS: At page 68 of today's board packet.

12 It's described a contract amendment to more than
13 double the cost to replace the HVAC for the executive
14 office of lessee Del Mar Thoroughbred Club, which
15 operates the Del Mar races from \$473,269 to \$1,056,107.

16 The reason given is that the submitted bids came in
17 over the estimated costs.

18 This represents a significant failure to estimate
19 the costs for this substantial work, which in and of
20 itself has caused for alarm.

21 Further, this contract was amended once before in
22 August 2023 to add over \$29,000 to the original contract
23 executed in March of 2023.

24 Cost increases after three years are

1 understandable, but 123%, this is not.

2 Bear in mind, this expenditure is for an industry
3 in clear decline here in California and nationwide, with
4 three operating thoroughbred horse racing tracks
5 currently in California, namely Santa Anita Park Los
6 Alamitos Racecourse in Del Mar down from nine in 2024,
7 reflecting the closure of at least 50 tracks in the US
8 since 2000, and a drop in the US wagering handle of over
9 50% adjusted for inflation since 2003.

10 This board should take this opportunity to
11 reconsider throwing more good money after bad and put
12 the brakes on making any further substantial
13 improvements to a facility destined for repurposing in
14 the not too distant future.

15 CHAIR NEJABAT: Thank you.

16 Thank you.

17 Martha Sullivan?

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

20 First, I just want to really question, how the heck
21 does the CEO have delegated authority to add over
22 \$500,000 to a contract more than doubling its cost?

23 That strikes me as mind-boggling, and I think you
24 should revisit that.

1 Secondly, you're planning to spend over \$1 million
2 on a structure with a very dubious near-future use,
3 given the drastic downsizing of live horse racing in
4 California in the past two years, going from nine
5 operating racetracks to just three currently.

6 Golden Gate Fields was recently sold to the State
7 of California to become part of the San Francisco
8 Bayside Parklands, and the Cal Expo Race Track is being
9 replaced by a stadium for the Cal State University
10 Sacramento Hornets.

11 The future can be bright for these fairgrounds,
12 don't dim it, by spending your limited funds on an
13 industry that is clearly on its way out, with U.S. horse
14 racing wagering handle down 57% since 2003, adjusted for
15 inflation at \$11.57 billion in 2025, while legal sports
16 betting surge past \$121 billion annually.

17 It's time for you to wind down this dying industry
18 at the fairgrounds.

19 Start planning for the future.

20 Thank you.

21 CHAIR NEJABAT: Thank you.

22 That concludes our public comment on the executive
23 report.

24 We'll now proceed to general business, which

1 consists of items listed under section 8 of today's
2 agenda.

3 The first item under general business is item 8A1,
4 the Food and Beverage Committee Report, discussion and
5 vote on whether to extend the existing Legends Global
6 Food and Beverage Agreement for 18 months to December
7 31st of 2027, to allow for an RFP and to hire a food and
8 beverage consultant to facilitate the RFP.

9 As a reminder, this is an action item.

10 If you are in the room and wish to speak on item
11 8A1, please queue up at the podium.

12 MALIK GABBY: Good afternoon, Chair and Board
13 members.

14 My name is Malik Gabby, and I work with UNITEHERE
15 Local 30, representing the premier workers at the Del
16 Mar Fairgrounds.

17 I support moving this item forward by extending the
18 current agreement to allow adequate time for a
19 thoughtful and fair RPF process.

20 However, I strongly urge the board to ensure that
21 any future requests for proposals include a worker
22 retention policy.

23 Worker retention is critical because it guarantees
24 that dedicated, long-serving employees can keep their

1 jobs regardless of which company ultimately receives the
2 contract.

3 These workers have spent years serving the
4 fairgrounds and helping to make the Delmar Fairgrounds
5 successful.

6 They should not have to worry about losing their
7 livelihoods simply because the contract changes hands.

8 The uncertainty surrounding the RPF process creates
9 a significant stress for workers and their families.

10 A worker retention policy is the only way that
11 employees can have confidence that they will be treated
12 fairly throughout the process.

13 I also urge the board to address the issues of
14 buyouts in any future contract, whether the operator is
15 Legends or any other company.

16 Buyouts reduce the ability for work opportunities
17 for employees.

18 When shifts and events are bought out, workers lose
19 wages and depend on to pay their bills and support their
20 families.

21 Just as importantly, buyouts can prevent workers
22 from earning the hours necessary to qualify for health
23 care benefits.

24 Access to health care should not be put at risk

1 because workers' opportunities are reduced.

2 As you consider the future food and beverage
3 operations at the fairgrounds, I ask that you prioritize
4 policies that protect workers, preserve worker
5 opportunities, and help employees maintain eligibility
6 for health insurance and other benefits.

7 Thank you for your time and consideration.

8 CHAIR NEJABAT: Thank you.

9 Anyone else who would like to speak in the room?

10 We have one member online.

11 Shaun Beard.

12 SHAUN BEARD: Excuse me.

13 Can you hear me now?

14 CHAIR NEJABAT: Yes.

15 SHAUN BEARD: Okay.

16 Sorry about that.

17 Good morning, everyone.

18 I am in support of having the food and beverage RFP
19 go to RFP for a couple of unique reasons.

20 One, it has not been competitively bid for 36
21 years.

22 It's changed hands to multiple companies, but
23 again, hasn't gone out to RFP.

24 I think the point that I want to stress to the

1 board and staff is that the RFP process is actually a
2 very good thing because companies will kind of raise the
3 bar.

4 They'll look at what they're doing.

5 The incumbent will look at what they're doing to
6 figure out how they can be better.

7 The competitive companies in the space will also
8 look at your business to figure out how to expand that
9 business and make it better.

10 This benefits, one, the employees, the relationship
11 with the employees, the customer service, and then
12 ultimately the financial return.

13 Again, I'm supportive of doing the RFP process
14 because I think ultimately it would be the best thing
15 for the employees and for the patrons and then
16 ultimately the 22nd.

17 Thank you.

18 CHAIR NEJABAT: Thank you.

19 That concludes public comment.

20 With that, I'll hand it over to Vice Chair Barkett,
21 who's chair of the committee.

22 MS. BARKETT: Thank you, Chair Nejabat.

23 I'm very excited to be on the Food and Beverage
24 Committee, which has been reinstated after a dry period,

1 I think over the last five years.

2 It's so important because this is really what we do
3 at the fairgrounds, right?

4 This is included into everything we do.

5 So I'm very excited to be on this committee with
6 Director Arabo.

7 We had our first meeting on Friday, May 22nd.

8 The topic of discussion was the upcoming legends
9 contract extension, and it must be approved within 180
10 days in advance of the final date of their current
11 contract.

12 The current contract is up on December 31st of this
13 year, 2026.

14 And so that means by June 29th of this year, we
15 have to either grant the extension or move for a time
16 period, which is what we're going to do.

17 We want to give them plenty of lead time and the
18 staff lead time and analysis time to conduct an RFP.

19 And as Shaun Beard just mentioned, we haven't done
20 an RFP since 2011.

21 So we understand the need.

22 We do.

23 And so we want to minimize any disruption to the
24 fair, to what's going on, on the fairgrounds with the

1 racetrack.

2 And so we're recommending the extension from the
3 five years to 18 months in order to do an RFP.

4 Now, I want to commend Legends.

5 They've implemented a lot of changes that we've
6 recommended in the short time that they've been here.

7 They actually have only been doing this contract
8 since August of 2025.

9 So we're not even at a full year for them.

10 But they have been great to work with.

11 What you'll see coming up are handhelds for
12 efficiency, food changes.

13 They're bringing in more of the local groups to
14 serve things we love from around here.

15 And, which I love, bringing in, you know, the
16 outside area population into food vendors into working
17 with us.

18 And they're adding a lot more sites in terms of
19 beverages so the lines won't be so long.

20 So good things that they're willing to implement
21 and look towards.

22 So I just want to say something.

23 We are, since we are a state institution, it's very
24 hard for us to see apples to apples here.

1 You know, it's going to be, the comparison will be
2 challenging.

3 And so therefore, we're looking at different
4 financial models.

5 And I'm really not that much familiar with an RFP
6 in terms of the mechanics.

7 So at this point, I thought Becky might like to
8 speak about this.

9 MS. BARTLING: Sure.

10 So the process will be, this is a significant
11 contract that we have for food and beverage.

12 It's significant year-round.

13 It's significant during the fair.

14 And it is ultimately significant during the race
15 meet.

16 It's very important that we have a food and
17 beverage vendor that can provide the high quality that
18 is expected at our premier race meet.

19 So we will be utilizing a food and beverage
20 consultant to help us work through this.

21 We have not identified a consultant yet.

22 But we want to look at other facilities that are
23 similar, other racetracks that have contracted food and
24 beverage and see what their models are, whether it's

1 straight percentage, if it's a model like ours, which is
2 net after all the expenses.

3 But the bottom line is we're looking to increase
4 our revenue over what we've had in the past.

5 And I want to give Legends a kudos for what they
6 have been doing lately.

7 They inherited a contract with some expenses that,
8 in my estimation, have gotten out of line.

9 And they've worked on that.

10 But we want to look at really the best way for us
11 to proceed that will give us the most value and the best
12 quality at the same time.

13 So we'll be looking at doing this through the
14 coming several months and have an RFP out by May so that
15 the potential bidders could come and see the fair.

16 They can come and see the race meet, see the
17 complications of how we produce the race meet and the
18 requirements so that they can put together a really
19 detailed.

20 In that time, we'll be working on what our
21 recommendation would be to the board through the
22 committee on which format we're going to go through.

23 MS. BARKETT: And for everyone's knowledge, on page
24 80 is that timeline that the staff has prepared, which

1 is wonderful.

2 It's really very detailed.

3 Thank you.

4 Mark, do you have any other comments you'd like to
5 make?

6 MR. ARABO: Thank you, Vice Chair Barkett.

7 We had a great committee meeting.

8 I want to thank Chair Barkett, the committee, for a
9 thoughtful, deep dive of the discussion for the
10 contract.

11 Legends has done a great job stepping in and
12 stepping up and leaning in to improve the experience for
13 our customers.

14 Like I said last meeting, I always felt we had a
15 really good vendor but a really bad deal.

16 So this is a chance for us to not have any
17 disruption and to thread the needle in a perfect runway
18 of 18 months, which is perfect.

19 Knowing that there's a timeline, these are order of
20 operations, step one, two, three, four, five, that will
21 increase profit and revenue for the district, won't
22 disrupt any great activities we do.

23 And I want to thank Lisa and our CEO and really
24 Legends for really looking at this and to see how do we

1 maximize revenue but not disrupt anything we're doing
2 right now.

3 So we're very happy the committee is with the
4 short-term extension with a definite RFP.

5 We're RFPing this to test the market, see who's out
6 there, who's the best person or company with the best
7 deal.

8 I do want to thank UNITE here for coming.

9 I do think that as a board we should definitely
10 look into a worker retention policy.

11 We could find a way to maximize revenue but not
12 hurt workers.

13 That's actually been the forefront of our minds.

14 And other than that, I'm very excited about
15 hopefully moving this forward.

16 MS. BARTLING: And Director Arabo, if I could, the
17 last time we went from Premier to Savor, SMG, I believe,
18 there was accommodation for the employees so that they
19 did not lose their insurance.

20 So that certainly will be a priority.

21 MR. ARABO: Great, thank you.

22 MS. BARKETT: Thank you, Director Arabo, and I'd
23 like to ditto your comments. Very well said.

24 At this time, I'll call for the motion to vote on

1 whether to extend the existing Legends Global Food and
2 Beverage Agreement for 18 months to December 31, 2027,
3 to allow for an RFP and to hire a food and beverage
4 consultant to facilitate the RFP.

5 Can I call?

6 MR. SCHENK: So moved.

7 MS. BARKETT: Thank you.

8 MS. DeBERRY: Second.

9 MS. BARKETT: Great.

10 CHAIR NEJABAT: Second, Director Schenk, and now we
11 can open it up to the Board for discussion.

12 We can start around the horn.

13 Director DeBerry?

14 MS. DeBERRY: Yes.

15 Becky, first of all, for the RFP process, what's
16 the communication process around that?

17 I mean, in other words, how would the community and
18 people not even here in San Diego know about this
19 opportunity?

20 MS. BARTLING: Potential bidders?

21 MS. DeBERRY: Yes.

22 MS. BARTLING: We would advertise that in multiple
23 different venues.

24 We are members of the International Association of

1 Venues, who would advertise that in multiple all kinds
2 of contractors for food and beverage.

3 So we could utilize through their avenues for
4 marketing the RFP.

5 We have our fairs and expos that we can do.

6 So we have a lot of resources that we can get that
7 RFP out to.

8 And typically, what we would do is not send the
9 RFP, but we send a notification with a link to our
10 website that has the RFP.

11 MS. DeBERRY: Okay.

12 MS. BARTLING: If you have any ideas or potential
13 vendors that you'd like to send our way, we will make
14 sure that they are recorded.

15 MS. DeBERRY: Thank you.

16 MS. BARKETT: Okay.

17 MR. SCHENK: May I?

18 Thank you.

19 Director Arabo, thank you for your comments about
20 the staffing.

21 Director Barkett and I and Mead have gotten to know
22 a lot of these employees over the many years that we've
23 been here.

24 And they are hardworking.

1 They're dedicated.

2 This is, you know, they rely on this work for
3 insurance, for themselves, perhaps for their families.

4 And I hope that whatever RFPs are designed will
5 speak to our, what seems to be a consensus view, that we
6 want to make sure that the people that are serving the
7 food are as respected as those who are receiving the
8 benefit of it.

9 CHAIR NEJABAT: Thank you.

10 Anyone else?

11 Director Mead?

12 MS. MEAD: Thank you.

13 First, just a comment I've heard on maximized
14 revenue.

15 I'd just like us to use maximized revenue without
16 compromising quality together.

17 I just think it's really important because
18 oftentimes when there's cost savings, then there's a
19 concern about the quality being impacted.

20 The second thing is, I have a concern about the
21 timeline, although I tend not to want to make a
22 complaint and then not have a suggestion.

23 But as I'm looking at this, I'm just very concerned
24 about the contract being awarded in November 2027 and

1 the contract commencing in January 2028.

2 That's about one month that there would have to be
3 a transition during December.

4 Now, I know December is a quiet month for us quite
5 typically, but it certainly seems to me that
6 transitioning, as we have talked about today, a contract
7 of potentially transitioning, a contract of this
8 magnitude over a 30-day period in December, is probably
9 not the best timeline.

10 That said, I know we're quiet, and so potentially
11 commencing by February to give us more time might be a
12 recommendation to make an adjustment to this schedule.

13 MS. BARTLING: Thank you, Director Mead.

14 That's a very good point.

15 I think we can move that appointment time up
16 probably into October because we want them to be able to
17 go through the race meet and then they need time to
18 prepare because that is an extensive preparation, and we
19 have to do the interviews and that kind of thing.

20 But I think we can modify that for October.

21 MS. MEAD: I appreciate your consideration.

22 MR. ARABO: Great suggestion.

23 MR. MIYAHARA: Director Mead took the words out of
24 my mouth.

1 I have similar observations of, as Director Barkett
2 mentioned, we might not get apples to apples
3 comparisons, right?

4 We're asking for proposed bidders to submit what
5 they think might be attractive terms to the district.

6 So giving the board a month to debate that and to
7 come to a decision, perhaps in one meeting, I don't
8 think that's a great scenario.

9 We don't want to paint ourselves into a corner.

10 So I understand that the intent is to try to get
11 prospective bidders out to the races and to see
12 everything that we offer.

13 So if I could offer any thoughts or
14 recommendations, it would be to try to shift that
15 process up a few months, just in case the board does
16 need to debate and have additional time to really
17 discuss what the best vendor might be.

18 MS. BARTLING: So the process would have to be one
19 or the other.

20 I don't think we can come back and put together an
21 RFP that said, we'll do it this way or we'll do it this
22 way.

23 I think that the state, first of all, wouldn't
24 allow us to do that.

1 They're very clear cut on how you put together an
2 RFP and how you're scoring that.

3 But what the process that we have contemplated here
4 is that through a consultant and through the work with
5 the committee, we can come up with a determination of
6 which way we think is best to go.

7 Because that would be a very complicated way.

8 And I think it would open us up to having, if we
9 did pick a certain bidder over another bidder who had a
10 different alternative, it could open us up for a
11 contestment of the bid, which is a process I don't think
12 we really want to contemplate.

13 MR. ARABO: And the committee had very robust
14 discussions.

15 One thought was, do we separate the three
16 verticals, the Sound, horse racing, and the fair?

17 Or do we not?

18 We received input, but we appreciate all the
19 comments and advice from colleagues on the board.

20 The committee could take it back with our chair and
21 really do a deep dive onto the best way to maximize
22 quality, protect workers, and maximize revenue, the
23 trifecta.

24 MS. BARKETT: That's perfect.

1 Very good.

2 CHAIR NEJABAT: Well, I don't think we could leave
3 on a better note.

4 MS. BARKETT: Yeah.

5 CHAIR NEJABAT: Take a vote.

6 MS. BARKETT: We're good at this.

7 MS. ROBERTS: Chair Nejabat?

8 CHAIR NEJABAT: Aye.

9 MS. ROBERTS: Vice Chair Barkett?

10 MS. BARKETT: Aye.

11 MS. ROBERTS: Director Arabo?

12 MR. ARABO: Aye.

13 MS. ROBERTS: Director Mead?

14 MS. MEAD: Aye.

15 MS. ROBERTS: Director Miyahara?

16 MR. MIYAHARA: Aye.

17 MS. ROBERTS: Director Schenk?

18 MR. SCHENK: Aye.

19 MS. ROBERTS: Director Morales-Roth?

20 MR. MORALES-ROTH: Aye.

21 MS. ROBERTS: Director DeBerry?

22 MS. DeBERRY: Aye.

23 CHAIR NEJABAT: All right.

24 The motion carries.

1 The next general business item is Item 8B, Finance
2 Committee Report.

3 This report begins on page 132 and includes two
4 action items.

5 The first is Item 8B1, Consideration and Vote on
6 the Updated Board Delegation of Authority.

7 You can find supporting materials on page 138.

8 We'll now begin with public comment.

9 If you are in the room and wish to speak on this
10 item, please queue up at the podium.

11 Seeing nobody in the room and nobody online so that
12 we can begin discussion, I'll entertain a motion.

13 MR. ARABO: I'll motion to approve the Updated Board
14 of Delegation Authority on page 138 and 139.

15 MS. MEAD: Second.

16 CHAIR NEJABAT: Second, Director Mead.

17 Mark?

18 MR. ARABO: Okay.

19 Thank you, Chair Nejabat.

20 We had a great meeting with Director Ted Miyahara
21 and staff.

22 It's a pretty straightforward amendment, page 138
23 and 139.

24 Our CEO acknowledged that there's a lot of work and

1 paperwork, so really broadening the authority to give it
2 also to our COO to approve purchasers up to \$5,000 and
3 to execute expense agreements consistent with our policy
4 4.03, contract and procurement up to \$5,000, and the
5 policy would remain in effect until amended or
6 terminated by the board.

