



**Board of Directors Meeting**  
**December 18, 2025**

**Good morning.**

**The meeting will begin just after 9:30 a.m. For members of the public on Zoom – for Public Comment, please use the chat function to communicate to the meeting secretary to indicate which agenda items you would like to speak to.**

**Please keep your device on mute until called upon to speak.**

**If using the Zoom dial-in option, use \*6 to mute and un-mute your phone.**

*Please take notice that this public meeting of the 32nd District Agricultural Association, a California state institution, is being recorded using video recording equipment. Please also take notice that the 32nd District Agricultural Association will release video recordings of its public meetings where required under California law.*

**Please keep your device on mute**

The Mission of OCFEC is...

Enhancing equitable community access  
to agriculture, entertainment, cultural  
and educational experiences



### 3. Pledge of Allegiance



## 4. Roll Call

### **Board of Directors**

Chair Barbara Bagneris

Vice Chair Robert Ruiz

Director Nick Kovacevich

Director Newton Pham

Director Doug La Belle

Director Natalie Rubalcava-Garcia

Director Tanya Bilezikjian

Director Dimetria Jackson





## 5. Minutes

### **A. Board meeting held November 20, 2025**

Action item



## 6. Matters of Public Comment

Public comment is allowed on issues NOT on the current agenda. However, 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 an agenda item. Speakers are requested to sign in prior to the start of the meeting and are limited to three minutes.

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



## 7. Consent Calendar

All matters listed under 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 by category in the order listed below. 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.



## 8. