# 22nd DISTRICT AGRICULTURAL ASSOCIATION
## Board of Directors Meeting

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

**October 13, 2026**

# MINUTES

*The following minutes are a summary of the Board action and proceedings. For a full transcript please click on the link below or visit the delmarfairgrounds.com website:*
*https://www.delmarfairgrounds.com/p/public-information1*

**OFFICERS PRESENT**
Sam Nejabat, Chair
Lisa Barkett, Vice Chair

**DIRECTORS PRESENT**
Mark Arabo
Phil Blair
Donna DeBerry
Kathlyn Mead
Ted Miyahara (via Zoom)
Elsa Morales-Roth
Frederick Schenk (via Zoom)

**OTHERS PRESENT**
Joshua Caplan, Deputy Attorney General (Counsel)
Becky Bartling, District Chief Executive Officer (CEO)
Katie Mueller, District Chief Operations Officer (COO)
Dustin Fuller, Supervising Environmental Planner
Michael Sadegh, District Finance Director

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## CALL TO ORDER
Chair Nejabat called the meeting to order at 9:40 a.m.

## ROLL CALL
Chair Nejabat, Vice Chair Barkett, and Directors Arabo, Blair, DeBerry, Mead, and Schenk were present. Director Morales-Roth arrived at 9:42 a.m. Director Miyahara joined the meeting remotely during Item 6-G in General Business.

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (see pages 5-17 of transcript)
John Spelich, Tracy Martinez, Chaun Reynolds, Jane Cartmill, Phoenix L, Martha Sullivan, Allison Prater

## CONSENT CALENDAR

The Consent Calendar items can be found on pages 6-29 of the meeting packet.

PUBLIC COMMENT ON CONSENT CALENDAR (see page 17 of transcript)
None

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

## CEO REPORT

- CEO Bartling highlighted events taking place at the Fairgrounds through the end of November.
- Supervising Environmental Planner Dustin Fuller shared the Diamond Award, which was presented to the District by SANDAG in recognition of its efforts to improve air quality and reduce traffic congestion .
- The District will repair the Mission Tower HVAC system in-house to save money, and is working to finish replacing the DMTC office HVAC system by mid-November.
- One of the two pumps installed during the District's water quality improvement project failed shortly after going into operation. The functional pump is being repaired to ensure it is working at maximum capacity ahead of El Niño.
- Southern California Edison plans to dredge sand from the San Dieguito River and Lagoon to reduce the risk of flooding from high tides and heavy rains.

PUBLIC COMMENT ON CEO REPORT (see pages 27-28 of transcript)
Martha Sullivan

## GENERAL BUSINESS

Item 6-A-1: Master Site Planning Committee Report

Zachary Levine, Lauren Leichtman, Bobby Assil, and Eric Andalman of Del Mar Dreams LLC presented a proposal to build a soccer stadium, hotel, and convention center at the Fairgrounds.

PUBLIC COMMENT ON ITEM 6-A-1 (see pages 83-93 of transcript)
Allison Prater, Chaun Reynolds, Martha Sullivan, Phoenix L, Rachel Keenan

Item 6-B-1: 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

CEO Bartling read into the record the letter from the Office of the San Diego District Attorney to the City of Del Mar, which found that there was insufficient evidence to indicate that a criminal offense had occurred involving Director Arabo or Attorney General Rob Bonta. Additionally, the letter stated that the Public Integrity Unit would not be pursuing a criminal investigation or filing criminal charges. The letter noted that the District Attorney's Office was unable to confirm the identity or legitimacy of the original complainant, and stated that the City of Del Mar communicated the complaint in a highly irregular manner by using public channels rather than going directly to the Public Integrity Unit.

PUBLIC COMMENT ON ITEM 6-B-1 (see pages 126-128 of transcript)
Shane Harris

Item 6-C-1: Audit & Governance Committee Report – 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

Committee Chair DeBerry moved to adopt a director legal expense review policy that establishes the legally permitted reimbursement or repayment of necessary legal expenses arising directly from a director's good-faith performance of official District duties, with requests considered on an individual basis and requiring Board approval. Director Schenk seconded the motion.

PUBLIC COMMENT ON ITEM 6-C-1 (see page 131 of transcript)
None

Following discussion among the Board, Director DeBerry amended the motion, moving that the Board adopt a director legal expense review policy that establishes legally-permitted reimbursement or payment of necessary reasonable fees and expenses arising directly from a director's good-faith actions, subject to review from the Attorney General's office that any reimbursement is not considered a gift of public funds. Director Schenk seconded the amended motion. Chair Nejabat, Vice Chair Barkett, and Directors Blair, DeBerry, Mead, Morales-Roth, and Schenk all voted in favor. Director Arabo abstained. The motion was approved 7-0-1.