7 So two straightforward amendments.

8 We see it as an efficiency item, and the committee
9 agrees with it.

10 CHAIR NEJABAT: Any questions?

11 All right.

12 Seeing none, can we please go ahead?

13 MS. MEAD: I have a question.

14 I just am not, I'm supportive of this, but I'm just
15 not sure where we are today.

16 I'm kind of a little confused about titles.

17 Who's our COO today?

18 MS. BARKETT: Katie Mueller.

19 MS. MEAD: Thank you, Katie.

20 I'm just trying to figure out titles.

21 I appreciate that.

22 Thanks.

23 MS. DeBERRY: Juggling hats.

24 CHAIR NEJABAT: All right.

1 Can we please get a roll call?

2 MS. ROBERTS: Chair Nejabat?

3 CHAIR NEJABAT: Aye.

4 MS. ROBERTS: Vice Chair Barkett?

5 MS. BARKETT: Aye.

6 MS. ROBERTS: Director Arabo?

7 MR. ARABO: Aye.

8 MS. ROBERTS: Director Mead?

9 MS. MEAD: Aye.

10 MS. ROBERTS: Director Miyahara?

11 MR. MIYAHARA: Aye.

12 MS. ROBERTS: Director Schenk?

13 MR. SCHENK: Aye.

14 MS. ROBERTS: Director Morales-Rock?

15 MR. MORALES-ROTH: Aye.

16 MS. ROBERTS: Director DeBerry?

17 MS. DeBERRY: Aye.

18 CHAIR NEJABAT: All right.

19 The motion carries.

20 Next up is item 8B2, consideration vote to extend

21 the lease agreement L-1846 for the June 30th of 2027.

22 This is an action item.

23 We already did public comment.

24 We'll now begin with public comment on this item.

1 If you're in the room and wish to speak on this
2 item, please queue up.

3 Seeing nobody in the room and no public speakers on
4 Zoom, so that we can begin discussion, I'll entertain a
5 motion.

6 MR. MIYAHARA: So moved.

7 MR. ARABO: I'll second.

8 CHAIR NEJABAT: Second.

9 All right.

10 Back to you, Director Arabo.

11 MR. ARABO: The committee also received this via
12 email.

13 It's basically a one-year extension to the lease
14 for our fire station.

15 We're talking about different items to, is it a
16 triplement lease, what type of lease.

17 But for now, it's a one-year extension to extend
18 the Del Mar fire station through June 30th, 2027, and
19 allow us to negotiate a longer-term lease, a more
20 favorable lease for the district.

21 But for now, it's a huge value the committee thinks
22 to have the fire station here, especially for public
23 safety.

24 We're very grateful for it.

1 And it's a one-year extension.

2 MS. BARKETT: Can I just correct the record?

3 It says 26 here.

4 MR. ARABO: On page 140, Vice Chair Barkett just

5 pointed out a great correction.

6 The language, one-year extension through June 30th,

7 2027, not 2026.

8 That's one typo on page 140.

9 CHAIR NEJABAT: Any questions from the board?

10 Seeing none, we'll take the vote.

11 MS. ROBERTS: Chair Nejabat?

12 CHAIR NEJABAT: Aye.

13 MS. ROBERTS: Vice Chair Barkett?

14 MS. BARKETT: Aye.

15 MS. ROBERTS: Director Arabo?

16 MR. ARABO: Aye.

17 MS. ROBERTS: Director Mead?

18 MS. MEAD: Aye.

19 MS. ROBERTS: Director Miyahara?

20 MR. MIYAHARA: Aye.

21 MS. ROBERTS: Director Schenk?

22 MR. SCHENK: Aye.

23 MS. ROBERTS: Director Morales-Roth?

24 MR. MORALES-ROTH: Aye.

1 MS. ROBERTS: Director DeBerry?

2 MS. DeBERRY: Aye.

3 CHAIR NEJABAT: The motion carries.

4 We'll now take up item 8C, DMTC Liaison Committee

5 Report.

6 You can find the information in your board packets

7 beginning on page 158.

8 This is one informational item and one action item.

9 First up is the action item 8C1, discussion and

10 vote to approve the naming of the Governor's Hall and

11 plaque dedication.

12 We'll begin with public comment.

13 Anyone in the room who wishes to speak on this

14 item?

15 Seeing none, we have two members on Zoom.

16 We'll begin with Chaun Reynolds.

17 CHAUN REYNOLDS: Can you hear me okay?

18 Hello?

19 Hello?

20 CHAIR NEJABAT: Yes.

21 CHAUN REYNOLDS: Ah, you can hear me?

22 CHAIR NEJABAT: Yes.

23 CHAUN REYNOLDS: This board is about to spend

24 \$16,000 on a plaque to honor your appointer, Governor

1 Newsom, and his predecessors.

2 I am unsure that an outgoing governor needs more
3 public recognition.

4 I would offer the suggestion of honoring the public
5 service of all the employees of the 22nd DAA who have
6 kept it going through times of growth, challenge, and
7 transformation, and expressing your gratitude and
8 respect for their enduring contributions to the people
9 of California, especially through and around the COVID
10 lockdown in which two-thirds of the 22nd DAA's workforce
11 was laid off.

12 You can call it Teammates Hall.

13 This would be a meaningful motion towards your
14 employees instead of just another display of
15 subservience to power.

16 Thank you.

17 CHAIR NEJABAT: Martha Sullivan.

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

20 I, too, have a better use for the \$15,000 you're
21 planning to spend to vaguely honor our current and past
22 governors with a plaque.

23 Instead, commemorate the public service performed
24 by the Del Mar Fairgrounds as a primary emergency

1 evacuation center, particularly for large animals during
2 major wildfires.

3 The facility has activated its grounds as a
4 temporary safe haven during the following major events.

5 In October-November 2003, this fairground began its
6 formal partnership and emergency response by taking in
7 more than 3,000 large animals following the massive
8 Cedar Fire.

9 In October 2007, it served as a major safe haven
10 for over 2,000 human evacuees and 2,300 horses and
11 livestock during the devastating San Diego County
12 wildfires.

13 In May 2014, it was converted to an evacuation
14 center for about 1,100 horses and donkeys during the
15 Bernardo Fire.

16 In December 2017, it was activated as a large
17 animal evacuation site during the Lilac Fire, sheltering
18 hundreds of horses and livestock.

19 In June 2024, it opened during the Del Mar Brush
20 Fire, which led to the evacuation of approximately 2,500
21 people.

22 This would spotlight an essential service provided
23 by this fairground in a public location on the ground as
24 a tangible reminder of what this facility brings to a

1 San Diego County constituent.

2 It is unique and worthy of this spotlight.

3 Thank you.

4 CHAIR NEJABAT: Thank you.

5 That concludes public comment.

6 So that we can begin discussion, I'll entertain the
7 motion.

8 MR. ARABO: I'll do the motion.

9 MS. MORALES-ROTH: I'll second.

10 CHAIR NEJABAT: Second.

11 Any discussion from the Board?

12 MR. SCHENK: Yes, I have a suggestion.

13 Keeping in mind the comments that we just heard.

14 How about if we perhaps each contribute to this?

15 \$1,750 each.

16 It comes out to \$15,750, pretty much covers the
17 expense.

18 I think we pay tribute to the governors, and we
19 don't incur cost to the public for putting names on a
20 plaque.

21 And those of us who will be long remembered might
22 want to support the governors in our own personal way.

23 That would be my suggestion.

24 Yeah, I myself love the suggestion.

1 I think it could be suggested.

2 I will definitely do my part and donate the \$7,000,
3 whatever the amount is.

4 MR. SCHENK: I just did the math, Mark. I did
5 different combinations of numbers, of course.

6 And at \$1,750, it came out to \$15,750, which really
7 pretty much just covers that.

8 We could do more, we could do less.

9 But just that way, it's coming from us, but it's a
10 gift from us.

11 MR. ARABO: Right. I love the suggestion.

12 I'm in for my part.

13 I don't want to force another board member to
14 donate.

15 So I think everyone should be encouraged.

16 But I'll tell you from the committee side, we're
17 very pleased bringing this Governor's Hall proposal to
18 the board.

19 California has been very fortunate with our past 40
20 governors.

21 That's for every governor of California who has
22 dedicated their careers to public service.

23 There are different times, different challenges.

24 Each governor helped shape the great state of

1 California.

2 Governor's Hall, the idea was intended to recognize
3 the legacy of all of our governors.

4 And I think it's very fitting we do it during
5 Governor Gavin Newsom's administration.

6 He's been transformational in his leadership and
7 his public service.

8 And the installation will create a lasting tribute
9 for visitors and fairgrounds.

10 Everyone who will come visit the land will see our
11 tribute to every governor of California.

12 I do appreciate the public comments, and I do think
13 it's a good idea maybe for a future another item to
14 dedicate to the team members for the 22nd DAA, which
15 should be done.

16 This is a different issue.

17 This is for the governors for California.

18 And I do love Director Schenk's idea of each board
19 member pitching in their share.

20 I personally am in.

21 But again, I don't want to obligate other board
22 members.

23 I hope every board member just says, here's our
24 share.

1 But I do think it's well-deserved.

2 It's unexpected to all the governors.

3 And I think it's a celebration of the whole
4 community, because the governors are public servants,
5 and they do an incredible job putting themselves out
6 every day to serve our state.

7 MS. DeBERRY: So, Director Arabo, I totally agree
8 with you.

9 I think we should continue the legacy.

10 It's really important.

11 And I like the public comment.

12 The public comment was instead of, and I'm saying,
13 instead of using those words, in addition to, and we
14 should also recognize, what were the two?

15 It was the employees and also the emergency
16 response, I think, and 'in addition to' some type of
17 recognition for both.

18 It doesn't need to be 'instead of.'

19 MR. ARABO: As a committee, we can come back to the
20 board for another area to do that.

21 I definitely think it's well-deserved.

22 And I agree with Director DeBerry, it should be in
23 addition to.

24 MS. BARKETT: You know, and I ditto your remarks

1 also, both of you, because, and Fred, I really
2 appreciate the public coming forward.

3 It has actually been in the back of all of our
4 minds how to do this.

5 And I want to say that I think we have the greatest
6 employees here.

7 I really do.

8 I mean, I've been here since 2002, and that's why
9 I'm still here.

10 It's because the employees, the staff, have
11 honestly been so phenomenal and should be recognized,
12 especially in light of COVID and what they did go
13 through and how they saved this institution.

14 And so our gratitude truly goes out to you, and we
15 would love to recognize you.

16 So that's on the table.

17 As far as the governors, I just want to make it
18 clear this was not asked for by the public officials.

19 This was something that came out of the committee,
20 and in the light of, you know, what's been going on, I
21 think it's nice to want to recognize our governors from
22 all parties and say thank you, because it is a
23 challenge.

24 It's a challenge to run a state.

1 It's a challenge to run a country.

2 And, you know, instead of always kind of tearing
3 them down, we should be really building them up and
4 supporting them.

5 So thank you for the great discussion upon this,
6 and I'm in favor of participation also.

7 And also, let's get something done for the staff
8 and employees that have been here really holding this
9 institution up.

10 Thank you.

11 MR. ARABO: I'd like to echo Director, Vice
12 Chair Barkett's point.

13 This was not asked for.

14 In a lot of ways, I would think not wanted, but the
15 committee felt it was well deserved.

16 And to tribute to all 40 governors in the state of
17 California and everything they've done from both
18 parties.

19 CHAIR NEJABAT: Great.

20 So staff will work with board members, and I'm also
21 in to see who would like to contribute towards the hall,
22 and we look forward to seeing it.

23 So thank you to the committee for putting that
24 together.

1 With that, can we please get a roll call for the
2 vote?

3 MS. ROBERTS: Chair Nejabat?

4 CHAIR NEJABAT: Aye.

5 MS. ROBERTS: Vice-Chair Barkett?

6 MS. BARKETT: Aye.

7 MS. ROBERTS: Director Arabo?

8 MR. ARABO: Aye.

9 MS. ROBERTS: Director Mead?

10 MS. MEAD: Aye.

11 MS. ROBERTS: Director Miyahara?

12 MR. MIYAHARA: Aye.

13 MS. ROBERTS: Director Schenk?

14 MR. SCHENK: Aye.

15 MS. ROBERTS: Director Morales-Roth?

16 MR. MORALES-ROTH: Aye.

17 MS. ROBERTS: Director DeBerry?

18 MS. DeBERRY: Aye.

19 CHAIR NEJABAT: All right, the motion carries.

20 We now have item 8C2, which is the horse racing
21 industry news and information.

22 This is an informational item.

23 So with that, I will recognize Director Arabo to
24 provide the committee's report.

1 MR. ARABO: Thank you, Chair Nejabat.

2 On page 158, it's a pretty thorough report.

3 We have a lot of really exciting things that we're
4 going to do.

5 One of them is I want to thank - I really want to
6 thank Belly Up for really stepping up and to do a
7 potential opening day party, after party, something,
8 ceremony at the Sound for opening day, which is July
9 17th.

10 July 17th, we're very excited that we're opening on
11 a Friday this year again.

12 And the DMTC is doing a remarkable job with equine
13 safety on the forefront of their mind and everyone's
14 mind, bringing people throughout the country, really
15 throughout the world, to come for opening day.

16 It's a big celebration.

17 I encourage every of my colleagues to not just
18 attend, but bring people and show up and show often.

19 But thank you for Belly Up for trying this out.

20 We've always said that we have such a remarkable
21 event on the fairgrounds, and then everyone leaves us.

22 We want a way to keep the folks and keep the
23 momentum, and this is one way to celebrate that.

24 The committee also talked about outside branding to

1 increase sales and to work with local community partners
2 to bring what everyone loves about this region for the
3 opening day of the races.

4 Any feedback or input, please let the committee
5 know so we can do a deeper dive to study it.

6 But we're very excited.

7 We're very grateful for DMTC and their great
8 leadership, and they committed again to help the
9 backstretch workers and committed to safety.

10 I want to thank Director Barkett.

11 This committee is really very efficient, and we
12 love that.

13 There's a lot of energy around horse racing with
14 the Kentucky Derby, with the Belmont Stakes.

15 There's a lot of opportunities to people to really
16 get into the horse racing community, and we're very
17 excited about it.

18 Director Barkett, Vice Chair Barkett, any comments,
19 please, with the horse racing?

20 MS. BARKETT: No, I think you've said it all.

21 Thank you.

22 CHAIR NEJABAT: Any questions or comments from the
23 board?

24 MS. DeBERRY: I just have one quick comment.

1 First of all, on number two, I am very excited at
2 the fact that you're suggesting to work with additional
3 local food vendors.

4 For some reason, I don't care what's happening in
5 the world, food and wine bring more people together.

6 It's just a great combination, at least food.

7 I think it's really important.

8 It's a great branding.

9 It's a great marketing opportunity to think about
10 food from even all different parts of the world and
11 different parts of the country to really bring people
12 together, even if they're not into really horse racing.

13 It's just sometimes this connectivity and communal
14 attitude that people like to foster.

15 Thank you for thinking that.

16 It's a little drag sometimes on just the food that
17 we have.

18 We don't have enough choices.

19 Thank you, Director Arabo, for bringing that up.

20 Vice Chair Barkett, thank you very much.

21 MR. ARABO: Thank you.

22 Any recommendations, please let us know.

23 We could ask DMTC to send the board the calendar
24 for the whole season.

1 There's tacos and tequila, there's wine fest,
2 there's barbecue, but they don't know everything, so any
3 advice and all advice is welcome.

4 We definitely want to build the horse race season.

5 We want people to come that even don't like horse
6 racing, but want to hang out, check out a vibe, check
7 out a community, hang out, to really experience it.

8 MS. DeBERRY: Well, Director Arabo, if you just
9 really think about horse racing, fairs, it doesn't
10 matter.

11 People like to just connect and hang out.

12 The one thing about horse racing is some people
13 have never experienced it, they're not even better, but
14 they come just to see how people dress and just the
15 activities all around it.

16 I think that expanding what that experience is like
17 is much better for the local community and actually even
18 for our feeder cities.

19 We've talked extensively about the global mindset,
20 so I think this is a great idea.

21 MR. ARABO: Thank you.

22 Josh Rubinstein is out of town.

23 He apologized he couldn't be here, but I know he's
24 been always very welcome and open to any comments or

1 remarks.

2 Is there really any idea I encourage board members
3 to talk to DMTC directly or to our CEO and to Becky?

4 They're very not just open-minded, but they're
5 really embracing change for the betterment of the
6 community.

7 MS. MORALES-ROTH: I just wanted to second what
8 Director DeBerry was saying.

9 Thank you for bringing that perspective, Director
10 Arabo and Barkett.

11 I'm actually meeting with Josh, so I do encourage
12 all the board members to bring in any ideas.

13 He's extremely open.

14 He's very welcome.

15 Every single activity, new activity that we bring
16 in to the resources impacts all of us.

17 In this point in time, we need unity in making sure
18 that community feels that they belong in this space.

19 When you break bread with someone, that's the best.

20 Even if you don't know how to bet, you'll learn.

21 You'll have a new community, so this is very
22 important for us.

23 I would encourage all the board members to meet
24 with DMTC.

1 Thank you.

2 CHAIR NEJABAT: Director Mead.

3 MS. MEAD: Thank you.

4 I, too, am very supportive of considering other
5 local food purveyors and vendors.

6 I do want to keep in mind, as a caveat, however,
7 that we do so with consideration about our workforce so
8 that there is support for our workforce and that those
9 new vendors come in with the expectation that we're not
10 impacting the roles of the workforce that we've talked
11 about today.

