



In the Matter Of:

ORANGE COUNTY FAIR AND EVENT CENTER

BOARD OF DIRECTORS MEETING

October 06, 2022

Case No:

CERTIFIED COPY

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IN THE MATTER OF:

32ND DISTRICT AGRICULTURAL ASSOCIATION

ORANGE COUNTY FAIR AND EVENT CENTER

BOARD OF DIRECTORS MEETING

THURSDAY, OCTOBER 6, 2022

9:30 A.M.

Meeting of the OCFEC Board of Directors, stenographically
reported by Charissa De La Torre, a stenographer, commencing
at 9:30 a.m. and ending at 10:00 a.m., Thursday, October 6,
2022, over Zoom.

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1 APPEARANCES OF BOARD MEMBERS:

2 Doug La Belle, Chair
3 Natalie Rubalcava-Garcia, Member
4 Ashleigh Aitken, Member
5 Robert Ruiz, Member
6 Barbara Bagneris, Member
7 Nick Kovacevich, Member
8 Sandra Cervantes, Member

9 ALSO PRESENT:

10 Michelle Richards, Chief Executive Officer
11 Ken Karns, Chief Operating Officer
12 Josh Caplan, Deputy Attorney General
13 Summer Angus, Meeting Secretary
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1 32ND DISTRICT AGRICULTURAL ASSOCIATION

2 ORANGE COUNTY FAIR AND EVENT CENTER

3 BOARD OF DIRECTORS MEETING

4 THURSDAY, SEPTEMBER 22, 2022

5 9:30 A.M.

6
7 MS. ANGUS: All right. Chair La Belle, we're good
8 to go.

9 CHAIR LA BELLE: All righty. Let's go ahead and get
10 started. Call to order.

11 All items noted on the agenda for action may be
12 considered in any category. Any item not so listed on the
13 agenda may not be considered. Items listed on the agenda may
14 be considered in any order at the discretion of the
15 chairperson.

16 The mission of the OC Fair & Event Center is
17 creating equitable community access to agriculture,
18 entertainment, cultural, and educational experiences.

19 Director Ruiz, can you lead us in the pledge,
20 please?

21 MR. RUIZ: Absolutely. My pleasure.

22 (Pledge of allegiance.)

23 MR. RUIZ: Thank you.

24 CHAIR LA BELLE: Thank you, Robert.

25 MS. ANGUS: Chair La Belle, I can take the roll

1 call.

2 CHAIR LA BELLE: Okay. Please. Please call the
3 roll, Summer.

4 MS. ANGUS: Chair La Belle?

5 CHAIR LA BELLE: Here.

6 MS. ANGUS: Vice Chair Pham.

7 (No answer.)

8 MS. ANGUS: Director Rubalcava-Garcia?

9 (No answer.)

10 MS. ANGUS: Director Cervantes.

11 (No answer.)

12 MS. ANGUS: Director Ruiz?

13 MR. RUIZ: Here.

14 MS. ANGUS: Director Bagneris?

15 MS. BAGNERIS: Here.

16 MS. ANGUS: Director Aitken. Director Aitken?

17 MS. AITKEN: I'm here. Can you hear me?

18 MS. ANGUS: Yep. I can hear you now. Thank you.

19 Director Kovacevich?

20 MR. KOVACEVICH: Here.

21 MS. ANGUS: And Director Cervantes, it looks like
22 she jumped on. Director Cervantes, we are taking roll. Are
23 you with us?

24 MS. CERVANTES: Yes, I am. Can you hear me?

25 MS. ANGUS: Thank you. Thank you. Yes. All right.

1 That concludes roll call.

2 CHAIR LA BELLE: Thank you, Summer.

3 Ken, can you introduce matters of public comment,
4 please?

5 MR. KARNs: I sure will, Chair La Belle.

6 Good morning, everyone. Matters of public comment.
7 Public comment is allowed on issues not on the current
8 agenda. However, no debate by the Board shall be permitted
9 on such public comments, and no action will be taken on such
10 public items at this time, as law requires formal public
11 notice prior to any action on a docket item. Speakers are
12 requested to sign in prior to the start of the meeting and
13 are limited to three minutes.

14 Comments will be accepted on all other agenda items
15 at the time each item is listed on the agenda. Speakers
16 wishing to address the Board on items on the agenda are
17 requested to sign in prior to the start of the meeting and
18 identify the agenda items on which you desire to address the
19 Board. Speakers are limited to three minutes.

