



NOTICE OF MEETING

**22nd District Agricultural Association Board of Directors
August 18, 2026 at 9:30 a.m.**

Boardroom

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

While the 22nd District Agricultural Association Board of Director's meeting will be conducted in person, per Government Code section 11133, the 22nd DAA will also provide for remote participation by Board members and members of the public. If you prefer to participate remotely, please check the 22nd DAA's website ([Public Information](#)) for the Zoom link and/or Zoom dial-in instructions on how to participate and/or view this meeting.

OUR PURPOSE

We are a timeless community treasure where all can flourish, connect, and interact through year-round exceptional experiences.

OUR MISSION

We connect our community through shared interests, diverse experiences, and service to one another in an inclusive, accessible, and safe place with an emphasis on **entertainment, recreation, agriculture, and education.**

22nd DAA BOARD OF DIRECTORS

Sam Nejabat, Chair
Lisa Barkett, Vice Chair
Mark Arabo, Director
Phil Blair, Director
Donna DeBerry, Director
Kathlyn Mead, Director
Ted Miyahara, Director
Elsa Morales-Roth, Director
Frederick Schenk, Director

Secretary-Manager
Becky Bartling
Chief Executive Officer

22nd DAA Counsel
Joshua Caplan
Office of the California Attorney General

OUR GOALS

THE LENS

Treat the campuses of the fairgrounds as one ecosystem where all activities are complementary and aligned with the purpose, mission, vision and values of the 22nd DAA and the Del Mar Fairgrounds.

BUSINESS PLAN

Acknowledging the short-term need to plan for fiscal recovery and stabilization, create a 5-to-10-year business plan that rebuilds a strong financial base, contemplates new business activities and partnerships, provides program accessibility, and leads to a thriving Del Mar Fairgrounds.

MASTER PLAN

Create an environmentally and fiscally responsible land use plan for the Del Mar Fairgrounds, aligning with purpose, mission, vision, and values of the organization.

COMMUNITY ENGAGEMENT

Incorporate community engagement within the Business Plan and Master Plan processes to enhance understanding and expand opportunities.

Persons wishing to attend the meeting and who may require special accommodations pursuant to the provisions of the Americans with Disabilities Act are requested to contact the office of the Chief Executive Officer, (858) 755-1161, at least five working days prior to the meeting to ensure proper arrangements can be made.

Items listed on this Agenda may be considered in any order, at the discretion of the chairperson. This Agenda, and all notices required by the California Bagley-Keene Open Meeting Act, are available at www.delmarfairgrounds.com/. Public comments on agenda items will be accepted during the meeting as items are addressed.



22nd District Agricultural Association Board of Directors

MEETING AGENDA

August 18, 2026 at 9:30 a.m.

1. **CALL TO ORDER** – CHAIR SAM NEJABAT

All matters noticed on this agenda, in any category, **may be considered for action as listed**. Any items not so noticed may not be considered. Items listed on this agenda may be considered in any order, at the discretion of the Board Chair.

2. **ROLL CALL**

3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

This item is for public comment on issues **NOT** on the current agenda. No debate by the Board shall be permitted on such public comments and no action will be taken on such public comment items at this time, as law requires formal public notice prior to any action on a docket item. Speaker's time is limited to **two** minutes and may be modified based on the number of public speakers. No speaker may cede their time to another speaker.

4. **CLOSED EXECUTIVE SESSION (NOT OPEN TO THE PUBLIC)**

Pursuant to the authority of Government Code section 11126(a), (b), and (e) the Board of Directors will meet in closed executive sessions. The purpose of these executive sessions is:

- A. To confer with and receive advice from legal counsel regarding potential litigation involving the 22nd DAA. Based on existing facts and circumstances, there is significant exposure to litigation against the 22nd DAA. (Govt. Code, § 11126, subd. (e).)
- B. To confer with and receive advice from legal counsel, regarding potential litigation involving the 22nd DAA. Based on existing facts and circumstances, the Board will decide whether to initiate litigation. (Govt. Code, § 11126, subd. (e).)
- C. To confer with counsel, discuss, and consider the following pending litigation to which the 22nd DAA is a party. Melinda Carmichael v. 22nd District Agricultural Association, et. al., San Diego County Superior Court, Case No. 25-CU-047040C.
- D. To confer with counsel, discuss, and consider the following pending litigation to which the 22nd DAA is a party, Brad Oates v. 22nd District Agricultural Association, San Diego County Superior Court, Case No. 26CU021197C
- E. To confer with counsel, discuss, and consider the following pending litigation to which the 22nd DAA is a party, April Johnson v. 22nd District Agricultural Association, et al., San Diego County Superior Court, Case No. 26CU032225C

5. **RECONVENE TO OPEN SESSION**

Report on actions, if any, taken by the Board in closed executive session.