12 MR. ARABO: Thank you, Director Mead.

13 A good point I'd like to put comments on is one
14 thing we've asked them to do is not affect our
15 workforce.

16 Any outside company would almost partner.

17 It'd be their name brand, but the district's
18 workforce is doing it, so there's hopefully zero
19 disruption to our workforce.

20 Thank you.

21 CHAIR NEJABAT: All right.

22 Thank you, Director Arabo, for that.

23 Seeing no further discussion on this informational
24 item, we'll now move on to public comment.

1 Any members in the room who'd like to speak on this
2 item?

3 Seeing nobody in the room.

4 We have two members online.

5 Martha Sullivan.

6 MARTHA SULLIVAN: Hello.

7 Martha Sullivan again.

8 This was published in Past the Wire on May 30th.

9 The New York Racing Association reporting a 45 to
10 50 percent reduction in late odds movement in the XACA
11 pools after it closed computer-assisted wagering play
12 inside two minutes post in December, with cause share of
13 total wagering falling from the low 20s to roughly 12 to
14 13 percent.

15 For as long as this debate has existed, the
16 industry's catechism has been three words.

17 Handle is handle.

18 Don't touch it.

19 Don't question it.

20 Don't regulate it.

21 Liquidity is sacred, and the size of the pool is
22 the only scoreboard that counts.

23 Myra just told the room it was willing to give up
24 as much as a tenth of a candle to make the game feel

1 fair again, and it described the mechanism not as a war
2 on technology, but as the same thing every serious
3 financial market already uses.

4 Aurora reached for circuit breakers and resistors.

5 Markets impose circuit breakers because unchecked
6 speed advantages erode the one thing an exchange cannot
7 survive without, the confidence of the people on the
8 other side of the trade.

9 Myra has now run the experiment in public.

10 If volatility drops, retail complaints fall, turn
11 holds, and handle doesn't collapse, then the excuse
12 evaporates.

13 So the obvious question goes to the rest of the
14 room.

15 Why won't Churchill Downs Incorporated?

16 Why won't the Breeders' Cup?

17 Why won't the Jockey Club?

18 Or Del Mar, particularly after what betters watch
19 happens to the odds at the 2025 Breeders' Cup.

20 We can't do anything we've always been.

21 As of Friday, it's threadbare, end quote.

22 Del Mar being called out specifically.

23 Pay attention.

24 CHAIR NEJABAT: Next up, we have Chaun Reynolds.

1 CHAUN REYNOLDS: Thank you.

2 DMTC's official track veterinarian, Dr. Brent
3 Cassidy, is at the center of a lawsuit filed in April
4 this year in California Superior Court contesting the
5 removal of racehorse minutes before the running of the
6 2025 Breeders' Cup dirt mile.

7 Horse racing industry press, Pass the Wire, has
8 written extensively about this incident and the lawsuit,
9 most recently on May 30th, noting, The Breeders' Cup,
10 for events of its scale, assembles what it presents as
11 an elite panel of international and out-of-state
12 regulatory veterinarians to conduct the week-long
13 rigorous pre-race scrutiny that justifies its safety
14 narrative.

15 This is a marketing asset as much as a clinical
16 one.

17 The organization wants the public to understand
18 that the best veterinary minds in the sport are
19 examining these horses under conditions more
20 sophisticated than any ordinary race gets.

21 PET scans, AI-assisted gait analysis, daily
22 physical examinations, seven days of documentation.

23 The legal vulnerability of that apparatus, now that
24 an owner with the resources to pursue it, has put it

1 under oath, is this.

2 Under the CHRB rules and the California Business
3 and Professions Code, any veterinarian conducting
4 examinations, interpreting advanced diagnostics, making
5 official declarations of soundness, or exercising any
6 regulatory veterinary function on the backside of a
7 California racetrack, must hold a valid license to
8 practice veterinary medicine in the state of California
9 or operate under the narrow and explicit regulatory
10 exemption.

11 The out-of-state experts the Breeders' Cup brings
12 in as advisors or inspectors occupy a legally ambiguous
13 space the moment their observations, recommendations, or
14 communications enter a chain of authority that produces
15 a regulatory outcome.

16 And a scratch is a regulatory outcome.

17 The complaint addresses this directly, and this
18 language comes from the complaint itself, not from any
19 secondary source.

20 It alleges that Dr. Cassidy relied on text messages
21 received from persons who, A, had not examined.

22 CHAIR NEJABAT: Thank you.

23 That concludes the DMTC Liaison Committee report.

24 We'll now move on to Item 8D, consideration and

1 vote to delegate authority to myself, Chair Nejabat, to
2 approve contracts that exceed the CEO's delegation of
3 authority beginning June 10, 2026, through the next
4 regularly scheduled and notice district board meeting.

5 This is an action item.

6 You can find information in your board packets on
7 page 160.

8 We will now take up public comment on this item.

9 Any members in the room who wish to speak on this
10 item?

11 I'm seeing nobody in the room and nobody online.

12 So that we can begin discussion, I'll entertain a
13 motion.

14 MS. MEAD: Move approval.

15 MS. DeBERRY: Second.

16 CHAIR NEJABAT: Second Director DeBerry.

17 Any discussion on the motion from the board?

18 MR. SCHENK: Just so that we're clear, that would be
19 between basically tomorrow and whenever we meet, perhaps
20 in August or September.

21 CHAIR NEJABAT: Yeah, we've already scheduled the
22 August board meeting.

23 MR. SCHENK: Right, I know, but it doesn't say it on
24 the cover here.

1 I just want to make sure that the public knows
2 that.

3 CHAIR NEJABAT: Yeah, so just so the public knows,
4 the next regularly scheduled board meeting is in August.

5 Great, thank you.

6 We'll now take a roll call for the vote.

7 MS. ROBERTS: Chair Nejabat.

8 CHAIR NEJABAT: Aye.

9 MS. ROBERTS: Vice Chair Barkett.

10 MS. BARKETT: Aye.

11 MS. ROBERTS: Director Arabo.

12 MR. ARABO: Aye.

13 MS. ROBERTS: Director Mead.

14 MS. MEAD: Aye.

15 MS. ROBERTS: Director Miyahara.

16 MR. MIYAHARA: Aye.

17 MS. ROBERTS: Director Schenk.

18 MR. SCHENK: Aye.

19 MS. ROBERTS: Director Morales-Roth.

20 MR. MORALES-ROTH: Aye.

21 MS. ROBERTS: Director DeBerry.

22 MS. DeBERRY: Aye.

23 CHAIR NEJABAT: Motion carries.

24 The next action item is item 8E, which is under the

1 executive committee report, the consideration and vote
2 on whether to approve an interagency agreement with the
3 California Department of Food and Agriculture for legal
4 services at an amount of \$150,000 annually.

5 We will begin with public comment.

6 If you are in the room and wish to speak on item
7 8E, please queue up at the podium.

8 Seeing nobody in the room and nobody online, so
9 that we can begin discussion, I'll entertain a motion.

10 MR. ARABO: So moved.

11 MS. BARKETT: Second.

12 CHAIR NEJABAT: Second director, Vice Chair Barkett.

13 Any discussion on the motion from the board?

14 MR. SCHENK: Yes.

15 So there is nothing in the packet on this.

16 MS. BARKETT: Right, I saw that too.

17 MR. SCHENK: Yeah, so if I may, there's nothing in
18 the packet on this.

19 Are we being asked to make a decision about
20 changing council without any background information on
21 what's going on and why?

22 It didn't go through the legal committee, and I'm
23 chair of the legal committee.

24 My colleague, Director Barkett, is my co-chair of

1 legal committee.

2 I don't know, Lisa, if you were notified about it.

3 MS. BARKETT: No, I'm aware of it, yes.

4 MR. SCHENK: Well, being aware of it and having a
5 meaningful committee discussion, it comes out of the
6 executive report, and it's not from the committee that
7 would probably be the one assigned to this.

8 I mean, we've got a 300-page packet here, and not
9 one word in the entire packet references this.

10 And can you explain why?

11 CHAIR NEJABAT: Sure.

12 CEO Bartling, do you want to?

13 MS. BARTLING: Sure, I can provide some background.

14 There has been some discussion on utilizing CDFA
15 because of their expertise, not to say that Josh and
16 AG's office doesn't have it, but CDFA has the oversight
17 for ag districts.

18 And there's been discussion that it would be more
19 appropriate for their representation for us, being that
20 they supervise us, we do their, we're required to
21 provide documents such as the stop report to them on an
22 annual basis, lots of conversations going back and forth
23 regarding various obligations for us in the way that we
24 choose our judges and the way that we do various

1 different representations kind of on a daily basis.

2 And there was support from CDFA in moving forward.

3 And apparently, we're one of the few fairgrounds
4 that is actually represented by the AG's office.

5 MR. SCHENK: We're one of two.

6 It's Orange County and San Diego, the two biggest.

7 MS. BARTLING: Yeah.

8 Yeah.

9 MS. MEAD: I, too, had concern that I didn't have a
10 background or to provide information on this.

11 And in your explanation, I'm still not quite
12 certain.

13 Is this instead of or in addition to?

14 And if it's an addition to, will we have great
15 clarity about what gets triaged in what direction?

16 MS. BARTLING: Yes, and those are really good
17 points.

18 We've had some good conversations with legal from
19 CDFA and also from our AG's office about the separations
20 of duties, what one would do and what the other would
21 do.

22 We would still need to maintain the AG's office for
23 litigation.

24 But other services that could come from CDFA would

1 provide us with really essentially most everything else.

2 It's also a financial benefit because it's a set
3 fee, which includes any type of transportation from an
4 attorney coming down here if they don't identify
5 somebody that's local.

6 So there's a financial benefit to it as well.

7 And there's different opportunities as far as our
8 working directly with CDFA.

9 MS. MEAD: I would very much just appreciate that
10 I'm not feeling very comfortable in voting.

11 I would feel very comfortable if I was given a
12 background or with the separation of duties and could
13 have more information to be able to take the vote today.

14 MR. ARABO: Yeah, I actually do.

15 I agree with Director Mead.

16 I moved the motion just to have the discussion.

17 I definitely think anything tied to any dollars, we
18 should definitely have a background and the packet
19 information just so we have them.

20 I think the more data we put out there, the better,
21 in writing.

22 So that's just something to flag for the board and
23 for them.

24 Is there a reason, thought behind it?

1 I'm from the fact if we have more lawyers than
2 less, it's better.

3 It's good to add, you know, in general.

4 MR. SCHENK: Thank you for that.

5 MR. ARABO: The more attorneys, the better.

6 I just wish there was some background with it.

7 I'm okay with that explanation.

8 But I do think for standard process, we should
9 always have data in the packet.

10 MS. DeBERRY: And just as important is the fact for
11 the committee, I mean, for the chair of the committee to
12 be able to review and give expertise or comments or
13 something on that.

14 I don't know what I'm even agreeing to at this
15 point.

16 MR. SCHENK: May I ask you, with all great respect
17 from the leadership here, you mentioned the financials.

18 I see it's \$150,000.

19 I don't know how that's calculated.

20 Was that negotiated or is that just something that
21 CDFA charges everybody?

22 I would like to ask, I don't know what the numbers
23 have been that we've been charged by the AG's office.

24 If there is actually an advantage, do we know those

1 numbers?

2 Do you know what, for example, in 2025, if you're
3 bringing up financials, what did the AG's office charge
4 us versus what CDFA is going to charge us?

5 MR. ARABO: It's a great question.

6 MS. BARTLING: Yeah, that's a very good question.

7 And I do know that it's well over \$100,000, but
8 some of them, it is dedicated to legal litigation.

9 So I would need to come back with a set number for
10 you.

11 MR. SCHENK: Josh, do you happen to, I don't know.

12 Do you know the number?

13 JOSHUA CAPLAN: Yeah, so it's end of the year
14 accounting.

15 So for fiscal year '25-'26, for non-litigation
16 related day-to-day legal advice, it was approximately
17 \$90,000 for that fiscal year.

18 Again, non-litigation, so day-to-day legal advice.

19 MR. SCHENK: That's the sort of information that I
20 think would have been helpful for all of us to know so
21 that I could have and Director Barkett could have done
22 some analysis on it before we're asked to vote.

23 No, with all due respect, I mean, I know they're
24 great lawyers at both departments, both agencies, but

1 there are economic issues.

2 There is just physical, I'm assuming that we would
3 have to have, we wouldn't have somebody physically here
4 in San Diego to consult with.

5 It would have to be either Zoomed in or ask
6 somebody to fly down.

7 But I'd like to know more about what we're being
8 asked to do and to see that it's verbal.

9 That just sent up a red flag to me, honestly, and
10 I'm not opposed to the idea, I'm opposed to this vote
11 today.

12 CHAIR NEJABAT: So our plan was in order to not have
13 any discontinuity of legal services through horse racing
14 and through the fair season to present something in
15 August to the board so we can come back with a more
16 detailed plan in August and explore what that service
17 would look like.

18 MR. SCHENK: I appreciate that.

19 MR. ARABO: I appreciate that.

20 MR. SCHENK: Are you guys willing to table?

21 I don't know who's second.

22 MR. ARABO: I'm happy to bring back the motion.

23 MR. SCHENK: And maybe have a committee be assigned,
24 whether it's legal or some other committee.

1 It doesn't have to be.

2 CHAIR NEJABAT: It has been assigned to the
3 executive committee.

4 MR. SCHENK: Okay, then maybe we can have something
5 more than verbal.

6 CHAIR NEJABAT: Yeah, we'll come back in August.

7 Given the past fiscal irresponsibility of the legal
8 committee, we decided to bring this to the executive
9 committee.

10 So just for everyone to know.

11 With that, we will move on to item 8F, the People
12 and Culture Committee Report.

13 This is an informational item that includes recaps
14 of the committee's meeting and our board's June 1st
15 workshop.

16 At this time, I'd like to recognize our chair,
17 Kathlyn Mead.

18 MS. MEAD: Thank you.

19 First, I would like to acknowledge my vice chair or
20 co-director, Donna DeBerry.

21 Our May 22nd meeting was really spent trying to
22 prepare for the June 1 meeting and working not only with
23 our CEO, Becky Bartling, but also with the consultants
24 who joined us that day.

1 So the fast forward is to last week on the 1st when
2 we met.

3 And I got a lot of great feedback, but would look
4 forward to hearing from the board today after my
5 comments.

6 The day was full.

7 The entire board was engaged.

8 We had two consultants.

9 The morning was spent on predominantly governance
10 items, and the afternoon was really spent on our
11 culture, how we work together both in the board setting
12 but outside of the board setting to get to know each
13 other through especially the events at the fair and
14 creating and developing a sense of trust and knowledge
15 among each other.

16 There were many takeaways from that day, but I'm
17 going to choose three of those to share today.

18 We will have a summary report that Director DeBerry
19 and I are working on with the consultants.

20 But the three takeaways that I'd like to share
21 today was that the board reached a collective
22 commitment, which was essentially listen and learn
23 first.

24 So how do we make sure that we're listening to the

1 conversation before we begin thinking about what am I
2 going to say?

3 And to be sure that that through line comes through
4 everything else.

5 The second thing is that this board, each of us
6 made individual commitments.

7 So we made a commitment together as a board, but we
8 made individual commitments about behaviors to adopt,
9 assumptions to release, and ways to help this move
10 forward, especially during this time of change.

11 And then finally, there was this widespread
12 recognition that this robust dialogue is good and that
13 each of us recognize that we are not encouraged toward
14 groupthink, having differences of opinion are important.

15 That's why we are on this board, because we all
16 come from different experiences and all of this
17 information is important for us to share our
18 perspectives in that dialogue.

19 And I think that by the end of the day, we all
20 committed to do so in a respectful manner and to do so
21 in a way that advances the goals of the organization.

22 As I said, there were several takeaways that day,
23 but I think those were the top three that are good
24 things for us to remind ourselves now one week later

1 about how we work together.

2 I will say one other since I hadn't planned on, but
3 just happened today at part of the meeting.

4 And that was that we recognize that Bagley-Kane
5 makes things a little bit more difficult, but we also
6 expressed that we cannot use that as an excuse for not
7 trusting each other and recognizing that this board gets
8 most of its work done through committee work.

9 And that what we would like to do is to trust the
10 people who are on the committees, ask questions, and
11 then move forward as opposed to renegotiating every
12 activity that the committees have.

13 So with that, I feel very pleased and would like
14 Director DeBerry to add some comments about that day.

15 MS. DeBERRY: Yes, thank you very much.

16 You know, for me, it really was about how we
17 continue to serve the public and our workforce.

18 And it was important that we learned a lot about
19 one another and each other around communication,
20 connection, collaboration.

21 And then the last is how do we show up and engage
22 with not just our local community that we serve, but a
23 global stage that we are on every time we have events.

24 And so those were the important things that I think

1 the learnings that we had.

2 It was fun.

3 It was certainly engaging.

4 It was obvious that we had an opportunity to be
5 authentic and transparent with one another.

6 Sometimes we don't always do that.

7 We are so busy, even the public, if you think about
8 the jobs that we hold, our families, all the things that
9 we do, and here we are servants to the public and to the
10 Governor.

11 It is really just critically important that we
12 continue to want to elevate ourselves and specifically
13 to enrich the experiences of the communities that we
14 serve and our workforce.

15 So thank you very much to all of you for
16 participating.

17 MR. ARABO: I want to thank the committee.

18 Thank you, Director Mead, Director DeBerry.

19 It was the first time I've had like that and this
20 as a board member for the district.

21 And it was really impactful for me.

22 And both sessions were great, especially the second
23 one was really good.

24 I think it brought the team much closer, but also

1 brought our ideas up.

2 So I want to thank both of you.

3 MS. BARKETT: I'd like to thank you also, both of
4 you.

5 It was fantastic.

6 And I loved who you picked as consultants,
7 facilitators.

8 They were excellent.

9 So I want to give a shout out to Stacy McKibbin of
10 execution and Tom Keyes.

11 And it was really amazing.

12 And I do think that it strengthened our board.

13 And, you know, the sign of respect we have for each
14 other.

15 It was actually a fun day.

16 I don't think any of us wanted it to end.

17 So thank you very much.

18 MS. MORALES-ROTH: Just very briefly, just want to
19 piggyback on that.

20 Thank you to Director Mead and Director DeBerry.

21 I know it takes a lot of work to do that.

22 I participate in creating those.

23 So I know how much information you had to translate
24 for us to have this type of conversation.

1 But as a newer board member, I'm so pleased and so
2 hopeful of our interactions.

3 Because truly, I think we have well-respected
4 leaders that have the best intent for the community,
5 just so the public knows that.

