



NOTICE OF MEETING

22nd District Agricultural Association Board of Directors
October 13, 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
October 13, 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. **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 – September 15, 2026**
- **Out-of-state travel to International Association of Fairs & Expositions Conference in Louisville, KY (*previously approved in operating budget*)**
 - Chief Operations Officer Katie Mueller, Marketing Director Jennifer Hellman, Agriculture Programs Manager Mary Martineau, Event Services Supervisor Mary Lawson, Concessions Supervisor Jason Warrenburg, Event Coordinator Katie Ostrander traveling November 28 to December 4, 2026
- **Contract Awards & Approvals**

Standard Agreements from Competitive Solicitation

Contract	Contractor	Purpose	Term	Amount
12-009/41 AM5	Premier Food Services, LLC	Extension of food and beverage services agreement	1/1/2012 - 12/31/2027	12.5% of all net sales

Revenue Agreements				
Contract	Contractor	Purpose	Term	Rental Amount
27-901	Noonan Family Swim School, Inc.	Rental agreement for swim school operator	1/1/2027 - 12/31/2027	\$51,238.08
22-904 AM4	Racket Club One LLC	Rental agreement for tennis courts and clubhouse at Surf & Turf facility	12/1/2026 - 11/30/2027	\$155,606.51

5. **CEO REPORT** – CEO Becky Bartling [Information Items]

- **Operational Announcements**
 - SANDAG honors Del Mar Fairgrounds with Diamond Award
 - Schedule of events through November 30
- **Construction Projects & Facilities Updates**
- **Industry News & Updates**

6. **GENERAL BUSINESS**

- A. **Master Site Planning Committee Report** – Sam Nejabat, Chair
 1. Presentation by Del Mar Dreams LLC regarding a master site plan development with focus on soccer stadium at the Del Mar Fairgrounds for a new home of professional soccer team [Information Item]
- B. **Discussion on how the 22nd DAA should handle the dissemination and communication of the October 1, 2026 letter from the Public Integrity Unit of the San Diego County District Attorney's Office regarding the referral concerning elected and appointed officials** [Information Item]
- C. **Audit & Governance Committee Report** – Donna DeBerry, Chair
 1. Discussion and vote regarding the adoption of a policy authorizing payment of legal fees incurred by members of the 22nd DAA Board of Directors in connection with actions taken against them arising from decisions made in their official capacity [Action Item]
 2. Discussion of efforts to clarify the current ticket policy and guide its further development [Information Item]
 3. Discussion of FPPC Form 700 filing requirements and consideration of requesting an FPPC representative to provide refresher training for the Board [Information Item]
- D. **Finance Committee Report** – Phil Blair, Chair
 1. Summary of financial reports and verbal recap of committee meeting held on October 8 [Information Item]
- E. **Regulatory & Governmental Affairs Committee Report** – Ted Miyahara, Chair
 1. Recap of committee meeting held on September 30 [Information Item]
- F. **Fair Operations Committee Report** – Kathlyn Mead, Chair
 1. Update on Concessionaires Advisory Committee meeting [Information Item]
- G. **DMTC Liaison Committee Report** – Mark Arabo, Chair
 1. Recap of committee meeting held on September 16 [Information Item]
 2. Discussion and vote to approve amendment to Verizon lease agreement L-2998 [Action Item]
 3. Preview by Josh Rubinstein of the 2026 Fall Race Meet [Information Item]

- H. **Food & Beverage Committee Report** – Lisa Barkett, Chair
 1. Update on contract for food and beverage consulting services [Information Item]
- I. **Emergency Preparedness Committee Report** – Lisa Barkett, Chair
 1. Update on engagement with CAL FIRE and San Diego County Sheriff's Office and preview of next committee meeting [Information Item]

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

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

Standard Agreements

Contract	Contractor	Purpose	Term	Rental Amount
26-049	fsSTRATEGY Inc.	Food and beverage consulting services	10/15/2026 - 5/31/2027	\$28,900.00
26-053	Duthie Power Services	Generator fuel injectors removal and replacement at The Sound	10/5/2026 - 12/5/2026	\$29,300.18

8. **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, Christopher Langer v. 22nd District Agricultural Association, et al., San Diego County Superior Court, Case No. 26CU043127C.

9. **RECONVENE TO OPEN SESSION**

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

10. **ADJOURNMENT**