20 CHAIR LA BELLE: Thank you, Ken. Summer, are there
21 any public comments?

22 MS. ANGUS: Chair La Belle, at this time I don't
23 have anybody identified in the chat, but I'm just going to do
24 an announcement: If there is anyone on the line that is
25 dialed in and would like to make a public comment, please

1 state your name now.

2 Hearing none. Chair La Belle, I turn it back to
3 you.

4 CHAIR LA BELLE: Thank you, Summer. Okay. We go to
5 the governance process. My screen isn't kicking up, I don't
6 think.

7 We have three items on the governance process. The
8 Board at the September 22 meeting did not have a quorum, so
9 we proceeded as a committee, the four of us that were there.
10 So each of the three recommendations before the Board are --
11 include the recommendation of the committee myself, Director
12 Rubalcava-Garcia, Aitken, and Ruiz, as well as the staff and
13 individual committee members. The reason we are moving
14 forward in advance of deferring until the October meeting is
15 each of these items, in one way or another, are time
16 sensitive, and I felt it appropriate that we move forward
17 with considering these prior to the October 27 meeting.

18 Ken, do you want to go ahead and introduce the first
19 item?

20 MR. KARNS: I will.

21 Item 6A: Presentation of the 2021 audit by the
22 Financial Monitoring & Audit Committee and vote on whether or
23 not to accept. The Financial Monitoring & Audit Committee
24 has reviewed the 2021 audit report with representatives of
25 Lance, Soll & Lunghard. The audit report indicates that the

1 financial statement presents fairly in all material respects,
2 and there are no deficiencies in internal controls. The
3 committee presents the draft document for the Board's
4 approval and filing with the California Department of Food
5 and Agriculture. A copy was posted along with the Board
6 meeting materials.

7 The recommendation as stated: The Financial
8 Monitoring & Audit Committee and staff recommend acceptance
9 of the 2021 audit report and filing with CDFA. The Board,
10 committee and staff thank Lance, Soll & Lunghard for their
11 work. At the September 22 Board of Directors meeting, Chair
12 La Belle and Directors Rubalcava-Garcia, Ruiz, and Aitken
13 reviewed, discussed, and made a recommendation that the full
14 Board approve at the next Board meeting.

15 CHAIR LA BELLE: Before I open it up for public
16 comments, Directors Kovacevich and Bagneris, do you have any
17 comments you would like to add to Ken's comments?

18 Hearing none. Are there any public comments on this
19 item, Summer?

20 MS. ANGUS: Chair La Belle, I would like to just
21 make an announcement for the record that Director
22 Rubalcava-Garcia has joined the meeting.

23 And at this time, I do not have any request for
24 public comment in the chat.

25 CHAIR LA BELLE: Okay. Are there any discussions on

1 the part of the directors? Is there a motion in order?

2 MS. CERVANTES: This is Sandra Cervantes. I so
3 move.

4 MS. BAGNERIS: Director Bagneris. I second.

5 CHAIR LA BELLE: With a motion and a second, any
6 further comments?

7 (No answer.)

8 CHAIR LA BELLE: Summer, can you call the roll?

9 MS. ANGUS: My pleasure.

10 Chair La Belle?

11 CHAIR LA BELLE: Yes.

12 MS. ANGUS: Director Rubalcava-Garcia?

13 MS. RUBACALVA-GARCIA: Yes.

14 MS. ANGUS: Director Cervantes?

15 MS. CERVANTES: Yes.

16 MS. ANGUS: Director Ruiz?

17 MR. RUIZ: Yes.

18 MS. ANGUS: Director Bagneris?

19 MS. BAGNERIS: Yes.

20 MS. ANGUS: Director Aitken?

21 MS. AITKEN: Yes.

22 MS. ANGUS: And Director Kovacevich?

23 MR. KOVACEVICH: Yes.

24 MS. ANGUS: Thank you.

25 CHAIR LA BELLE: Okay. Item 6B. Ken, do you want

1 to go ahead and present the staff report on that?

2 MR. KARNs: Well, thank you.

3 Item 6B. Consideration and vote on staff and
4 facilities committee recommendation to use carnival capital
5 reserve to additionally fund the Lot G utilities project. As
6 part of the 2022 Capital Expenditures/Major Projects Budget,
7 the Board approved \$650,000 for Lot G utilities project.