6 As you mentioned, Director Mead, we come from
7 different lived experiences.

8 But in that, there's so much strength and so much
9 respect for each other.

10 And also to our CEO for joining us.

11 I think now more than ever, we have a wonderful
12 relationship as a board.

13 And I know that we're going to move forward
14 specifically with the plans coming up in the next
15 decade.

16 So thank you for putting that together.

17 MR. SCHENK: And okay, so I do also want to thank
18 you both for your leadership on this and to those board
19 members who were there.

20 Those who couldn't be there for whatever reasons, I
21 hope there's a way to absorb some of the comments and
22 find ways to gain some of the benefit of what we really
23 enjoyed doing for an entire day.

24 And I think it was good for building relationships.

1 And I'm very proud of the work that we all did
2 sitting in there.

3 And again, the team that you brought in to lead
4 this were excellent.

5 So thank you very much.

6 CHAIR NEJABAT: All right, great.

7 Thank you to the committee.

8 We'll now move on to public comment.

9 Anyone in the room would like to speak on the
10 matter?

11 Seeing nobody in the room and nobody online, that
12 concludes the People and Culture Committee report.

13 I suggest we take a five-minute break before we get
14 into the Master Site Plan Committee Report.

15

16 [The Board recessed for a break at 11:57 a.m.]

17 [The meeting resumed at 12:12 p.m.]

18

19 MR. RIVERA: We are live in the room.

20 CHAIR NEJABAT: Great.

21 Thank you, everyone.

22 It is 12:12 p.m.

23 We're now back.

24 We're going to take up item 8G1, which is our

1 master site plan committee report.

2 Discussion and debrief of master site plan process.

3 This is an information item.

4 I'd like to pass it over to our CEO to introduce
5 the CEO of the Bodewell Group, Chris Wahl, for
6 presentation.

7 MS. BARTLING: I was going to have Tristan do the
8 introduction.

9 He worked very closely with them.

10 Tristan, take it away.

11 MR. HALLMAN: Sure.

12 Well, we'll have Chris come up here when he's
13 ready.

14 But I'd like to introduce the CEO of the Bodewell
15 Group, formerly Southwest Strategies.

16 He's going to give a summary.

17 I know that some of you, this will be a refresher.

18 Some of you, this will be totally new, obviously,
19 if you're new to the board.

20 He'll be going through the process now with the
21 intention to discuss next steps after the fair in
22 August.

23 In the interest of time, here's Chris Wahl.

24 CHRIS WAHL: Thank you, Tristan.

1 Thank you, Becky.

2 It's great to see everybody.

3 Happy Fair Week.

4 It's super exciting to see everything up.

5 Very excited to come to the fair this year.

6 So I've been asked to come and provide an update in
7 a short period of time because you guys have a packed
8 agenda.

9 So I do have a presentation.

10 I don't know if, can you guys see it up there?

11 I don't know if this one's mirrored.

12 Okay, great.

13 So I'm going to jump right in, given the limited
14 time.

15 And I'll try to finish with enough time so that you
16 guys have time for a few questions if you'd like.

17 As Tristan mentioned, my name is Chris Wahl.

18 I am the CEO of Bodewell Group.

19 For 26 years, we used to be Southwest Strategies.

20 We rebranded earlier this year with the intention
21 of minimizing any confusion.

22 We had grown through some acquisitions and some of
23 our clients were confused about exactly our specific
24 name.

1 So that's been done to do that.

2 We now have one website instead of five websites,
3 which I thought if you're a communications company, you
4 better do a better job of communicating who you are.

5 And then I want to talk a little bit about why
6 we're doing this.

7 I think the Coastal Commission engagement is really
8 important.

9 And then I'm going to give you guys a summary of
10 what we've accomplished to date, as well as some
11 potential next steps that, as Tristan said, would happen
12 after the fair.

13 Just a little bit of background on us.

14 We're based in San Diego.

15 We've been here for 26 years.

16 I founded the firm with my father-in-law, Alan
17 Zegas.

18 He retired in 2027.

19 We're about seven minutes away from you guys.

20 I'm sorry.

21 He retired in 2017.

22 Excuse me.

23 Thank you, Fred.

24 2017.

1 Thank you for that.

2 And we have a long history of supporting projects
3 that are both public outreach related to master
4 planning, as well as around the fairgrounds.

5 Our firm has worked with Caltrans and SANDAG for
6 over 20 years on the Interstate 5 widening, which is
7 right out here in front.

8 And so we're very familiar with some of the issues.

9 We also worked on the Flower Hill Mall expansion
10 and many of the issues that were there.

11 Both of those projects required Coastal Commission
12 approval.

13 Interesting enough that the Flower Hill Mall did
14 require it on the east side of the 5, but it is in the
15 coastal zone.

16 So we have a lot of experience dealing with what
17 the Coastal Commission is looking for, as well as
18 helping getting projects through.

19 Our firm was selected through an RFP process,
20 through competitively bidding with the fairgrounds, and
21 we're very, very proud to say that the DAA is one of our
22 clients.

23 We began work on this master plan 2050 in 2024.

24 So I pulled one thing from the California Coastal

1 Act that I thought was really important.

2 Some of it is highlighted, but the idea in the
3 Coastal Act, section 30006, says that the legislature
4 finds and declares that the public has the right to
5 fully participate in decisions affecting coastal
6 planning, conservation, and development.

7 And at the end it talks about development should
8 include the widest opportunity for public participation.

9 I think this is important because oftentimes people
10 will say that public outreach can happen down the road.

11 We don't even have a plan yet.

12 Why are we doing public outreach?

13 Well, it's been my experience in the past that when
14 projects start to do the public outreach after the
15 project is developed, the Coastal Commission is far more
16 concerned about the fact that they were not involved in
17 the process.

18 And so getting out in front is the right approach
19 because I think it demonstrates that people can't say,
20 we didn't know anything about this.

21 And at some point there's going to be a plan to be
22 considered and it's important to get the public's input
23 before and after that development, in my opinion.

24 Many of you have seen our famous or infamous Candy

1 Land map here.

2 We tried to do this because it was fun.

3 The fair is fun, so we tried to be fun.

4 And you can see that this is a multi-step process
5 for those of you that haven't seen it before about
6 engagement that ultimately leads to a California Coastal
7 Commission approval at the very end.

8 We are through the listening session tour.

9 It's almost entirely done.

10 And the next step is really, really important,
11 which is deciding how you folks want, the board wants to
12 establish design objectives that would set forth a plan
13 in motion for an architect or developer to come in and
14 propose different plans in a competitive manner.

15 All the work that we've done today, which I'm about
16 to talk about, has set the foundation for that plan
17 development.

18 You might remember back in September 24, you guys
19 started this process with setting guiding principles.

20 One of the most important components of that was
21 making sure that this was a community-focused plan and
22 not a developer-led plan.

23 Developers, obviously, we work for a lot of them.

24 They're very good people, generally speaking, but

1 they're motivated by something other than necessarily
2 what your board might be motivated by.

3 And so we thought it was important out front to
4 make sure the community was giving us feedback that was
5 both statistically valid as well as empirically able to
6 be used in the development of this process.

7 Purposeful planning, accessibility, environmental
8 stewardship, and economic impact and fiscal
9 responsibility was very important.

10 In fact, I think one of the most important
11 components of this plan is going to be how does the
12 board and how does the DAA make sure that it's a self-
13 sustaining entity because of the fact that you have a
14 unique stature that you rely on dollars that you are
15 able to generate here at the facilities.

16 One other thing that we did is that when we first
17 started this back in the January to December time frame,
18 we decided that this is not the City of Del Mar's
19 fairground as much as it says Del Mar's fairgrounds.

20 It's the region's fairgrounds and I think even the
21 folks in Del Mar would agree that people enjoy this
22 facility from all around the region.

23 There are 18 cities in San Diego County and those
24 18 cities have a vested interest and all of their

1 residents all come and enjoy the fair and there will all
2 of them I'm sure be represented in the next 30 to 60
3 days over the course of both the fair and the horse
4 racing season.

5 So we went out to all of the different cities, all
6 18 cities.

7 We also went to two regional boards to present
8 information saying we're doing this, we want your input.

9 We did quick five to seven minute meetings.

10 It was somewhat informal, but it was instructive
11 because I think it laid the foundation for them to give
12 us feedback.

13 We also worked with many elected officials.

14 For example, Council Member Henry Foster reposted
15 the opportunity to people participating in open houses
16 as just one example.

17 Supervisor Joel Anderson did the same.

18 We really worked with the elected officials around
19 the region to get them to engage with us to seek input
20 from their constituents.

21 One of the more interesting components of our
22 outreach that was done in June of 2025 was a countywide
23 statistically valid poll.

24 Six-hundred San Diego residents took the survey.

1 It is extremely informative.

2 I don't have time to go through it in detail, but
3 we do have a report.

4 The committees that have seen it before have gotten
5 input from us on why that's important.

6 Some of the things that I think were so important
7 to just sort of key takeaways was that the favorability
8 for the fairgrounds was extremely strong.

9 Our firm also has the great fortune of working with
10 the San Diego Padres.

11 They are another institution that is beloved here
12 in San Diego.

13 Their credibility rating is as high as anybody in
14 the region.

15 Up with the zoo, the fairgrounds are right there as
16 well.

17 We found that to be remarkable and awesome because
18 I think it gives you a foundation for continuing to
19 build on something great.

20 People really thought that the fairgrounds should
21 plan for access and protect the environment.

22 Transportation in and out, as you might not be
23 surprised, was one of the most important components that
24 people said they would want to see as a part of a

1 revised or redeveloped fairground.

2 One of the other things that we did too, because we
3 thought it would help not just with the future of
4 designing the fairgrounds here, but it would also
5 establish credibility.

6 We developed a technical advisory coalition and it
7 was comprised of 12 regional technical experts in a
8 variety of different disciplines to give us grotesque
9 feedback on what they thought the future could be here.

10 We found this to be extremely valuable.

11 We are in the final throes of developing key
12 considerations and a recommendations report, which will
13 be done soon.

14 We envisioned that all of this outreach that was
15 done, the poll, the TAC work, the open house feedback
16 that we got, would be compiled into documents.

17 Those documents would serve as appendices for the
18 future international design competition to find out what
19 people think that this site should be.

20 It would be a really good foundation just from the
21 fact that we did the community outreach, but also they
22 would take advantage and gain great insight into the
23 outreach that was already done.

24 I think that is important because when you think

1 about it, when people come back, whoever the teams are
2 that ultimately bid on this project, we want it to be an
3 informed decision that reflects the will and the
4 thoughts of the people.

5 That is another reason why we spent so much time up
6 front to glean this information.

7 Many of you already know this, but we held nine
8 open houses.

9 We started with five, but the feedback was so
10 positive we ended up doing nine.

11 Many of you participated in those.

12 We had over 350 attendees and we got over 3,000
13 different comments through a variety of online surveys
14 as well as in person.

15 So just to kind of summarize again in a short time
16 frame here that I have, over the last year and a half,
17 we have been able to get 3,100 different stakeholder
18 technical data points that provide great insight into
19 what the future of the fairgrounds might look like from
20 the community's perspective.

21 We have done 13 different board of directors
22 presentations and committee meetings with you folks to
23 keep you engaged.

24 Nine different TAC meetings and that has summarized

1 all of that onto the right side is that we have over
2 4,300 individual responses when you include digital and
3 survey work that was done as well.

4 So I think we will be able to significantly
5 demonstrate to the Coastal Commission where I started on
6 this conversation that we went out of our way to make
7 sure that the public's input was included.

8 The last slide that I have is what comes next.

9 We have reached a critical juncture in the process
10 on the Candyland map.

11 Our recommended next steps, which we would be happy
12 to come back and present to you in more detail after the
13 fair is completed, sort of fall into three buckets.

14 One is we want to maintain the momentum of what has
15 been established.

16 We want to consistently and continuously get board
17 engagement to make sure that you are leading the
18 process.

19 And then plan for this concept of this
20 international design competition.

21 There are some specific actions in each of those,
22 but I am happy to lay it out more in detail when I come
23 back.

24 But I think that I will leave you with this

1 concept.

2 Our firm also works throughout the state of
3 California.

4 I think this particular piece of property that you
5 guys know, as well as the land that you have to the east
6 of 5, is perhaps some of the most incredible,
7 underutilized, undeveloped land in the entire state of
8 California, if not the entire United States.

9 So there is great opportunity and there will be
10 significant interest in making this something even
11 better than it is today.

12 Everything that we have done to date only
13 reinforces and underscores how valuable and important we
14 thought that this process would be, especially when it
15 comes to the future of what it might look like.

16 So that is what I have got for today.

17 Hopefully, I am within my time frame.

18 I am happy to answer a couple of questions if there
19 are any.

20 MR. ARABO: I have a quick comment.

21 All the committees have done an excellent job,
22 especially with the quantitative data and the
23 qualitative and outreach.

24 So thank you for all the great work.

1 CHRIS WAHL: Thank you.

2 Appreciate that.

3 MS. MEAD: Thank you.

4 I have a question about the contract scope.

5 I am not sure if I should give it to you or to
6 Becky, but does the current scope include the
7 international design competition?

8 CHRIS WAHL: So I probably actually should defer to
9 you, Becky, on that.

10 We are not qualified to run an international design
11 competition.

12 MS. MEAD: Okay, that is what I was wondering.

13 CHRIS WAHL: No, I would not recommend that.

14 But I think we are qualified to participate in that
15 process and make sure that all the information that has
16 been developed and gathered is properly conveyed
17 throughout that process.

18 But your procurement department would obviously
19 take the lead in that, and I think it is worthwhile
20 discussing at your upcoming board meetings how that gets
21 fleshed out.

22 MS. MEAD: So it is not a *fait accompli*.

23 We have not contracted for an international design
24 competition as of this point.

1 CHRIS WAHL: That is correct.

2 MS. MEAD: Thank you.

3 CHRIS WAHL: Yeah, you bet.

4 CHAIR NEJABAT: Director Berry?

5 MS. DeBERRY: So I actually want to give a shout out
6 to Tristan and his team because doing the outreach was
7 really important, and he certainly did not leave out any
8 community, and he took pride in making sure that people
9 showed up.

10 He marketed in every community.

11 So thank you very much for all that you have done.

12 I appreciate it.

13 CHRIS WAHL: Yeah, and I would be neglecting saying
14 that both Katie and Dustin have been terrific too.

15 The whole staff and team has been amazing to work
16 with, and I thank them greatly for that.

17 MS. MORALES-ROTH: Thank you for that.

18 I do have a question.

19 When you mention here retain visibility in the
20 community for the next couple of months, how does that
21 look like?

22 CHRIS WAHL: So I think it would be important to
23 keep the public informed, and that can be done in a
24 limited manner or it could be done more aggressively.

1 I think at this point it can be pretty limited, but
2 we would not want to disappear for, say, 12 months or 18
3 months and not have updates.

4 We made a concerted effort to go out and educate
5 the public.

6 There was media coverage.

7 I think it would be in the district's best interest
8 to make sure that we are providing information on what
9 is next.

10 MS. MORALES-ROTH: I agree, and I thank you for that
11 because that is exactly what I want to emphasize to the
12 board.

13 What tends to happen in the community is that we
14 ask for information.

15 We ask for the data.

16 We never report back, and that seems like, again,
17 we are here to serve the community.

18 This is our main role, so we need to report back on
19 what were the findings, also because they might have
20 additional information around that that could help the
21 master plan.

22 So I do want to report back to those community
23 members, even if we can consider a very small campaign,
24 just, hey, we are working on this.

1 This is part of a master plan.

2 The whole community is part of this, and we want to
3 make sure that not only that we are reporting out, but
4 that we are saying this is step one of many, so stay
5 tuned for more.

6 I just want to be mindful of that.

7 CHRIS WAHL: If you don't mind, I would actually
8 like to expand on that for a second and give you an
9 example.

10 So when we worked on Interstate 5 originally, and I
11 talked to Director Arabo about this, is that there was a
12 master plan development permit that was established for
13 I-5 that Caltrans was able to get.

14 It included 96 permits, 96 permits, and so the
15 ability of not having to go back to the Coastal
16 Commission 96 times was phenomenal.

17 One of the reasons that we were able to succeed at
18 that was it was a very collaborative process, and we
19 were able to bring multiple cities to the table, to the
20 Coastal Commission, to tell them that Solana Beach, Del
21 Mar, the City of San Diego, Chula Vista were all on
22 board because they saw the value of what this project
23 meant for the community.

24 Now, it is a freeway.

1 It is different, but it is very similar in that
2 context that you want to engage people all the way
3 through.

4 MS. MORALES-ROTH: Exactly.

5 To that point, it is the reporting back, but we are
6 still working on this together.

7 We are still showing up for Council and making sure
8 that we keep them informed throughout the process
9 because they are key stakeholders to this process.

10 CHRIS WAHL: No doubt.

11 MS. DeBERRY: I have another question for you.

12 The Technical Advisory Coalition, what is the next
13 step, or was that formed just for this process?

14 CHRIS WAHL: It was formed just for this process,
15 and the final step is for them to prepare a set of
16 recommendations based upon their technical expertise.

17 We are working with them.

18 We are assembling that.

19 Zach, who is with me here, I should have introduced
20 Zach.

21 I feel bad about that, but Zach is here and has
22 done an amazing job behind the scenes as well.

23 His team and the group that we have is helping
24 those technical advisors prepare the report, which will

1 be then presented to you, and that will then be a part
2 of, like I said, any kind of future RFP or design
3 competition, but their work is done at that point.