Item 6-C-2: Audit & Governance Committee Report – Ticket Policy

Committee Chair DeBerry explained that the committee is reviewing the District's current ticket policy and will present proposed revisions at a future Board meeting. The goal is to encourage greater participation in and promotion of events at the Fairgrounds.

Item 6-C-2: Audit & Governance Committee Report – FPPC Training
The District will invite a representative from the Fair Political practices Commission (FPPC) to provide refresher training to the Board regarding Form 700 filing requirements.

PUBLIC COMMENT ON ITEMS 6-C-2 and 6-C-3 (see page 144 of transcript)
None

The Board recessed for a 10-minute break at 12:17 p.m., and the meeting resumed at 12:30 p.m. Director Schenk did not return following the break.

Item 6-D-1: Finance Committee Report
Committee Chair Blair referred to the reports on pages 40-48 of the meeting packet and reviewed the District's financial reports.

PUBLIC COMMENT ON ITEM 6-D-1 (see page 155 of transcript)
None

Item 6-E-1: Regulatory & Governmental Affairs Committee
Committee Vice Chair Morales-Roth reported that the committee met with Senator Catherine Blakespear, and has meetings planned with San Diego Mayor Todd Gloria and the Coastal Commission, among other elected officials and agencies.

PUBLIC COMMENT ON ITEM 6-E-1 (see page 160 of transcript)
None

Item 6-F-1: Fair Operations Committee Report
COO Mueller recapped the inaugural meeting of the Concessions Advisory Committee, comprised of 18 San Diego County Fair vendors. The group discussed past promotions, ideas for new promotions, and guest survey results.

PUBLIC COMMENT ON ITEM 6-F-1 (see page 186 of transcript)
None

Item 6-G-1 and 6-G-2: DMTC Liaison Committee Report – Discussion and vote to approve amendment to Verizon lease agreement L-2998

PUBLIC COMMENT ON ITEM 6-G-1 and 6-G-2 (see pages 186-192 of transcript)
Chaun Reynolds, Martha Sullivan, Phoenix L

Committee Chair Arabo referred to the reports on pages 49-85 of the meeting packet. CEO Bartling explained that the District was able to modify the Verizon lease agreement to allow either party to terminate the agreement with 24 months' notice. CEO Bartling thanked Committee Chair Arabo for his support in continuing negotiations with Verizon to achieve a two-way termination clause.

Committee Chair Arabo moved to approve the amendment for Verizon lease agreement L-2998. Director DeBerry seconded the motion. Chair Nejabat, Vice Chair Barkett, and Directors Arabo, Blair, DeBerry, Mead, and Morales-Roth all voted in favor. The motion was approved 7-0.

Item 6-G-3: DMTC Liaison Committee Report – Preview of 2026 Fall Race Meet
Del Mar Thoroughbred Club President and COO Josh Rubinstein presented a preview of the 2026 fall race meet, which begins on November 6 and includes College Day on November 7 as well as racing on Thanksgiving Day.

PUBLIC COMMENT ON ITEM 6-G-3 (see pages 210-212 of transcript)
Martha Sullivan

Item 6-H-1: Food & Beverage Committee Report
Committee Chair Barkett reported that food and beverage revenues are better than budgeted, thanks in part to payroll savings. CEO Bartling reported that the District has obtained a food and beverage consultant to review current operations and advise on next steps.

PUBLIC COMMENT ON ITEM 6-H-1 (see page 217 of transcript)
None

Item 6-I-1: Emergency Preparedness Committee Report
Committee Chair Barkett and District staff met with representatives from CAL FIRE and the San Diego County Sheriff's Office to discuss their wildfire readiness plans. District staff will participate in a 2-hour training session about the procedures during an emergency evacuation activation at the Fairgrounds.

PUBLIC COMMENT ON ITEM 6-I-1 (see page 225 of transcript)
None

**MATTERS OF INFORMATION & DIRECTORS' REQUESTS**
There were no requests from the Board for future agenda items. Correspondence can be found on pages 86-96 of the meeting packet. The updated list of Board committee assignments can be found on pages 97-101 of the meeting packet. Contracts executed per the CEO or COO's delegated authority can be found on page 102 of the meeting packet.

## RECESS TO CLOSED EXECUTIVE SESSION

The Board recessed to Closed Executive Session at 1:52 p.m.

## RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 2:13 p.m. Chair Nejabat stated that the District Board of Directors considered the advice of Counsel on the items listed on the Closed Session portion of the agenda and has nothing to report. The Board also evaluated the performance of the CEO consistent with government code, and has nothing to report.

## ADJOURNMENT

There being no further business to discuss, Chair Nejabat adjourned the meeting at 2:13 p.m.

Rebecca Bartling
Rebecca Bartling (Nov 13, 2026 16:36:31 PST)

Becky Bartling
Chief Executive Officer