8 Earlier in the year, staff worked with CCA to bid
9 out the project. As previously reported, the lowest
10 qualified bid came in significantly over budget at \$972,471.
11 A short fall of \$297,471. In reviewing the project with the
12 District's carnival provider, it was mutually agreed by staff
13 and carnival provider to allocate the \$300,000 from the
14 District's carnival capital reserve account to additionally
15 fund the Lot G project. Once funded, the project would have
16 a new budget of \$975,000, which would be enough to re-bid the
17 project.

18 The District's carnival reserve fund has a current
19 balance \$604,460. If the \$300,000 from this fund were to be
20 approved to additionally fund the Lot G utilities project,
21 this would leave \$304,460 for future projects. By contract,
22 the carnival provider would contribute a \$100,000 per year in
23 the years 2023 through 2026 to the reserve fund. Future
24 funds from this reserve account could also be used as part of
25 master site plan to rebuild midway washrooms.

1 If approved, staff would work with CCA to bid the
2 project and complete it prior to the 2023 OC Fair. On CCA's
3 recommendation, staff would procure materials for the project
4 separately in order to address supply price volatility, and
5 CCA would bid out for the work. If bids still don't come in
6 on budget, we will return to the committee and Board for
7 further direction.

8 CHAIR LA BELLE: Thank you, Ken --

9 MR. KARNS: Sorry. Sorry, Doug. I was going to
10 read the recommendation, but go ahead. Sorry.

11 CHAIR LA BELLE: Go ahead. That's fine. Go
12 ahead.

13 MR. KARNS: Recommendation as follows. The
14 Facilities Committee and staff will recommend approval of
15 using OCFEC's carnival capital reserve to additionally fund
16 the Lot G utilities project.

17 At the September 22 Board of Directors meeting,
18 Chair La Belle and Directors Rubalcava-Garcia, Ruiz, and
19 Aitken reviewed, discussed, and made a recommendation that
20 the full Board approve at the next Board meeting.

21 CHAIR LA BELLE: Thank you, Ken. Does the
22 Facilities Committee, Director Aitken, Director Ruiz, have
23 anything you would like to add to Ken's comments?

24 MS. AITKEN: I do not.

25 CHAIR LA BELLE: Thank you.

1 Hearing none. Summer, are there any public comments
2 on this item?

3 MS. ANGUS: No public comment on this item.

4 CHAIR LA BELLE: Okay. Bringing it back to the
5 directors. Is there a motion?

6 MR. RUIZ: This is Director Ruiz.

7 CHAIR LA BELLE: We have a motion to approve the
8 recommendation from Director Ruiz. Is there a second?

9 MS. CERVANTES: Sandra Cervantes. Second.

10 CHAIR LA BELLE: We have a second. Summer, would
11 you call the roll, please?

12 MS. ANGUS: Chair La Belle?

13 CHAIR LA BELLE: Yes.

14 MS. ANGUS: Director Rubalcava-Garcia?

15 MS. RUBACALVA-GARCIA: Yes.

16 MS. ANGUS: Director Cervantes?

17 MS. CERVANTES: Yes.

18 MS. ANGUS: Director Ruiz?

19 MR. RUIZ: Yes.

20 MS. ANGUS: Director Bagneris?

21 MS. BAGNERIS: Yes.

22 MS. ANGUS: Director Aitken?

23 MS. AITKEN: Yes.

24 MS. ANGUS: And Director Kovacevich?

25 MR. KOVACEVICH: Yes.

1 MS. ANGUS: Thank you.

2 CHAIR LA BELLE: Item 6C. Ken, do you want to go
3 ahead and present the staff report on that, please?

4 MR. KARNS: Thank you. I will.

5 6C: Review of the State Public Safety Power
6 Shutoff, PSPS, mitigation project grant and vote on whether
7 or not to provide fully reimbursable funds for the project.
8 The California Budget Act of 2021 included a one-time general
9 fund allocation for CDFA to support the development and
10 enhancement of community resilience centers. This funding
11 was made available to improve both local fairgrounds and
12 other community facilities to enhance the State's emergency
13 preparedness capabilities, particularly in response to
14 climate change. As part of this effort, CDFA has awarded the
15 32nd DAA a project grant for the mitigation of PSPS events
16 from the resilience centers allocation.