4 Unless we decide, or you decide, that you want them
5 to continue to engage in some other manner.

6 MS. DeBERRY: Thank you.

7 CHRIS WAHL: But they did it all for free, which was
8 very nice of them.

9 MS. DeBERRY: Free?

10 CHRIS WAHL: Well, yeah, it was free.

11 MS. DeBERRY: I don't think so.

12 CHRIS WAHL: I'm not saying I was free.

13 They were free.

14 In fairness, no, you're right.

15 MS. MORALES-ROTH: They were volunteers.

16 We'll scratch that comment.

17 MS. DeBERRY: Scratch that comment.

18 CHRIS WAHL: They were volunteers.

19 Thank you.

20 Much better word.

21 Much better word.

22 Volunteers.

23 MS. BARKETT: I don't know what this was.

24 So, thank you.

1 Under board engagement, consider adding owner's
2 rep.

3 CHRIS WAHL: Yeah.

4 MS. BARKETT: Sorry, what is the owner's rep?

5 CHRIS WAHL: Yeah, so, really good question, and
6 since you're giving me more time, I'm so happy to get
7 into it.

8 So, it's a tool that the development community uses
9 to have a technical person that really has the skill
10 sets to design the facility, but they choose instead to
11 be your rep, and so that they know the details.

12 I'm not qualified.

13 Our firm's not qualified for that, but for example,
14 in the case of SDSU West, after the voters voted to turn
15 the land over from the county to the city, and then,
16 excuse me, from the city to San Diego State, San Diego
17 State engaged with a local firm here that served as
18 their representative throughout the entire development
19 process, and what they did was they provided the
20 decision makers, which in this case would be you, with
21 the tools to say this is what it could look like, and
22 the shapes and ideas and the types of uses, and we can
23 kind of give you a foundational footprint to demonstrate
24 that so that you have an idea of financially what might

1 actually work.

2 So, you have somebody with the technical expertise
3 that can compete with the developers that are bidding on
4 it to make sure that you're getting the right
5 information along the way.

6 It would be highly recommended by me that you have
7 an owner's rep that's somebody that has that expertise
8 to give you honest feedback in closed session, behind
9 the scenes, so that you just know what you're dealing
10 with.

11 MS. BARKETT: Okay, and would this come out of the
12 TAC committee?

13 CHRIS WAHL: No, I actually think it most likely
14 would be an architect.

15 In the case of SDSU, it was an architectural firm,
16 and that particular firm had a significant amount of
17 experience developing master plans and being both on the
18 development side as well as the planning side for
19 agencies.

20 MS. BARKETT: Thank you.

21 CHAIR NEJABAT: Any other?

22 MS. BARTLING: Thank you, Chris.

23 CHRIS WAHL: You're so welcome.

24 MS. BARTLING: So, there are professionals in the

1 industry that particularly deal with fairgrounds because
2 we are unique.

3 We're not a stadium, we're not an open field.

4 We have commitments to agricultural education that
5 needs to be considered along with the other fair and the
6 other things that we do.

7 So that, and this is more educational for the
8 board, there are these organizations that deal
9 specifically with fairgrounds, or a big part of what
10 they do, that work with development and come up with
11 ideas, and there are some fairgrounds that have done
12 some really neat things.

13 And right off the top of my head, I can't remember,
14 there's one in Kentucky that really did a total
15 redevelopment of the property, so that would be
16 something we'd want to look at.

17 MR. ARABO: Yeah.

18 MS. BARKETT: Let's go to Kentucky.

19 MS. BARTLING: Sure, let's go to Kentucky.

20 MR. ARABO: I had one comment to piggyback on
21 Director Morales-Roth's point, was the data we received,
22 the data is so valuable, especially the quantitative and
23 qualitative, especially the survey.

24 Is there a mechanism for it to be shared within the

1 community?

2 For example, today we're driving, and I know that
3 in the survey, parking and traffic was a huge issue for
4 the community, but then we drive and we see that one
5 lane is missing.

6 Ideally, they took up one lane, and now you can
7 imagine what happens now with more traffic and more
8 congestion over the fairgrounds.

9 I think our local partners, cities, would benefit
10 greatly by seeing what the community residents really
11 want.

12 CHRIS WAHL: Sure.

13 MR. ARABO: Literally what happened with taking away
14 a parking lane will make that issue even a bigger issue.

15 So, starting tomorrow, yeah.

16 We did have, I have it in my binder here.

17 I don't know what mechanism we have for other
18 cities and other partners in the region to benefit from
19 the great data that you collected.

20 CHRIS WAHL: We did one of the many presentations
21 that we did to the board included, you might remember we
22 used a gentleman by the name of Drew Lieberman, LBI
23 Insights, and Drew, he presented to the board and went
24 through some of the findings.

1 That's a public document.

2 I think it could go on the website if it's not
3 already up there.

4 MS. BARTLING: And just a comment about the striping
5 that's happened on Jimmy Durante Boulevard.

6 I spoke with Ashley, who's the city manager, and
7 they are very willing to look at the striping and the
8 way that it's been done after the fair and consult with
9 us what worked and what didn't because they're very
10 willing to look at that again.

11 MR. SCHENK: My concern is how far back north it's
12 going to affect the traffic, you know, because cars are
13 now being brought into just a single lane, whereas
14 before you had two lanes and now, I mean, I like the
15 idea that they have a dedicated lane for Uber and Lyft
16 and other, you know, ride share, but I think people
17 trying to get into the parking lot will have a problem
18 And I'll just say this, if we remember a few years ago
19 during Juneteenth, we learned that a number of people
20 turned around and left, and I just don't want to see
21 that happen.

22 I know it's great that we're going to look at it
23 retrospectively post, but I'm a little concerned about
24 potentially losing some, you know, dear visitors to the

1 fairgrounds.

2 MS. BARTLING: Sure.

3 We've also had lots of conversations, and Mark
4 Elvin, if you have a second, Mark, you can come up and
5 let them know the efforts that we've gone through
6 regarding coning and the process.

7 So there has been some consultation with our team
8 on, you know, how we're going to accommodate that.

9 So, Mark, if you have anything else that you'd want
10 to just quickly respond to.

11 Mark is our security manager.

12 MARK ELVIN: Yes, I'm Mark Elvin, Public Safety
13 Director.

14 The city of Del Mar did reach out to us nine months
15 ago or so, and let us, maybe longer than that, let us
16 know that they were going to start this re-striping
17 process.

18 And they brought us to the table, asked us, and
19 along the way we provided feedback.

20 They had some direction on their end that they
21 wanted to go in, they wanted to widen the bike lanes
22 some, and they had some other wishes of their own, but
23 they did bring us to the table and let us interact with
24 them and give feedback on what we thought.

1 In the end, we came up with, this is what they came
2 up with, and so, as was mentioned, we'll see what it
3 looks like at the end of the fair.

4 So it did take away some of the lanes that we had
5 previously.

6 You guys have all seen that.

7 So, we are a little concerned about that, but we
8 will definitely provide the feedback to them.

9 MS. MEAD: Mark, as an interim during the fair, and
10 possibly some days during the race meet, do we have the
11 ability to cone, to create the additional lanes that we
12 may need to keep the traffic moving as opposed to get
13 some back?

14 MARK ELVIN: Yeah, I'm really glad you brought that
15 up.

16 There is flexibility in the plan.

17 There are the painted lanes, but there is
18 flexibility to change that with added cones and things
19 like that.

20 The only feedback we gave them is that it often
21 disrupts drivers.

22 They look more at the paint than they do the cones,
23 and when you add more equipment out there, whether it's
24 the tall pylons or the regular smaller cones, whatever

1 it is, to drivers it's confusing.

2 So we'll see.

3 Yes.

4 MS. BARKETT: Mark, I just have a quick question.

5 Was there a study done, a little traffic study
6 about what this could potentially cause?

7 MARK ELVIN: They did work with traffic engineers
8 for sure, and there were traffic plans, and then we had
9 to provide our traffic plans for the fair and throughout
10 our interim events, and we provided that to COE's
11 Traffic, who we use, and so we had to provide a traffic
12 encroachment permit, and we provided that to them, and
13 they signed off on it just recently, about a week ago on
14 that.

15 MS. BARKETT: I think it might behoove us to have
16 somebody monitoring the traffic, what it's like in the
17 first couple days for sure.

18 MS. BARTLING: Yes, and Brian Waterman and his team
19 will be looking at that, definitely.

20 MS. BARKETT: Documenting.

21 MARK ELVIN: Yes, we will.

22 MS. BARKETT: Thank you.

23 MR. ARABO: I mean, back to tie it to the data,
24 because I know it's about the data presentation.

1 That's why it's important to have the data that we
2 collect from the community shared with the community, so
3 local cities could learn what the residents want.

4 One of the top things was traffic.

5 That's one of the number one complaints that there
6 was from the data that we received.

7 MS. DeBERRY: So my question for you is, did the
8 city incorporate any of your recommendations in draft
9 form or any form, actually?

10 MARK ELVIN: Yes, they did.

11 They listened to us and they did change certain
12 things.

13 MS. DeBERRY: Are the certain things that they
14 changed significant enough to impact the flow of cars in
15 parking?

16 And I'm a biker, so just not like, oh, we'll narrow
17 the bike lane by 2% or 5 feet, but real impact.

18 MARK ELVIN: I know that they reached out to the
19 bike community and they got feedback from them and then
20 they actually widened the bike lanes for that.

21 But I do want to follow up with one example that
22 was significant.

23 At one point during the discussions, there was some
24 feedback and they were thinking about going to, for that

1 lane that's going north that wraps around by the
2 Denny's, it's two lanes, it was two lanes, they were
3 anticipating possibly going to one lane there.

4 So we gave a lot of feedback there.

5 That would have impact us severely.

6 On a day like today, not as much going on today,
7 yeah, they could have got away with it, but any of our
8 events going on or just a busy beach day, that would
9 have impacted severely.

10 And they did listen to us and they did keep it at
11 two lanes.

12 So I give credit to them.

13 MS. MORALES-ROTH: Just to note what Director
14 DeBerry said, I think this is just going back to a
15 little bit to the presentation and the data, this is a
16 perfect opportunity and example and how we need to
17 connect more with the cities and the community if we
18 provide this data in advance.

19 And I know we have timelines, we all have
20 timelines, I completely understand that.

21 But if we knew that this is going to happen, can we
22 talk to the city and say, this is the data that's coming
23 directly from the community, from our community, right?

24 To make sure that we align everything and we're not

1 one week before the fair trying to figure everything
2 out, right?

3 So I do think that we can leverage this data to
4 have these conversations and I know the committee is
5 going to be meeting with a couple of elected officials,
6 but let's make sure we tell that story in the right way
7 to make sure we have more allies and we're not
8 scrambling to figure out what's going on.

9 MR. ARABO: Probably a good survey question if we do
10 more outreach, because I want to keep on the topic.

11 Would you be happy if you lose 30% of the traffic
12 flow?

13 That's I think in essence what happened.

14 MS. DeBERRY: Just as Fred was saying, like how is
15 that impacting revenue when we're looking at growth
16 models?

17 So it's really critical that they understand the
18 revenue part of it for us.

19 MS. MEAD: And the overall economic impact.

20 MS. DeBERRY: Correct, Director Mead.

21 Thank you.

22 CHAIR NEJABAT: Thank you, Mark.

23 Appreciate it.

24 Thank you, Chris.

1 All right.

2 We will now move on to public comment on this item.

3 Any members in the room who would like to speak?

4 Seeing nobody in the room and nobody online, that
5 concludes public comment on item 8G1.

6 We'll now move on to item 8G2, which is the
7 discussion and summary presentation from staff on the
8 HAP grant studies.

9 This is an information item and can be found in
10 your packet beginning on page 161.

11 I'll now pass it on to you, CEO Bartling.

12 MS. BARTLING: Thank you.

13 And I would like to introduce Dustin Fuller, our
14 Environmental Land Planner, and he will give a brief
15 synopsis of the HAP grant studies.

16 MR. FULLER: Yes, I'll try to keep it brief.

17 And if you can shorten that little screen, I'm not
18 sure if it bothers anybody.

19 As you're aware, the district entered into an MOU
20 with the City of Del Mar to select a potential housing
21 site, affordable housing site.

22 And this is the result of those HAP grant studies.

23 As you saw, there's a large set of documents I
24 brought back up.

1 The whole second row is experts.

2 So if you have questions that I can't answer, I'm
3 sure they can.

4 This shows the six sites, just gives the APNs and
5 which city they're in.

6 So three of the six sites are located in the City
7 of Del Mar, three were in the City of San Diego.

8 They're all roughly the same acreage except for
9 site six.

10 Oops.

11 Oh, there we go.

12 Here they are on the map.

13 So down at the bottom, and I'm going to go out of
14 order, is site three.

15 Moving up on the right side of the map is site
16 four.

17 Moving up from there, or excuse me, is, I can't see
18 that, I'm sorry, I can't see what numbers those are.

19 Those are the six sites.

20 The ones on the left are City of Del Mar, the ones
21 on the right are within the City of San Diego.

22 And I misspoke, I'm sorry, there's four within the
23 City of Del Mar.

24 MS. MORALES-ROTH: Just for everyone, page 162.

1 MR. FULLER: I apologize.

2 MS. BARTLING: That's in the packet, 162.

3 MR. FULLER: Got it, got it.

4 So the feasibility studies, so any of these would
5 include at least 61 units.

6 We looked at 61 to 82 units of family housing, ah,
7 thank you, now I can see it.

8 And 61 to 128 units of senior housing.

9 So as you're aware, the entire property is located
10 within the FEMA floodplain.

11 So all of these would have the bottom floor be
12 floodable, basically a parking area at the bottom, at
13 least 10 feet above ground.

14 So none of the sites are in the FEMA regulatory
15 floodway, which is just a little bit different.

16 So this is for the housing feasibility task order.

17 So we had objective criteria for this, and I looked
18 at the lease agreement timing, the potential financial
19 feasibility and eligibility for tax credit financing,
20 environmental constraints, ability to be implemented in
21 accordance with state and local regulations, no
22 associated conflicts with fairgrounds operations and
23 events.

24 And I should say, and I should have said earlier, I

1 apologize, these studies did not look at the operational
2 impacts to the fairgrounds.

3 So it doesn't look at what happens to our
4 operations if you place it here.

5 I just want to make that clear.

6 MR. ARABO: I have a quick question.

7 Sorry to interrupt.

8 Fairgrounds is self-sustaining.

9 We make money on our operations.

10 Is there a reason why we did not do an operational
11 study?

12 That seems totally negligence.

13 Is there a reason why we did not do an operational
14 study?

15 MR. FULLER: Not that I'm aware of now.

16 I could not answer that question.

17 It's a good question.

18 MR. ARABO: I don't know how do we look at a site
19 without an operational study even done.

20 But I'm surprised.

21 MS. BARTLING: There is an analysis in your packet
22 done by staff on the operational challenges.

23 MR. ARABO: There is?

24 MS. BARTLING: Yes.

1 MR. ARABO: But no study part of the HAP grant?

2 MS. BARTLING: No.

3 >> [off mic]

4 MR. ARABO: There's a letter.

5 Okay, sorry.

6 MR. FULLER: Should I continue?

7 So the findings for the feasibility studies
8 concluded that sites 1 through 3 all satisfied criteria
9 for feasibility.

10 Sites 4 and 5 satisfied all criteria except for the
11 ability to execute a lease agreement within the ENRA
12 period.

13 And that's simply because they're in the city of
14 San Diego, not within Del Mar.

15 Site 6 did not satisfy all criteria and was found
16 infeasible.

17 All of the remaining five sites are highly and
18 equally competitive for tax credit financing.

19 So moving on to sea level rise, as mentioned, we're
20 in the flood plain.

21 This study analyzed potential flooding and
22 inundation scenarios and identifies conceptual
23 adaptation strategies to reduce flood risks.

24 So the findings for this study, none of the sites

1 would be exposed to the 10-year fluvial event, which is
2 from the river, as opposed to sea level rise.

3 All sites would be exposed to the 50-year and 100-
4 year fluvial event.

5 And sea level rise and flood vulnerabilities ranked
6 from least to most vulnerable.

7 Site 5, which is the dirt lot site.

8 Site 4, which is the surf and turf RV parking site.

9 Site 2 is the south of the stable gate site.

10 And site 1, the east main stable gate.

11 And then the lowest ranked was the adjacent to the
12 fire station site.

13 And then the adaptation strategies included in this
14 were targeted ecotone features, perimeter berm
15 protection, site-wide floodable frontage.

16 The CEQA constraints kind of concluded this
17 together with a transportation analysis.

18 So we did a biological constraints and a cultural
19 resources constraints.

20 The biological constraints determined there were
21 none on-site, or minimal on-site, I should say, and that
22 the site was not archaeologically significant.

23 Now this is where it gets a little, I have the
24 experts here to help me out.

1 So depending on what you do and how you do it is
2 how we get through CEQA.

3 There is the potential for the sites to be exempt
4 through AB 130.

5 If you do 100% affordable housing at sites 1
6 through 5, you'd be exempt from VMT impacts.

7 When you start adding mixed income, meaning market
8 rate and affordable housing, then we have a potential we
9 might have to do an EIR or a potential that we would do
10 a mitigated NEGDEC.

11 It just kind of depends on the development.

12 And again, site 6, it's just technically and
13 logistically infeasible.

14 The last one that we did was a sewer and water task
15 order.

16 This analyzed the capacity of existing water and
17 sewer systems, and right now we're at a point where we
18 have completed it for sites 1 through 3.

19 Sites 4 and 5 are entirely within the City of San
20 Diego, so we are coordinating with them to get the
21 confirmation and the data that we need.

22 The City of Del Mar was very quick and helpful in
23 getting the information for obvious reasons.

24 They want to see these things done.

1 The City of San Diego is a little slower, so we're
2 still working with them and hope to have that in the
3 next couple of weeks.

4 The findings, the water system has adequate
5 capacity to supply a housing project.

6 No water system improvements necessary, other than
7 constructing water service lines to the housing sites.

8 Again, that's 1 through 3.

9 Sewer has adequate capacity for conveying
10 wastewater flow.

11 Additional studies recommended to address
12 deficiencies prior to construction, pump station
13 capacities and existing conditions assessments.

14 Like I said, I have the project team here available
15 for any questions.

16 I'm available for any questions, but again, a high-
17 level overview of what the HAP grant studies did.

18 MR. MIYAHARA: I'll just start by saying thank you,
19 Dustin and staff.

20 I know this was a heavy lift.

21 I'm happy to see that some of these tasks had
22 positive findings, like water and sewer for sites 1
23 through 3, CEQA analysis, traffic analysis and such.

24 I focused a lot of my time on the two reports

1 completed by Harrison Associates.

2 It kind of felt like the analysis for financial
3 feasibility, specifically as it relates to
4 competitiveness for tax credit financing, left something
5 to be desired.