6. **CONSENT CALENDAR** [Action Item]

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

who wishes to discuss Consent Calendar items should notify the Chair of the Board at the time requested and be recognized by invitation of the Chair to address the Board.

- **Minutes, Regular Meeting – June 9, 2026**
- **Out-of-state travel approval for CEO Bartling to travel to Nashville, TN for International Entertainment Buyers Association Conference Oct. 4-6, 2026**
- **Out-of-state travel approval for Events Services Supervisor Mary Lawson to travel to Phoenix, AZ to see the Black Rodeo Sept. 4-7, 2026**
- **Contract Awards & Approvals**

Standard Agreements

Contract	Contractor	Purpose	Term	Not to Exceed
26-039	LSL, LLP	Professional and operational audit services	7/27/2026 - 3/31/2027	\$93,000.00
26-047	Seaside Heating & Air Conditioning, Inc.	HVAC system replacement and installation in Grandstand electrical room (<i>emergency purchase</i>)	6/24/2026 - 9/23/2026	\$56,900.00

Interagency Agreements

Contract	Contractor	Purpose	Term	Amount
22-028 AM5	San Elijo JPA	Maintenance and repair services for water treatment plant	5/22/2026 - 6/30/2027	AM5: \$44,197.79 Total contract value: \$1,041,150.79

Standard Agreements – Revenue

Contract	Contractor	Purpose	Term	Amount
22-905 AM2	Edlen Electrical Exhibition Services of California, Inc.	Temporary electrical utility distribution and support services for exhibitors	9/14/2022 - 9/13/2027	Revenue Share

2026 San Diego County Fair Judging Agreements

Contract	Judge Name	Purpose	Not to Exceed
26-514	Kristina Bozzo Baldenegro	Livestock	\$3,000.00
26-515	Scott Bice	Livestock	\$3,000.00
26-516	Cynthia Smart-Zeigler	Livestock	\$750.00
26-517	Barbara Everett	Livestock	\$250.00
26-518	Hannah Gill	Livestock	\$250.00
26-519	Jean Benelli	Livestock	\$250.00
26-520	Sharyl Yanez	Livestock	\$100.00
26-521	Novak Acres LLC	Livestock	\$100.00
26-522	Terry L. Burks	Livestock	\$1,750.00

26-523	Joshua Rushing	Livestock	\$100.00
26-524	Joshua Muscat	Livestock	\$100.00
26-526	Brian Kim	Livestock	\$100.00
26-528	Barbara Everett	Livestock	\$100.00
26-529	Cynthia Smart-Zeigler	Livestock	\$100.00
26-530	Joseph Wier	Livestock	\$100.00
26-531	Audrey Greenwood	Livestock	\$750.00
26-532	Rand Allan	Flower Show	NTE \$750.00
26-533	Christine Allan	Flower Show	NTE \$750.00
26-534	Linda Hermecz	Flower Show	NTE \$750.00
26-535	Sue Streeper	Flower Show	NTE \$750.00
26-536	Danielle Sanchez	Flower Show	NTE \$750.00
26-537	Dave Sohr	Flower Show	NTE \$750.00
26-539	Kate Eaton	Flower Show	NTE \$750.00
26-540	Kimberly Sisti	Flower Show	NTE \$750.00
26-541	Lisa Perkis	Flower Show	NTE \$750.00
26-542	Mara Friedlander	Flower Show	NTE \$750.00
26-543	Marylou Gibson	Flower Show	NTE \$750.00
26-544	Paola Waialeale	Flower Show	NTE \$750.00
26-545	Samantha Parker	Flower Show	NTE \$750.00
26-546	Sheri May	Flower Show	NTE \$750.00
26-547	Susan Halbert	Flower Show	NTE \$750.00
26-DW018	Dwight Kraich	Design In Wood	\$200.00
26-HA035	Nicole Larson	Home Arts & Hobbies	\$0.00
26-HA036	Carolina Moore	Home Arts & Hobbies	\$0.00
26-HA036	Karen Des Jardins	Home Arts & Hobbies	\$0.00
26-HA037	Susan Kristiansen	Home Arts & Hobbies	\$0.00
26-HA038	Suzie Owen	Home Arts & Hobbies	\$0.00
26-HA039	Nicole Buenrostro	Home Arts & Hobbies	\$0.00
26-HA040	Sue Walls	Home Arts & Hobbies	\$0.00
26-HA041	Richard Pereyra	Home Arts & Hobbies	\$0.00
26-HA042	Madison Berlinguette	Home Arts & Hobbies	\$0.00
26-HA043	Joyce Foust	Home Arts & Hobbies	\$0.00