17 The purpose of PSPS allocation is to equip the OC
18 Fair & Event Center with necessary backup power resources, or
19 PSPS equipment, should the fairgrounds be used as an
20 emergency/evacuation site or PSPS event. This project would
21 involve the design, development, and construction of
22 automatic transfer switches and docking stations for the
23 Costa Mesa Building, Huntington Beach Building, and Santa Ana
24 Pavilion. This would provide the infrastructure needed to
25 quickly and easily connect power generators from an emergency

1 services provider in case of a PSPS event.

2 The project will be managed by CCA, while the grant
3 from CDFA will provide funding for the estimated project of
4 \$351,661; and let's not forget the \$0.16. It also requires
5 the 32nd DAA to provide the funding upfront. The District
6 would then invoice CDFA after each phase of the project with
7 reimbursement from CDFA expected within 90 days of the
8 receipt of each invoice. The project is expected to be
9 completed by the end of June 2023.

10 And the recommendation as follows, although
11 reimbursable, the \$351,661.16 cost of this project is above
12 the CEO's approval authority and requires Board approval.
13 The staff and the Facilities Committee recommended approval
14 of the estimated \$351,661.16 for the upfront cost of the PSPS
15 mitigation project, which will be reimbursed by the CDFA. At
16 the September 22nd Board of Directors meeting, Chair La Belle
17 and Directors Rubalcava-Garcia, Ruiz, and Aitken reviewed,
18 discussed, and made a recommendation that the full Board
19 approve at the next Board meeting.

20 CHAIR LA BELLE: Thank you, Ken. Are there any
21 public comments on this item, Summer?

22 MS. ANGUS: No public comment on this item.

23 CHAIR LA BELLE: Any questions or comments from the
24 directors? Hearing none. A motion will be in order.

25 MS. BAGNERIS: Director La Belle, I move that we

1 accept the recommendation.

2 MS. CERVANTES: And I second. This is Sandra
3 Cervantes.

4 CHAIR LA BELLE: Okay. We have a motion and a
5 second. Thank you, Barbara and Sandra.

6 Will you go ahead -- pardon me. Go ahead and call
7 the roll, Summer.

8 MS. ANGUS: Chair La Belle?

9 CHAIR LA BELLE: Yes.

10 MS. ANGUS: Director Rubalcava-Garcia?

11 MS. CERVANTES: Yes.

12 MS. ANGUS: Director Cervantes?

13 MS. RUBACALVA-GARCIA: Yes.

14 MS. ANGUS: Director Ruiz?

15 MR. RUIZ: Yes.

16 MS. ANGUS: Director Bagneris?

17 MS. BAGNERIS: Yes.

18 MS. ANGUS: Director Aitken?

19 MS. AITKEN: Yes.

20 MS. ANGUS: And Director Kovacevich?

21 MR. KOVACEVICH: Yes.

22 MS. ANGUS: Thank you.

23 Chair La Belle, I'm going to build the breakout room
24 for the closed session, if you just give me a moment.

25 Chair La Belle, I'm ready to push to the breakout

1 room for closed session. Am I okay to go ahead and do that?

2 CHAIR LA BELLE: Yes.

3 MS. ANGUS: Thank you.

4 Director Cervantes, you should see an option to join
5 the breakout room. Do you see a pop-up box on your
6 telephone?

7 MS. CERVANTES: Okay. I will go ahead and check
8 right now.

9 (Closed session in progress.)

10 MS. ANGUS: Okay. The Board members are coming back
11 from closed session.

12 CHAIR LA BELLE: Is everybody back?

13 MS. ANGUS: Not quite yet. We'll give it about 30
14 seconds, and they'll be automatically pushed back into this
15 room, into the main meeting. Another 10 seconds.

16 Okay. It looks like we are all back. Chair La
17 Belle, if you would like me to just do a roll call, for the
18 record?

19 CHAIR LA BELLE: Please.

20 MS. ANGUS: Chair La Belle?

21 CHAIR LA BELLE: Yes. Or here.

22 MS. ANGUS: Director Rubalcava-Garcia?

23 MS. RUBACALVA-GARCIA: Yes.

24 MS. ANGUS: Director Cervantes?

25 MS. CERVANTES: Yes.

1 MS. ANGUS: Director Ruiz?

2 MR. RUIZ: Yes.

3 MS. ANGUS: Director Bagneris?

4 MS. BAGNERIS: Here.

5 MS. ANGUS: Director Aitken?

6 MS. AITKEN: Here.

7 MS. ANGUS: And Director Kovacevich?

8 MR. KOVACEVICH: Here.

9 MS. ANGUS: Thank you.

10 MR. KARNS: And my screen is frozen. So I can't
11 advance to the last slide. Which is next board meeting,
12 Chair La Belle. Sorry. My apologies. It won't advance.