6 The measure or the analysis that Harrison
7 Associates conducted kind of scratched the surface in my
8 mind.

9 They determined that all of these sites checked the
10 boxes for requirements for proximity to amenities.

11 However, there's quite a few layers beyond that to
12 determine what I think is a competitive project in terms
13 of competitiveness.

14 That's where there was a residual land value
15 completed.

16 I think there could have been some additional
17 studies after that to really determine what
18 competitiveness means in the world of low-income housing
19 tax credits, private activity bonds.

20 I do think that the analysis was good in the sense
21 that we're on the right track.

22 I think the district might want to understand and
23 peel back some of the layers a bit further to determine
24 what does that really look like.

1 By that I mean we're going to have to go to the
2 city, the county, perhaps HCD to secure funding because
3 these deals are subsidized by public resources to push
4 down must-pay debt service which in turn reduces rents.

5 On that analysis conducted by Harrison Associates,
6 again, I kind of felt like there could have been a
7 little bit more done there.

8 And then the other report that was completed by
9 Harrison Associates, it kind of indicated that the city
10 of Del Mar had previously looked at a couple of things.

11 Let me get my notes.

12 The city previously explored the possibility of
13 receiving RENA credit for affordable housing constructed
14 on the fairgrounds.

15 They discussed this with the city of San Diego and
16 according to city staff, the fairgrounds of the city of
17 San Diego and HCD started these discussions in 2019 but
18 were ultimately unsuccessful.

19 So based on that, I'm just curious if you have any
20 information or if the city perhaps has any information
21 on really what were those discussions and why was it
22 rendered infeasible?

23 MR. FULLER: I do have notes from those meetings
24 back in 2019, 2020, and 2021, I believe.

1 I don't recall immediately off the top of my head
2 why they were unsuccessful.

3 I can get that information and get back to you.

4 MR. MIYAHARA: Okay, I think that would be helpful
5 for the board to know.

6 MR. FULLER: Okay.

7 MR. MIYAHARA: That's all my comments for now.

8 MS. MEAD: I just want to confirm.

9 Thank you, Ted, for that and thank you, Dustin.

10 Just want to confirm that my question was just
11 covered because a lot of that went over my head.

12 But are we talking about sites four and five, which
13 are in the city of San Diego, being able to be?

14 Okay, good.

15 Check.

16 That one's done.

17 Next question.

18 So you're going to get back to us on that.

19 The next question is, I wanted to be sure I heard
20 this correctly, that for various of these sites, you are
21 considering affordable housing to include seniors and
22 then I heard in the next couple of sentences that
23 housing in, I believe it is sections two and maybe six,
24 needed to be elevated up 10 feet because of the

1 floodplain.

2 And so we're talking about seniors taking stairs or
3 doing elevators.

4 MR. FULLER: All of them would have to be elevated,
5 yes.

6 MS. MEAD: All of them would have to be, everything
7 there.

8 MR. FULLER: Yeah, all six, all five sites that are
9 feasible.

10 MS. MEAD: Okay.

11 All five sites that are feasible would require
12 elevated.

13 Thank you.

14 And then Mark touched on the question about did not
15 consider fairground operations.

16 Thank you.

17 MS. BARKETT: Dustin, can you expand upon the sites
18 regarding pooling versus flooding on that bottom level.

19 I heard you mention it in terms of the sites, the
20 four.

21 Site four would be less pooling at where the
22 location is.

23 MR. FULLER: It would have less impact from fluvial
24 and sea level rise events, yes.

1 MS. BARKETT: Yes.

2 MR. FULLER: And then the sites five and four in
3 that order.

4 Yes.

5 MS. BARKETT: In that order, yeah.

6 MS. MEAD: Actually, can you go back a couple of
7 slides?

8 I think you did rank them least to worst.

9 MR. FULLER: There we go.

10 MS. MEAD: Here we go.

11 MR. FULLER: Yeah, and this was not my ranking.

12 This was done, yeah, okay.

13 MS. MEAD: From the house.

14 MR. FULLER: Yes.

15 MS. MEAD: So five would be the least vulnerable and
16 three would be the most.

17 MR. FULLER: Correct.

18 MS. MEAD: Got it.

19 MR. FULLER: If it's okay, Nick has something to
20 add.

21 This is Nick from GHD, and he's the one that did
22 most of the analyses on sea level rise and flooding.

23 NICK SADRPOUR: Yeah, thanks, Dustin.

24 I'm Nick Sadrpour, Senior Coastal Scientist with

1 GHD.

2 I am not the flood modeler, but I work for a lot of
3 the flood modelers, and I work a lot with sea level rise
4 and vulnerability adaptation planning.

5 Yes, that's essentially right.

6 That's considering kind of what you were talking
7 about.

8 Today's conditions, no alterations, adaptations,
9 modifications.

10 Essentially, what you're seeing is kind of the
11 exposure change from being right along the river, and
12 then as you extend northward towards Solana Beach, it
13 gets a little bit better, but there is some drainage
14 from Solana Beach that comes down.

15 So when you start looking at combined rainfall with
16 fluvial events from upstream with tidal and sea level
17 rise, it gets a little bit more nuanced.

18 So that's just clarifying it's today's conditions,
19 no alterations or adaptations.

20 MS. MEAD: That's very helpful.

21 Thank you.

22 Lisa, do you mind if I add a follow-up?

23 MS. BARKETT: No, please.

24 MS. MEAD: Dustin, do I recall that a month or two

1 ago, we did get a presentation that there might be some
2 adaptations along, so this doesn't include adaptations,
3 but there is a consideration for future adaptations.

4 MR. FULLER: Yes, we did get that presentation, yes.

5 MS. MEAD: Thank you.

6 MR. ARABO: I have a couple questions and comments.

7 Thank you for all the work on it.

8 I am a pro-affordable housing.

9 I wish we see affordable housing here.

10 I cannot get over this non-operational study.

11 We're self-sustaining, and we make money through
12 our operations.

13 Did anyone ever mention operational study during
14 the HAP grant?

15 This looks like a totally anti-housing NREL.

16 For us not to do an operational study when we
17 survive on our operations, who decided not to do an
18 operational study?

19 Who created the scope of work?

20 MR. FULLER: I think the scope of work was based on
21 what the HAP grant allowed.

22 So it was to study the feasibility of affordable
23 housing here, not to analyze potential impacts to our
24 operations.

1 MR. ARABO: I mean, it's hand in hand.

2 Did we do any studies outside of the HAP grant and
3 the affordable housing umbrella?

4 MR. FULLER: No, we did not.

5 MS. DeBERRY: Well, look at page 176.

6 On page 176, the staff analysis of the impact of
7 potential housing.

8 Site 1, East Main Stable Gate.

9 This location would negatively impact several areas
10 of the 22nd DAA operations.

11 MS. MEAD: That was going to be my question.

12 Who prepared this analysis?

13 MS. DeBERRY: Yeah, exactly.

14 It doesn't say how, but it just is like a blanket
15 statement.

16 MS. BARTLING: You're talking about 8G3, correct?

17 Yes.

18 So staff put this analysis together.

19 And I think to Dustin's point, and I'm new to this
20 process, not process, but what's been happening, but I
21 do believe my understanding is the HAP grant studies
22 would only study impacts, right?

23 But you're right 100% that impacts are not just
24 water and sewer and that kind of thing.

1 It would be impacts to the operations of the
2 facility.

3 MS. DeBERRY: Absolutely.

4 It's not detailed.

5 It's just a vague general statement without details
6 of how.

7 I'm with Director Arabo all the way.

8 MS. BARTLING: And we're the ones that are making
9 the statement that it impacts our operations.

10 That was not part of the study, the HAP grant
11 study.

12 MS. DeBERRY: Not part of the HAP.

13 MR. ARABO: I feel like if we have so much good
14 faith to do housing, it almost needs to go back to
15 square one and say an operational study must be done.

16 How are we so far down this road without doing an
17 operational study?

18 I mean, how?

19 Can we justify it to ourselves?

20 When we make, we survive, we survive by our
21 operations.

22 That's our oxygen.

23 That's our blood.

24 MS. DeBERRY: That's our revenue.

1 MR. ARABO: Without checking our oxygen and our
2 blood, how can we be a healthy organization?

3 MS. MEAD: But can I just tag in on that for a
4 moment?

5 MR. ARABO: Yeah.

6 MS. MEAD: The 8G3 on 176 is a staff-created
7 operational assessment that, I don't know the depth of
8 this assessment, but it would be really nice, again, to
9 know who contributed to this.

10 Was this operations at a revenue level?

11 Was it operations that's been at sort of the land
12 use level?

13 Was it an amalgam of all of these components?

14 Would just be nice to know the authorship of this
15 and what was considered as part of this, because there's
16 a potential that this is what we can use, if I could
17 understand how it's informing me or the breadth of its
18 informing me.

19 MS. BARTLING: Sure.

20 I would recommend maybe that we actually move on to
21 this next item.

22 CHAIR NEJABAT: Yeah, so you can hear from staff.

23 MS. MEAD: All right.

24 Thank you.

1 CHAIR NEJABAT: Thank you, Dustin.

2 We'll have you back shortly.

3 We'll now take public comment on item 8G2.

4 Anyone in the room wish to speak on this item?

5 Seeing nobody in the room and nobody online, that
6 concludes public comment on this informational item.

7 Okay.

8 KAREN BRINDLEY: Good afternoon.

9 I'm Karen Brindley, Planning and Community
10 Development Director with the City of Del Mar.

11 I'm not sure if I should be speaking on this item
12 or on the next item.

13 8G4 is on this staff recommendation of the site
14 selection, is that correct?

15 CHAIR NEJABAT: Yeah, we're going to take public
16 comment on that as well.

17 KAREN BRINDLEY: So I will reserve my comment for
18 that time frame.

19 However, I did want to address the comment related
20 to the HAP grants and the operational studies and what
21 was taken into consideration.

22 If I could have this presentation go back to, I
23 think it was the second slide of the objective design
24 considerations.

1 There you go.

2 The one with the, there you go, right there.

3 So if you, it's a little bit difficult to read, but
4 if you look at the last, second to the last line, what
5 was considered as part of the objective criteria was no
6 associated conflicts with fairgrounds, operations, and
7 events.

8 So I did want to call that to the attention.

9 Again, Dustin, I don't know if you want to have
10 Harris come and speak to that, but I did want to put
11 that on the record.

12 Thank you.

13 MR. ARABO: Chair, if I could.

14 CHAIR NEJABAT: Go ahead.

15 Let's address it.

16 Yeah, let's address it then.

17 All right.

18 That concludes public comment on this informational
19 item.

20 We'll now move on to item 8G3, which is the staff
21 report and recommendation on the ENRA.

22 This is an informational item and can be found in
23 your packet beginning on page 176.

24 I'll kick it back to you, CEO Bartling.

1 MS. BARTLING: Thank you.

2 So the analysis was done from staff on the sites,
3 particularly the ones on the west side of Jimmy Durante
4 Boulevard, that impacted operations.

5 We looked at operations from the 22nd DAA side and
6 also what would happen with DMTC.

7 There's also a letter from Josh Rubinstein, the
8 president at DMTC, on their impacts.

9 So I'm not familiar with any impact study that came
10 out of the HAP grant that detailed the type of impacts
11 that we have presented here, but there are significant
12 impacts.

13 There are impacts to the operations if you look at,
14 and I'll just start with the East Main Stable Gate.

15 You've got that area is used significantly for
16 ingress and egress for all of our events, whether it's
17 the races, which particularly is a very secure location.

18 You have to have a CHRB license to get through that
19 location.

20 There's a lot of trailers that are going back in
21 where horses are coming in and horses are coming out.

22 And these aren't little two-horse trailers.

23 These are large semi-trailers that come in and out
24 of there.

1 Significantly impacts that operation, the housing
2 element back there of our stable workers.

3 And then you hop to the fair, and if you wanted to
4 walk back there right now, you could see all the youth
5 livestock from 4-H and FFA loading in, and they're
6 living back there.

7 Those locations, whether it's the East Main Stable
8 Gate or it's the South Stable Gate, are very impactful
9 to our operations.

10 There are also significant locations for emergency
11 evacuations, as we've had in the past, where we've had
12 hundreds, thousands of horses that have been evacuated
13 into that stable area.

14 And that would significantly impact that.

15 We also have the fire station, and as you cite,
16 which would eliminate this building and impact our very
17 strategic ingress and egress right here by the fire
18 station.

19 It's a year-round use, and it is significantly used
20 not only for our maintenance area, but our security,
21 traffic control, as well as DMTC.

22 There are a couple sites that are identified on the
23 east side of the freeway.

24 It's the Surf and Turf RV site, the dirt lot site,

1 the intersection site, and I do have to point out the
2 intersection site was funny that it was actually ever
3 looked at because it's a triangle spot in between going
4 north, between going north up Stevens or taking a right
5 and going to the freeway.

6 It's a piece of land that happens to be in the city
7 of Del Mar, and we actually spent money on doing an
8 analysis on it.

9 But anyway, so there is, on the Surf and Turf
10 location, we've had some good discussions with the City
11 of San Diego, I mean the City of Del Mar, that it was
12 probably the most feasible.

13 Obviously, it impacts our operations financially.

14 It's highly used during the fair.

15 As you drive out today, you can see the number of
16 RVs that have moved in there.

17 It's highly impacted during the races where a lot
18 of the support team is there.

19 The only way that staff could recommend this site,
20 and we made a note there, is that if the RV park site
21 could be relocated to its size and scope of how it is
22 now.

23 So that's kind of a quick overview of the report
24 that we put together.

1 MS. DeBERRY: So I'm confused, thoroughly.

2 Just a moment ago, there was a slide that was
3 brought up that said there's absolutely no conflict at
4 all, basically, right?

5 And now you're telling the board that there
6 absolutely is a negative impact.

7 I'm confused for the city why that wasn't, why they
8 did not see the impact, or why was that not, why was
9 there a slide showing that?

10 I'm confused.

11 There's a disconnect.

12 Okay.

13 MR. FULLER: Dustin Fuller, Supervising
14 Environmental Planner.

15 When we did the analysis, we did not take into
16 consideration the existing uses and say, what are the
17 impacts of these locations to our existing operations?

18 When that slide shows there's no conflict with
19 events, we can place the housing at that location, and
20 we can make it so that there are no impacts to our
21 events and operations.

22 That is feasible.

23 That is what that study is saying.

24 We can make it so that those housing locations are

1 not impacted, or there is no impact to our operations
2 from those sites.

3 But the existing uses that we have, the existing
4 parking, the existing RV, yeah, we'll lose that revenue.

5 We lose that ability to use it for emergency
6 evacuation, as Becky mentioned.

7 MR. SCHENK: But is there an offset for that loss to
8 generate revenue elsewhere?

9 MR. ARABO: Exactly.

10 MR. SCHENK: Highest and best use kind of offset.

11 MR. FULLER: No.

12 MR. ARABO: And to Director Schenk's point, how can
13 you make that claim without an operational study?

14 It's so vague.

15 It's the foundation of what you build upon.

16 We make money on our operations.

17 That's the only way we make money as an
18 organization.

19 For not to do a study, and yet to dedicate land,
20 and the study not done, it's totally out of this
21 universe.

22 I mean, I don't understand the logic behind that at
23 all.

24 MS. BARKETT: Dustin, I want to clarify something,

1 though.

2 You weren't in all the meetings.

3 In fact, you were told not to come.

4 MR. FULLER: There was a series of affordable
5 housing meetings that took place that I was not a part
6 of.

7 MS. BARKETT: He was not a part of.

8 And we don't have a committee that was in there
9 either at the time.

10 It was basically a sole person.

11 So that's very difficult, because you're coming in,
12 and it's not being directed.

13 He's doing what he's being directed to do.

14 And so it's very convoluted.

15 We really have no idea of what was being done.

16 MR. ARABO: How many meetings did they have that you
17 did not attend?

18 MR. FULLER: I don't know.

19 MR. ARABO: You don't know.

20 MR. FULLER: I didn't know that there were many.

21 MR. ARABO: But they existed.

22 MR. FULLER: I heard about them, yes.

23 But I couldn't tell you.

24 MS. BARKETT: So the man who knew the most was not

1 there.

2 So it's difficult, then, because...

3 And I mean, I see this, to me, the practicality...

4 I love the staff report, because that's the
5 practical report.

6 It's saying, wait a minute here.

7 This is what impacts us in doing our job, right?

8 If we look at it from just a site alone
9 perspective, sure, it looks great, right?

10 Anything could be done on property that isn't
11 operational, right?

12 You have a whole landscape that you can use for
13 anything you want.

14 But that wasn't the practical purpose.

15 And so we missed the practicality, I think, in
16 this, too.

17 And we lost a lot of time.

18 In fact, I think we lost a lot of time at the City
19 of Del Mar.

20 Because we were looking at something very
21 differently.

22 I don't know why, but we were.

23 And those HAP grants could have been, I think,
24 utilized in a different format.

1 But I don't know for sure, because I'm not privy to
2 an understanding of the HAP grants, to be honest.

3 MR. ARABO: I have a question for Director Schenk,
4 in legal field, and it's an analogy.

5 Would you ever go to trial without doing a
6 deposition on the specific issue that you...

7 MR. SCHENK: You really want me to repeat what I
8 repeated earlier today?

9 MS. BARKETT: Yeah, you said that enough.

10 MR. SCHENK: Not going to catch me there, but you
11 know the answer.

12 MR. ARABO: And I think this is what we're doing
13 here.

14 We are an organization that makes money on
15 operations.

16 And to look at, to go forward without an
17 operational study is total negligence.

18 It just is.

19 MS. DeBERRY: And how that impacts our decision-
20 making process.

21 That's what I'm looking at.

22 How do we make a decision when that particular...

23 There was no scope there.

24 It didn't happen.

1 I don't know how we can make any decisions.

2 MS. MORALES-ROTH: So there's a couple of things
3 here that I keep seeing, and I would love to defer to
4 also Director Miyahara to help us a little bit in this
5 conversation.