2026 San Diego County Fair Ride Operator Agreements

Contract	Company	Ride	Percentage Split
26-M-08 AM1	M & C Attractions	Ship A Hoy	48% of gross revenue

7. **CEO REPORT** – CEO Becky Bartling [Information Item]
- **Don Diego Scholarship Foundation Update**
 - **Operational Announcements**
 - Information on upcoming events
 - Governors Hall plaque dedication on August 22
 - September Board of Directors meeting date
 - Marketing Director Jennifer Hellman honored by San Diego Business Journal
 - **Construction Projects & Facilities Updates**
8. **GENERAL BUSINESS**
- A. **Executive Committee Report** – Sam Nejabat, Chair
1. Consideration and vote on whether to approve an interagency agreement with the California Department of Food and Agriculture for legal services at an amount of \$150,000 annually [Action Item]
 2. Discussion and vote on whether to adjust the terms of Board officers to align with the calendar year [Action Item]
- B. **Finance Committee Report** – Mark Arabo, Chair
1. Recap of committee meetings held on June 25 and August 3 [Information Item]
 2. Discussion and vote on whether to approve an additional \$27,767.00 monthly in labor costs to support new needed positions and adjustments in position responsibilities [Action Item]
- C. **Audit & Governance Committee Report** – Elsa Morales-Roth, Chair
1. Recap of committee meeting held on July 16 [Information Item]
- D. **Master Site Planning Committee Report** – Sam Nejabat, Chair
1. Presentation by Bodewell Group regarding the finalization of the Technical Advisory Coalition (TAC) and recommendations for the next phase of the master plan timeline [Information Item]
 2. Staff report on special events train platform project [Information Item]
 3. Staff report on the Affordable Housing Site Due Diligence and Development and Feasibility Analysis Agreement (previously called the Exclusive Negotiating Rights Agreement) [Information Item]
 4. Staff recommendation regarding potential affordable housing site at RV park site east of Jimmy Durante Blvd [Information Item]
 5. Discussion, and vote on whether and/or how to proceed with the Affordable Housing Site Due Diligence and Development and Feasibility Analysis Agreement (previously called the Exclusive Negotiating Rights Agreement), including possible affordable housing site location alternatives east of Jimmy Durante Blvd [Action Item]
- E. **People & Culture Committee Report** – Kathlyn Mead, Chair
1. Recap of committee meeting held on July 16 [Information Item]
- F. **DMTC Liaison Committee** – Mark Arabo, Chair
1. Recap of committee meetings held on July 9 and July 31 [Information Item]
 2. Discussion and vote on like-for-like replacement of Infield video board versus designing and constructing a new structure [Action Item]
 3. Update from DMTC on summer race meet [Information Item]
- G. **Food & Beverage Committee Report** – Lisa Barkett, Chair
1. Staff report on RFP for food and beverage consultant [Information Item]

- H. **Fair Operations Committee Report** – Kathlyn Mead, Chair
1. Recap of committee meeting held on August 5 [Information Item]
 2. 2026 San Diego County Fair wrap-up presentation [Information Item]
- I. **Emergency Preparedness Committee Report** – Lisa Barkett, Chair
1. Recap of committee meeting held on August 5 [Information Item]
- J. **Regulatory & Governmental Affairs Committee Report** – Ted Miyahara, Chair
1. Recap of committee meeting held on August 14 [Information Item]