13 CHAIR LA BELLE: Before we adjourn that, let's go
14 around the table and see if any directors have any comments
15 they would like to make. Director Rubalcava-Garcia?

16 MS. RUBACALVA-GARCIA: No. The only comment, I
17 think, this is, like, one of the best Board meetings we have
18 had. It was very quick.

19 But I also just want to thank the staff for
20 everything, but also the rest of the Board for approving the
21 Chicano Heritage Month resolution that we discussed last
22 month, but was part of this agenda today. So thank you.

23 CHAIR LA BELLE: Thank you, Natalie. Director
24 Bagneris?

25 MS. BAGNERIS: Yes. I would like to echo that,

1 Director Rubalcava-Garcia and also just acknowledge Hispanic
2 Heritage Month through October 15, and also it's Disabilities
3 Month and Breast Cancer Awareness Month. So a lot going on
4 this month.

5 But I'm always glad to see my fellow colleagues, and
6 I look forward to see you in a couple of weeks.

7 CHAIR LA BELLE: Thank you, Barbara.

8 Nick, any comments?

9 MR. KOVACEVICH: No. Sorry I missed you guys at the
10 last meeting. I actually ended up getting Covid after all,
11 but we got through. And in fact, my wife is due on Monday
12 with the baby, so I might not be available next week --
13 shouldn't be available. But I'll see everybody October 27,
14 and I look forward to seeing my main man, Robert Ruiz, after
15 that Niner beat-down on Monday. So I'm really excited to see
16 you, Rob.

17 CHAIR LA BELLE: Thank, you Nick. Robert, any
18 response? Maybe it's best left unsaid.

19 MR. RUIZ: I was waiting for that.

20 But, yeah, I just wanted to say thank you, Doug for
21 running another group meeting and thank the staff for putting
22 it all together to make this happen. Ken, great job as
23 always and I look forward to seeing everybody at the next
24 meeting.

25 And Director Kovacevich, congratulations on your new

1 baby. And your Niners won't be as lucky next time. Thank
2 you.

3 CHAIR LA BELLE: Thank you, Robert. Sandra, any
4 comments?

5 MS. CERVANTES: Yes. Nick, congratulations on that
6 baby. We can't wait. And let's continue to celebrate the
7 Hispanic Heritage Month. Thank you for the great work staff
8 does as well.

9 CHAIR LA BELLE: Thank you, Sandra. Ashleigh?

10 MS. AITKEN: Thanks. Congratulations, Nick. Please
11 send photos around. We are all going to be excited to see
12 our newest fair brat.

13 CHAIR LA BELLE: She would all be set for 2023, I
14 would think.

15 Okay. I didn't miss anybody, I don't think.
16 Hopefully. Okay.

17 I just want to thank the Board for taking the time
18 this morning to help conclude several critical items that we
19 want to move forward with. Being we are talking a little bit
20 of sports, I would have to say my UCLA Bruins are finally
21 winning a few games. So we'll see if they can keep that up.

22 That being said, congratulations, Nick, on the new
23 one. And thanks again to everyone for all their efforts and
24 help. Thanks to Summer for helping me get through the video
25 here today. So with that, I thank everybody, and we will see

1 you all on the 27th of October. Have a great day. Meeting's
2 adjourned.

3 (Whereupon, the meeting is adjourned at 10:00 a.m.)
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CERTIFICATE OF STENOGRAPHER

* * * *

The undersigned Stenographer does hereby certify:
That the foregoing Proceeding was taken before me at the
time and place therein set forth.

That the testimony and all objections made at the time
of the Proceeding were recorded stenographically by me and
were thereafter transcribed, said transcript being a true and
correct copy of the proceedings thereof.

In witness whereof, I have subscribed my name, this date:

OCTOBER 6, 2022.

Charissa De la Torre

CHARISSA DE LA TORRE

ORANGE COUNTY FAIR AND EVENT CENTER
BOARD OF DIRECTORS MEETING on 10/06/2022

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ORANGE COUNTY FAIR AND EVENT CENTER
BOARD OF DIRECTORS MEETING on 10/06/2022

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