6 But there's this need of a formal operational
7 analysis.

8 This is amazing.

9 Thank you for the staff for putting it together.

10 But I would like to also see the numbers.

11 The financials, right?

12 The financial impact.

13 Staff, anything that needs to happen.

14 If we lose a site for parking for fair, what does
15 that look like?

16 Do we need to invest somewhere else?

17 Because that's also going to be a long-term impact
18 for the organization.

19 So I'm very, very sorry that this whole process
20 happened even without that analysis.

21 We're moving forward.

22 We're trying to start from scratch.

23 So I would encourage us to do that.

24 Just because we need to know and take

1 environmental, the plan, everything together to make a
2 real clear decision in conjunction with City of Del Mar
3 and the rest of the cities.

4 At the end of the day, this is a partnership, and I
5 want to make sure that all the organizations are working
6 together.

7 It's unfortunate what happened.

8 It doesn't matter.

9 And then also, Dustin needs support with somebody
10 that can also support him in the conversations that need
11 to happen.

12 So that's Becky.

13 So bringing in Becky and having those
14 conversations, I think, would be very, very helpful.

15 So I would just really push for us to have some
16 sort of analysis in that space.

17 Just because to Director Arabo, that's our due
18 diligence.

19 MS. BARKETT: Elsa, could I modify that a little
20 bit, if we could, since we're really just considering
21 sites four and five now?

22 MS. BARTLING: Yes, thank you.

23 MS. BARKETT: Yes.

24 Okay, go ahead, Becky.

1 MS. BARTLING: Thank you.

2 So I'm just going to read the staff recommendation,
3 and hopefully that'll clarify where we're looking.

4 Staff recommends amending the Affordable Housing
5 Site Due Diligence and Development Feasibility Analysis
6 Agreement, which I hope that we could rename that.

7 But anyway, previously called the Exclusive
8 Negotiating Rights Agreement, to only contemplate
9 affordable housing east of Jimmy Durante Boulevard on
10 the Surf and Turf RV Park site as long as the existing
11 RV park is relocated to a similar location of the same
12 size and scope of what currently exists.

13 This site should ultimately be included in the
14 master site planning process.

15 MR. SCHENK: I read that earlier, and I was going to
16 ask, what's the feasibility of actually accomplishing
17 that?

18 Getting, you know, remember we had a group of very
19 disheartened people coming in to speak with us when we
20 basically told them they're not going to have their
21 leases renewed.

22 And you weren't here, but it was a challenge for us
23 to, you know, face these people that this is where they
24 live.

1 And so I read that.

2 The question is, you know, it's not the highest and
3 best use of that property.

4 But what do we do with these folks who are there?

5 MS. BARKETT: They're going to still be there.

6 MR. SCHENK: Will they still be there?

7 MS. BARKETT: Yes.

8 They're just being moved to one side so we have the
9 ability.

10 MR. SCHENK: So all of their spaces would be
11 accommodated?

12 MS. BARKETT: Yes.

13 MR. SCHENK: Okay.

14 MS. BARKETT: That's a part of the motion.

15 MS. BARTLING: That's what staff supports.

16 MR. ARABO: How does staff feel about embedding in
17 there that there must be an operational study?

18 This could be a study that, like a very robust.

19 We really need to do our due diligence.

20 MS. BARTLING: Absolutely.

21 MR. ARABO: Not just the assigned areas.

22 MS. BARTLING: Yeah.

23 MR. MIYAHARA: So if I may, I'm still kind of
24 questioning, you know, how is staff actively

1 recommending amendment to the ENRA to focus on sites
2 four and five when the Harris and Associates report
3 explicitly concluded that these sites are infeasible in
4 terms of meeting the April 2027 deadline?

5 I mean, we're being asked to amend an agreement.

6 But if the third party report says it's unlikely
7 for us to meet certain timelines that the city has, I
8 also think there are some other steps that need to
9 happen.

10 Specifically, how a city is going to receive RHNA
11 credit for land that's not in their jurisdiction.

12 I think there are some necessary diligence items
13 that need to take place if we're going to amend an
14 agreement.

15 And that's just how I feel about that.

16 I just think that there are some things that need
17 to be done before we would entertain the idea of
18 extending this agreement further.

19 MR. ARABO: What do you recommend?

20 Is there any other?

21 I'd like to see Director Miyahara because that's
22 his space, the house, and this is like his wheelhouse.

23 MS. MORALES-ROTH: Same.

24 MR. MIYAHARA: I mean, the first question I have,

1 does staff or the city have new information that
2 overrides the Harris and Associates report?

3 If so, I'd like to know that because we're
4 recommending that the report says this can't happen, yet
5 staff is recommending that we go forward with this
6 anyway.

7 I mean, there's going to need, in my mind, we're
8 going to need an agreement with the city of San Diego.

9 And will the city of San Diego agree to what I
10 believe will probably be annexing land to city of Del
11 Mar so that they can receive credit for their affordable
12 housing, right?

13 But I sit on planning commission at the city of San
14 Diego and we get annual reports from planning and
15 they're chasing their own RHNA requirements.

16 So I find it hard to believe that the city is going
17 to give away land where they could collect credit on
18 their own RHNA requirements.

19 So I think one of the steps would be have a
20 discussion with the city to determine whether or not
21 they would buy into this concept or what does that
22 structure look like?

23 I think it's a discussion between, you know, 22nd
24 district, city of San Diego, city of Del Mar, HCD.

1 And I think there are a lot of things to be
2 discussed and worked out to understand if this concept
3 would work.

4 And if so, what does that look like, specifically
5 the timeline to get through that process?

6 CHAIR NEJABAT: Go ahead.

7 MS. MEAD: I just am not sure where we are in the
8 process.

9 I know there's a staff recommendation, but I don't
10 know that there's been a motion.

11 CHAIR NEJABAT: No, this is an information item.

12 So now we'll move on to the action item next.

13 MR. SCHENK: Good segue.

14 MS. MEAD: Thank you.

15 CHAIR NEJABAT: But before that, we'll take public
16 comment.

17 Any members of the public who wish to speak on this
18 item in the room?

19 Two minutes.

20 KAREN BRINDLEY: Good afternoon, Honorable Chair and
21 board directors.

22 Again, I'm Karen Brindley, Planning and Community
23 Development Director with the City of Del Mar.

24 It's nice to finally be able to introduce myself.

1 Along with me, I have Deputy Mayor John Spelich as
2 well as Principal Planner Amanda Lee here in the
3 audience.

4 I really appreciate the opportunity to come and
5 address the board today regarding 848(G)4 regarding the
6 site selection or the recommendation of staff regarding
7 site four, which is within the city of San Diego.

8 And I appreciate the comments that Ted is making.

9 But getting to this point in the process, it's been
10 many years in the making, as you all know.

11 And there's a lot more history and background that
12 I can cover in two minutes.

13 But I do want to say that the identification of the
14 preferred site for affordable housing is an important
15 next step in the process.

16 And we appreciate and are encouraged by the staff
17 recommendation.

18 Being located outside the city of Del Mar, the
19 recommended site does present challenges.

20 And Ted, I think you articulated those very well.

21 However, we do look forward to the opportunity to
22 work through those challenges with both the district,
23 the governor's office, the state housing and community
24 development department, as well as the city of San

1 Diego.

2 We stand ready to do the collaborative work that is
3 needed with the district to help bring much needed
4 affordable housing to the north county coastal region.

5 Thank you for your time.

6 CHAIR NEJABAT: Thank you.

7 Anyone else?

8 Seeing nobody else and nobody signed up online.

9 MR. RIVERA: Martha Sullivan has her hand up.

10 CHAIR NEJABAT: She's not signed up.

11 MR. RIVERA: Let her in or?

12 CHAIR NEJABAT: Sure.

13 MARTHA SULLIVAN: Thank you very much for
14 acknowledging my digital hand up.

15 I hadn't necessarily planned to comment.

16 I would like to emphasize for your consideration in
17 terms of the fairgrounds operations in the future, you
18 really should not consider live horse racing as being an
19 ongoing operation.

20 As I've commented numerous times to you and
21 provided third party documentation to you, it's highly
22 unlikely that live horse racing as an industry is going
23 to survive probably at least this next decade.

24 In any case, DMTC's operating agreement with the

1 fairgrounds ends at the end of 2030 in any event.

2 I would be amazed if there was enough going on in
3 the horse racing industry to justify putting out another
4 RFP for live horse racing at this fairground.

5 So don't include live horse racing as an operation
6 you have to work around or that you need to consider as
7 constraining affordable housing development on your
8 property.

9 Thank you.

10 CHAIR NEJABAT: Thank you.

11 That now concludes public comment.

12 We'll move on to item 8G4, which is the discussion
13 and vote on whether or how to proceed with the
14 affordable housing site due diligence and development
15 feasibility analysis agreement including possible
16 affordable housing site location alternatives east of
17 Jimmy Durante Boulevard.

18 We'll begin with public comment on this item.

19 Any members in the room who'd like to speak on this
20 item?

21 Seeing nobody in the room and nobody online.

22 So that we can begin discussion, I'll entertain a
23 motion.

24 MS. BARKETT: So moved.

1 CHAIR NEJABAT: Second.

2 Back to the staff recommendation.

3 MS. BARTLING: Well, as I previously mentioned, the
4 staff is recommending if there is a site to be
5 considered that it would be the RV site on the east side
6 of Jimmy Durante Boulevard.

7 MR. MIYAHARA: I would say I'm pro-housing.

8 I think everybody knows that.

9 This is kind of my area of expertise.

10 I've been a part of, you know, in various
11 capacities of thousands of affordable housing units
12 getting built.

13 I think that the idea of housing on the west side
14 of Jimmy Durante Boulevard is the right choice.

15 MS. BARKETT: Do you mean east side?

16 MR. MIYAHARA: I'm sorry, the east side.

17 Thank you, excuse me.

18 I think this conversation goes well beyond
19 operations.

20 But the conversation we just had a few items ago is
21 the master planning efforts, right?

22 Long-range planning.

23 To treat affordable housing in a vacuum on anything
24 west of Jimmy Durante is, in my mind, not a great idea

1 in the context of our master planning discussions and
2 really thinking big about, you know, what that site
3 could be.

4 I have some concerns and I think I outlined them.
5 But I'll say it again.

6 I think for me and for me to support amending the
7 ENRA, you know, I have some big questions in my mind.

8 The first being, you know, what does this look like
9 in terms of is the city of San Diego even open to this
10 discussion?

11 And if so, what is procedurally, what does that
12 look like?

13 You know, the discussions between two cities in
14 each city.

15 The idea of one city getting RENA credit for the
16 development of affordable housing.

17 If the city is not open, city of San Diego that is,
18 is not open to the idea of what I believe is probably
19 annexing land, that's a non-starter for me.

20 So I think that's one of the big questions in my
21 mind.

22 Another one is what came up today, the water and
23 sewer due diligence has not been completed for sites
24 four and five.

1 I think that's probably information that the board
2 would want and need to know because that could impact
3 potential development in a major way.

4 And then what's been discussed as well as financial
5 impacts operationally, I think we want to quantify what
6 does that really mean in terms of looking at sites four
7 and five and what that means to discontinuing current
8 operations and building an affordable housing site.

9 And the overarching question with all these things
10 is timing, right?

11 How long will these things take?

12 If we're asking to amend an agreement for another
13 year for perhaps something that might take two, three,
14 four, five, like annexation and all the steps that might
15 be required there, that's information that I think the
16 board wants to know to make an informed decision.

17 CHAIR NEJABAT: And I do think costs, the burden of
18 costs, where is that cost going to be associated, to
19 which parties.

20 Anyways.

21 MS. MEAD: Thank you.

22 I just want to echo your comments about having a
23 difficulty supporting continuation of this or amending
24 this agreement predominantly based on the master plan

1 and pulling this component outside of the rest of the
2 plan.

3 I also have said this multiple times in this
4 meeting, we've never actually asked ourselves if we
5 think that before we do any studies, whether we think
6 this is the best location for affordable housing.

7 We talk about traffic.

8 We had that conversation today.

9 We talk about noise.

10 And because this is an affordable housing location,
11 are we comfortable just saying this is where affordable
12 housing should be?

13 And we've never philosophically discussed that
14 question.

15 And then finally, we have spent a lot of resources,
16 staff resources to get where we are today.

17 And I'm having a really hard time spending any more
18 resources without us asking ourselves that philosophical
19 question first.

20 MR. ARABO: Thank you.

21 I have really questions for my colleagues under
22 this motion.

23 What amendments, if any, are there any amendments
24 you think that they should consider?

1 One for me, the question would be, what are we
2 doing on the operational study front?

3 Who's paying for that?

4 Because it's one thing of just adjusting and
5 because I feel like we keep kicking the ball down the
6 road and it's the wrong road.

7 But the destination is the right destination
8 because we want affordable housing.

9 But you're going so many rights and lefts and
10 missing big, big, big things like operational studies.

11 What can we put in the motion to secure an
12 operational study and to make sure Del Mar is paying for
13 it, not us?

14 MS. BARTLING: Well, I think we can add just that to
15 what you're saying is that, you know, a detailed
16 operational analysis would need to be done on that site.

17 Impacts to traffic, impacts to our operations,
18 impacts financially at a cost to be borne by the City of
19 Del Mar.

20 I don't see that that would be our responsibility.

21 This is something that, you know, staff is
22 recommending to assist the City of Del Mar.

23 I do not see us financing any further studies on
24 it.

1 MS. MEAD: Can I just provide just further
2 clarification?

3 I'm less concerned about the impacts to traffic
4 than I am concerned about the impact on quality of life
5 because this is a population that needs affordable
6 housing.

7 That's my concern about the noise, the traffic, the
8 costs associated with sitting on the freeway in a car
9 while you're trying to get home, when you have two jobs,
10 when you're a senior citizen and you're waiting for
11 groceries to be delivered.

12 I'm most interested in quality of life for a
13 population that we're thinking should be living here.

14 MS. BARKETT: Okay, so I'm going to take a positive
15 tact here.

16 I don't think there's, I don't think there's any
17 limitations to studying the site, the site.

18 And I think if we could, you know, bring on board
19 the city of San Diego and HUD and the whole group, City
20 of Del Mar, and obviously we've looked at this site from
21 our standpoint, the staff, and bring the parties
22 together to see if there is something.

23 I think that's a perfect site in a lot of ways
24 because you have an easy location for restaurants,

1 hotels, walking into the village.

2 It's, and it's even going to get better once we
3 have the double platform.

4 So I think, and you have the golf there, you have
5 the fair.

6 If you go back, we used to have bingo here for many
7 years.

8 That would be attractive to a senior citizen group.

9 I mean, they could get more involved in what's
10 going on on the fairgrounds and we could look at
11 programs for them.

12 So I find it very attractive for them.

13 The fact that anything we build, it's already been
14 approved, I believe, for 10 stories being near the
15 freeway.

16 You get extra, I guess, height if you build next to
17 a freeway from a developer standpoint.

18 And so that's attractive.

19 MS. BARTLING: Just a comment.

20 I don't know that it's been approved, but I think
21 that's a standard.

22 MS. BARKETT: No, no, it hasn't been approved.

23 But I mean, the fact that you can, yeah, you get
24 extra leniency, I think.

1 MS. BARTLING: And can I stop you?

2 MS. BARKETT: Yeah, builder's remedy or something
3 like that too.

4 MS. BARTLING: Just one moment.

5 I'm concerned about staff time and tomorrow the
6 fair opens.

7 So I believe that I can handle anything else that
8 comes to us.

9 And any of you that feel you would like to go
10 finish doing what you need to do to open the fair
11 tomorrow at 11 o'clock.

12 MS. BARKETT: Open the fair.

13 Please go.

14 Please go.

15 MS. BARTLING: Please go.

16 MS. BARKETT: Thank you.

17 So I just think, you know, Ted, I think it would be
18 perfect to work with Sam on this, really, to have
19 something like this together.

20 Because I think it could work.

21 And it doesn't prevent us then from longer range
22 vision from looking at the west side for our long term
23 strategic plan.

24 But if we can help out, if it works from a study,

1 operational study point, I think this has some legs.

2 And I'd hate to just turn it down and squash it
3 right now when I think there's some potential here.

4 MR. ARABO: Yeah.

5 MS. BARKETT: So I would encourage you to get on the
6 committee with Becky and Sam, because you have great
7 institutional knowledge.

8 And I think you could be very helpful with, you
9 know, this next phase and move forward with the City of
10 Del Mar, City of San Diego, HUD, and represent Del Mar.

11 MR. MIYAHARA: I couldn't agree with you more about
12 this being a fabulous site.

13 And I think, like, concerns over traffic and noise
14 and all of that can be mitigated against.

15 We build downtown, developers build downtown all
16 the time adjacent to freeways.

17 These things are all solvable.

18 I think my concern over anything is process and
19 protecting the District and making sure that we're
20 approaching this the right way, right?

21 So that we're not finding ourselves in an agreement
22 that perhaps we could have fleshed out some things prior
23 to amending something.

24 So I do think that this is about process for me.

1 MS. BARKETT: Right.

2 MR. MIYAHARA: Doing some additional due diligence
3 before we decide to amend any type of agreement.

4 MS. BARKETT: But at the same time, can you do a
5 parallel of moving forward then?

6 MR. MIYAHARA: I think there are some very easy
7 questions to be answered.

8 As an example, asking the City of San Diego if they
9 would entertain something like this, right?

10 And if they say no, or it's going to take X years,
11 I think that will help inform the board on their
12 decision as to whether or not to amend and move forward.

13 MS. BARKETT: Some interesting questions would be
14 for them.

15 I mean, the financial benefit for them, the City of
16 San Diego.

17 There could be more housing.

18 I don't know if they fulfilled all their
19 requirements yet.

20 Okay, well, this could be very attractive for them.

21 So I think, and if you already have it in at the
22 city, I mean, I think that would be wonderful to kind of
23 parallel.

24 If we could start the study, if the City of Del Mar

1 would agree to do the study, we could start the
2 operational study.

3 So we're moving along.

4 We're getting something accomplished because we've
5 lost traction the last two years.

6 There's no doubt.

7 I mean, and I would hate to see anything, any
8 potential fall away that could be done right away.

9 You know what I mean?

10 And continuing forward.

11 MR. ARABO: I agree with, because I sat on the
12 master site committee with the chair, and I actually
13 agree with our vice chair.

14 I've told you this, Ted, I think you'd be
15 phenomenal on that committee, and I'm happy to, you take
16 my spot on it.

17 I think this is your wheelhouse.

18 I think you're really good.

19 I have a question with, I think great value to the
20 district if we do that with you and the chair on that
21 committee.