9. **MATTERS OF INFORMATION & DIRECTORS' REQUESTS**

- **Correspondence**
- **Updated Committee Assignments**
- **Review of Contracts Executed per CEO Delegation of Authority**

Standard Agreements Up to \$50,000

Contract	Contractor	Purpose	Term	Not to Exceed
26-046	LIFT Elevator Consulting, Inc.	Condition and performance assessments of District's vertical transportation equipment	6/24/2026 - 9/23/2026	\$12,700.00
26-048	Seaside Heating & Air Conditioning, Inc.	HVAC system replacement and installation in Legends offices (<i>emergency purchase</i>)	6/24/2026 - 9/23/2026	\$43,395.00

2026 San Diego County Fair Agreements – Agriculture & Arts Programs

Contract	Contractor	Summary / Purpose	Amount
26-1212 AM1	GFWC / Mira Mesa Women's Club, Inc.	Volunteer Labor Services – Additional Dates	\$350.00
26-1271 AM1	Maribeth McFaul	Chalk Artist – Date Change	\$400.00
26-1285	Matthew Gorham	Auctioneer	\$2,150.00
26-1286	Brian Kantner	Auctioneer	\$1,750.00
26-1287	Jessica Crawford	Rabbit / Cavy Show Coordination	\$1,600.00
26-1288	East County Grange No. 864	Pygmy Goat Show	\$0.00
26-1289	Foyil Farms, LLC	Animal Display	\$1,750.00
26-1290	Coin Collector Clubs	Coin Collecting Demonstration	\$0.00
26-1291	Duomo Gardens	Broom Making Demonstration	\$0.00
26-1292	El Camino Quilters	Quilting Demonstration	\$0.00
26-1293	Fallbrook Quilt Guild	Quilting Demonstration	\$0.00
26-1294	Mark Kistler	Drawing Demonstration	\$0.00
26-1295	Paint Box Art Studio	Sewing Craft Demonstration	\$0.00
26-1296	House of Ukraine	Pysanky Decorated Eggs	\$0.00
26-1297	Antique Gas & Steam Engine Museum, Inc.	Weaving & Spinning Demonstration	\$0.00

26-1298	Quilt in a Day	Quilting & Sewing Demonstration	\$0.00
26-1299	Ramona's Reflections	Leatherwork Demonstration	\$0.00
26-1300	Rockin' Robin	Bow Making Demonstration	\$0.00
26-1301	San Diego Bead Society	Beading Demonstration	\$0.00
26-1302	San Diego County Parks & Recreation	Community Corner – Parks & Recreation Resource Education	\$0.00
26-1303	Betty Bangs	Stamped Patches Demonstration	\$0.00
26-1305	Sunshine Quilters of San Diego	Underground Railroad Quilting Demonstrations	\$0.00
26-1306	Origami Land	Origami Demonstration	\$0.00
26-1307	Eva Peterson	Story Quilt Demonstration	\$0.00
26-1308	San Diego Metro Modern Quilt Guild	Quilting Demonstration	\$0.00
26-1309	Rebekah Marshall	Viking Fiber & Textile Demonstrations	\$0.00
26-1310	Yarn N' Thread	Crochet Demonstration	\$0.00
26-1311	San Diego Philatelic Council	Stamp Collecting Information	\$0.00
26-1312	Kathryn Ochalek	Livestock Poultry Inspector (June 25)	\$250.00
26-1313	Bill Brise	Faceting Demonstrations	\$0.00
26-1314	Kathryn Ochalek	Livestock Poultry Inspector (July 1)	\$250.00
26-1315	Lara Woliung	Animal Display	\$0.00
26-1316	Martha Garvey	Garden Display	\$250.00 revenue
26-1317	Demetri Angelopoulos	Photographer	\$3,850.00
26-1317 AM1	Demetri Angelopoulos	Photographer – Additional Auction Lots	\$200.00
26-1318	Donald H. Cardey dba Don Cardey	Cattle Display	\$4,500.00

10. **ADJOURNMENT**