22 For the sites, are we looking into also going
23 farther east?

24 This question is staff, or do we even look at Horse

1 Park?

2 We look at, I mean, how far from the campus can you
3 go if we're going to do it?

4 Because also this line is so close to the streets.

5 How about in the future if we want to, you know, go
6 wider as far as our lanes for more traffic to ease that?

7 We're kind of locked in if that's the site that's
8 right on the border.

9 I was always wondering when we do site selection,
10 how far east, and I'll go back to the master site
11 committee or our CEO, are you willing to go to make it
12 work?

13 I hope we do affordable housing.

14 That's my hope.

15 I think this process has a lot of, the way it's
16 been done, this ENRA, there's so many different poison
17 pills.

18 It was almost looked at as almost a delay tactic.

19 Housing doesn't want to happen, they're just using
20 it because there's so many common sense items we didn't
21 do.

22 For example, operational study.

23 For example, picking sites that we know affect
24 operations.

1 And now we're learning this now, years later.

2 And that's what I'm avoiding, that we don't set
3 ourselves, we need to set ourselves up for success.

4 MR. SCHENK: Thank you, Mr. Chair.

5 I don't think Horsepark helps in the equation.

6 They're in San Diego, not in Del Mar.

7 So, yeah, but I don't know that it really helps.

8 And we had a conversation several years ago about
9 Horsepark, and I don't know if you were on the board at
10 the time.

11 MS. BARKETT: I don't think so.

12 It wasn't feasible.

13 MR. SCHENK: Right.

14 MS. BARKETT: The overhead lines, the -

15 MR. SCHENK: There's nothing there for
16 infrastructure.

17 It's not an urban area, it's just dirt.

18 If we think about restaurants that are around
19 there, it's Market, Pamplemousse, Red Tracton's, and
20 Ranch 45.

21 None of those are going to be interesting to people
22 who can't afford to go to those restaurants.

23 I mean, they might be interesting, but
24 unfortunately --

1 MS. BARKETT: There's a Denny's.

2 MR. SCHENK: There is the Denny's.

3 That's right.

4 I was going to get to that next.

5 There's a Denny's.

6 But there really isn't the infrastructure.

7 So ultimately, I'll tell you this.

8 I think, Lisa, you were on the board at a time when
9 the board was looking at doing hotels and turning much
10 of the fairground into a resort.

11 Remember that?

12 MS. BARKETT: Yes.

13 MR. SCHENK: How well did that go?

14 Not well.

15 Ultimately, and that was during a different
16 governor's administration when we're going to be
17 thanking governors.

18 But that was a different governor and a different
19 board, Director Arabo.

20 I think what we ultimately have to be doing is
21 deciding what -- and you hit on it.

22 We have to decide what is best for the 22nd DAA.

23 And ultimately, if it fits into what is best for
24 us, and if we can accommodate, I would love to.

1 But it's got to be something that fits into our
2 needs and the people that we serve.

3 And I haven't really heard that yet.

4 And so ultimately, Ted, that's the charge that I
5 will ask you to think about.

6 I support affordable housing.

7 When you look at that map behind you, I don't see
8 it happening in that place during the June or even
9 through the month of July.

10 We have tenants who are on property from September
11 through May.

12 Why?

13 Because we need the space, but also because it's
14 really not livable during those other months.

15 Mr. Chairman, it's got to work for the people that
16 we represent in San Diego.

17 And otherwise, I can't support it, unfortunately.

18 MS. BARKETT: May I just say something on your
19 report, too?

20 I pulled this up just because I had been looking at
21 stuff.

22 And it says that the median income, the San Diego
23 County area median income is \$130,900 for the affordable
24 housing income levels in Del Mar.

1 Yeah.

2 So just so you know, because I'm not sure what
3 level everyone's thinking it's at.

4 But that's where it's at.

5 MR. ARABO: I have a question for Director Schenk,
6 though.

7 You can't support the way they're amending it?

8 Because isn't it, we're still doing affordable
9 housing, but we're narrowing it down to the sites that
10 will definitely, definitely won't hurt our operations as
11 far as studying it.

12 But don't you think that's better?

13 If you, I mean, because I think we're in full
14 alignment of, we've got to do whatever's best for the
15 district first.

16 MR. SCHENK: Here's what I'm saying.

17 Before we were approached, this was not on
18 anybody's, it was not on our agenda.

19 It has to have been independently on our agenda
20 before we acknowledge any of these options.

21 Is it something that we would have done for the
22 good of the community?

23 And I don't have the answer to that still today.

24 I don't know.

1 All right.

2 So we were approached.

3 We were asked.

4 And as good neighbors, we've been through this
5 process now for what, four years maybe?

6 But I go back to my criticism when they presented
7 their claim that we owe a duty because of all the jobs
8 that we create, and that data was obsolete.

9 And so I just want to make sure that we're doing it
10 for the right reasons, to benefit the right people, and
11 without compromise of our obligations, and yet as a good
12 neighbor.

13 And I just don't see it yet.

14 And so, Ted, I welcome you to take on that charge
15 because I want us to go in the right direction.

16 I want us to get to the right place and something
17 that we can all say, you know what, we did the right
18 thing for the people that need, who we really represent.

19 We don't, look, my friends in Del Mar, we don't
20 represent Del Mar.

21 If we can work with them, love it.

22 But if we can't, we've got to focus first and
23 foremost on the, you know, million people that come
24 through our gate and have to deal with the traffic and

1 then deal with the rest of the summer.

2 There's, you know, things look good on paper, but
3 when you apply it in real life, that's a whole different
4 story.

5 And I want to make sure that it doesn't just look
6 good on paper.

7 MR. ARABO: But the comment I had was, I agree with
8 everything you said.

9 If we don't do anything, then there's these six
10 sites.

11 With the amendment, we're narrowing it down, from
12 what I understand, to these two sites that have less
13 impact.

14 We don't know, might have major impact, might have
15 not, to the, I don't know, to the operations.

16 Or is your position where, I don't like anything we
17 terminate?

18 I'm trying to understand where you're, through the
19 discussion.

20 MR. SCHENK: I want us to, I want us to fulfill our
21 commitment to look and to assess.

22 Just like you had said in the past, Mark, and I
23 didn't disagree with you then, I don't disagree with
24 what you're saying now either.

1 But it just has to work.

2 It's got, it has to be right for us as much if not
3 more.

4 MR. ARABO: Yes.

5 That's what I'm saying.

6 Fairgrounds first.

7 MS. DeBERRY: So I have another question.

8 Being new on the board, I'm curious of why we are
9 not engaging in the master site planning first before we
10 do anything else.

11 I mean, that makes just total sense to me.

12 Like, let's figure out what land we have, usage,
13 revenue, just all of that first.

14 And then be able to say, hey, listen, we have this
15 land over here that qualifies for an opportunity for
16 affordable housing.

17 I just, I'm curious of why we haven't done that
18 first.

19 MS. BARTLING: Well, there are a couple of things.

20 The former CEO did sign an MOU that we would look
21 at the sites and we would agree to the analysis.

22 And you're right, it should be included in a master
23 site plan.

24 The challenge with the City of Del Mar, and I

1 understand the varying opinions on this, but they do
2 have, they're up against a deadline.

3 Whether we feel that that's our responsibility or
4 not, I do not have opinion on that.

5 But I do feel that if we could agree to, or you as
6 the board could agree to modifying the ENRA, I'm going
7 to still call it that right now because you haven't
8 agreed to the other language.

9 Modifying to only look at the RV site and then look
10 at maybe some alternative language within the ENRA that
11 I'm not comfortable with, which stated that we would
12 work together on legislation, do all these other things.

13 I think if it was specifically amended to only do a
14 feasibility analysis of that particular site, and if the
15 site was not agreeable, then we no longer had any
16 responsibility with assisting with it.

17 MS. BARKETT: It's very narrow.

18 MR. MIYAHARA: What would the term of that be?

19 I guess my concern again is just process and having
20 these questions that could be answered by the city of
21 San Diego in a quick fashion in my mind.

22 I don't want to be in an agreement if we render
23 this infeasible very quickly or it drags on longer than
24 it needs to.

1 CHAIR NEJABAT: I would say it's appropriate by the
2 next board meeting, which is in August.

3 MR. MIYAHARA: So why not just ask those questions
4 and have answers, and then at that point we could decide
5 whether or not to amend?

6 CHAIR NEJABAT: That's a possibility as well.

7 MR. ARABO: Yeah, that's a good idea.

8 I agree with Director Ted that there's more
9 unanswered questions that we need to get to the bottom
10 of.

11 And Director DeBerry.

12 How do you give up a site before you even finish a
13 master site?

14 How do you do a site without doing operational
15 study?

16 It lacks common sense.

17 This is an anti-housing ENRA because the components
18 in it are so flawed for the fairgrounds.

19 I'm saying that as someone that wants to see
20 housing in the District.

21 MS. BARKETT: But don't forget, as a board, we voted
22 to pass it.

23 So we voted.

24 We should have brought these issues up then, not

1 now.

2 We knew, no, but we knew about the timeline.

3 MR. ARABO: We never knew about operation, lack of
4 operation.

5 MS. BARKETT: Right, the studies.

6 We thought that would be done.

7 But let's, we can't say that, you know, we didn't
8 know.

9 We kept talking about it, but we really didn't do
10 any action on it.

11 That was the problem.

12 MS. MEAD: I disagree.

13 I agree with you that we didn't take any action.

14 But I will say that every meeting we have discussed
15 that, why is this falling outside of the master plan?

16 And to Fred's point, which I call a philosophical
17 point, but to Fred's point, would we do this on our own
18 when we are looking at how we use this facility?

19 Is housing a high component of consideration for
20 us?

21 And I think that we have consistently had those
22 conversations.

23 MS. BARKETT: But we haven't acted on them.

24 MR. SCHENK: That internal dilemma.

1 That internal dilemma, that's, it is, it's within
2 me.

3 Every time we talk about it, I have that internal
4 question.

5 MS. BARKETT: And, you know, I have to be honest, we
6 gave a lot of power to the CEO to extend the terms.

7 We should have voiced it then that we were not
8 happy with it and the answer would have been, no, we're
9 not going to give her that ability.

10 We gave her that ability and she did it on her own,
11 irregardless of what she was hearing from her board.

12 MR. ARABO: Right.

13 I think now we need a lot more course correction.

14 Looking forward, not backwards.

15 I think we need answered questions.

16 My personal opinion would be, I think it's more
17 appropriate for motion to be, we pause the ENRA.

18 We pause it while we get all these answers.

19 Because if we're going down the road, that's not a
20 good road.

21 Why keep going down that road?

22 It makes zero sense for the District.

23 I think it's more appropriate and it's very housing
24 friendly.

1 It's not, you pause the ENRA, I think.

2 I don't know if you're okay with amending it while
3 we get the answers from the City of San Diego.

4 And then we come back to do one clean --

5 >> [off mic]

6 Do we want it?

7 Do we not?

8 Where?

9 We come back with one clean action.

10 What is it my colleagues think about that?

11 MS. DeBERRY: Make the motion.

12 MR. ARABO: There was a motion already.

13 Does it have to be amended?

14 MS. DeBERRY: There was a motion already.

15 So we need to amend that motion.

16 MR. ARABO: An amendment for the maker of the motion
17 would be amend the motion to pause the ENRA as is.

18 So just pausing it.

19 While we do the due diligence for these two sites
20 and come back to the board with the data points.

21 And hopefully at that point, Director Ted will be
22 on the master site plan with the chair and I'll be off
23 it.

24 That way you two could work together.

1 MS. BARTLING: Can I just make, we only want to look
2 at one site.

3 That would just be four.

4 MR. ARABO: Well, I would do pause the ENRA.

5 That way it's like stop.

6 Everyone stop what you're doing.

7 Pause it.

8 Then study really hard the site four and report
9 back with the board with the data points.

10 MS. BARKETT: And get the answers.

11 MR. ARABO: And get the answers.

12 That way it gives the master site committee.

13 >> [off mic]

14 MS. BARTLING: Could you come up to the podium
15 please?

16 JOHN SPELICH: John Spelich, Deputy Mayor of Del
17 Mar.

18 There's been a lot of stuff said here this
19 afternoon.

20 I know.

21 That doesn't comport with what I understand that's
22 been going on here.

23 But I will say one thing.

24 Pausing the ENRA right now triggers disastrous

1 consequences for the City of Del Mar.

2 So if that's a semantics issue, we could continue
3 it.

4 If you want to pause it, it's going to cause a
5 problem.

6 And then I don't know where it spirals to after
7 that.

8 I just wanted to make that point.

9 MR. ARABO: See, I don't know how to...

10 It's like no good deed goes unpunished.

11 There's nine different board members that were
12 charged with protecting the district.

13 We've gone down this road for four years.

14 And I think myself, I'm asking common sense
15 questions like Director Schenk's too.

16 Fairgrounds first.

17 What does it mean for this?

18 I'm not advocating for termination of ENRA.

19 I'm not even saying that.

20 I'm saying there's unanswered questions.

21 I think the amendment should be you pause it while
22 you get the questions for site four.

23 So hopefully we do affordable housing.

24 And unless the argument is this is how it hurts the

1 fairgrounds, what's the argument?

2 That it hurts non-fairgrounds?

3 I don't...

4 I mean, we're the board members for the
5 fairgrounds.

6 That's who we have an oath to and a duty to of
7 loyalty and care and fiduciary duty to the fairgrounds
8 first.

9 So I don't know what to make of those comments.

10 MS. BARKETT: But I'm just saying, really we're
11 talking semantics here because Ted mentioned, let's get
12 our answers.

13 We could always do this at the next board meeting.

14 I say we table this vote until the next board
15 meeting.

16 Get some answers to the questions.

17 You go on master planning with Sam, and you work
18 with Becky and Sam and the other stakeholders.

19 Instead of pausing it, if it's going to cause a
20 ripple effect, really it's not going to hurt if we do
21 this and table it until the August meeting.

22 MR. ARABO: Well, then if we're going down the road,
23 that's not the right road to go down to.

24 It does because you're doing...

1 We're four years in and this is the first time I
2 have heard as a board member that we didn't do an
3 operational study.

4 Imagine what other damages that they could do the
5 next three, four months.

6 And we asked our staff, why do we not do the
7 operational study?

8 He said, I don't know.

9 We asked, how many meetings have you not been to?

10 I don't know.

11 There are so many I don't knows in this
12 conversation where what more down can they do negative
13 to the fairgrounds the next three, four months?

14 Think about that.

15 MS. BARKETT: I'm sorry, but I don't see the
16 negatives of waiting till the August part.

17 If you could tell me what they are, I'd love to
18 hear them.

19 MR. ARABO: The same negative that they did of no
20 operational study.

21 MS. BARKETT: Okay.

22 But we still have the opportunity to do that.

23 And that's a question that this committee could ask
24 them.

1 And it's on one site.

2 It's not like we're doing six sites.

3 We're doing one site.

4 MR. ARABO: So you're saying you amend the...

5 Would you amend the motion to say we're only going
6 to study site four?

7 MS. BARKETT: Yes.

8 And I think that's what Becky's motion is.

9 MS. BARTLING: Yes, that is what the motion is.

10 MR. ARABO: And come back with answers.

11 MR. SCHENK: But is August enough time?

12 Realistically, we've got the fair and then other
13 obligations for the summer.

14 And staff is, they're exhausted in July, right?

15 I mean, come on.

16 They're working 18 hour days.

17 But we know that's the case.

18 CHAIR NEJABAT: To get the interest from the city of
19 San Diego, whether or not they'd be interested, I think
20 we can get an answer by August.

21 MR. MIYAHARA: I think we are talking semantics at
22 this point.

23 I think the term of the DDA has expired.

24 I don't think that this board has taken any action

1 to amend it.

2 So I don't know what that means from a legal
3 standpoint, but there was a defined term in the ENRA.

4 And I think that has since expired.

5 So I think what I would offer for consideration is
6 to approach the City of San Diego, with the City of Del
7 Mar, and have a robust conversation as to whether or not
8 they would entertain doing whatever they need to do.

9 I don't know if that's annexing or not.

10 Yeah, so the city of Del Mar could get RHNA credit.

11 And if the answer is yes, then we need the city and
12 our District staff to define what that process looks
13 like and the overall timeline.

14 But the first step, if the city says no, then we
15 have our answer.

16 And that doesn't make sense to explore all these
17 other things.

18 MS. BARKETT: Yeah, exactly.

19 MR. ARABO: I'm okay with it.

20 CHAIR NEJABAT: So what I'd like to do is I think
21 housing and the master site plan are, although they're
22 intertwined, they're different.

23 So I'd like to create a housing committee effective
24 immediately and have you chair those discussions

1 starting next week.

2 MS. BARTLING: And just to confirm, you are
3 directing that to board member Miyahara?

4 CHAIR NEJABAT: Correct, if he's okay with that.

5 MR. MIYAHARA: And in response to Director Schenk,
6 it is a worthy cause.

7 And we are doing the right thing.

8 You know, this is state property.

9 So I do think we need to explore what's possible
10 here and what the highest and best use is.

11 And I would say that affordable housing is that in
12 my mind at the top of the list of how we can be creating
13 public benefit, social impact to the folks that would be
14 living here, right?

15 Because we're talking about housing is in
16 perpetuity in terms of affordable housing because you're
17 recapitalizing affordable housing assets over time.

18 And so they're staying in good condition.

19 So this is the right thing to do in my mind.

20 MR. ARABO: Yeah, and I ditto that.

21 I'm comfortable with waiting until August to get
22 the answers for that one site.

23 But hopefully by August, we'll have all the
24 unanswered questions and all the data points.

1 And we're protecting the District with a good
2 robust operational study.

3 CHAIR NEJABAT: From what I'm hearing then, there's
4 no need to take any action today or any votes.

5 Okay.

6 Correct.

7 All right.

8 So with that being said, that concludes our general
9 business today.

10 Move on to item number nine, which is matters of
11 information.

12 I'd like you to note that item number nine of
13 today's agenda consists of matters of information.

14 And you can find that beginning on page 180 and
15 moving forward.

16 With that and seeing no other business before the
17 Board of Directors today, the time is 2:03 PM on June
18 9th, Tuesday, 2026.

19 And we'll see you tomorrow at the 2026 San Diego
20 County Fair.

21 The meeting is hereby adjourned.

22 Thank you.

23

24

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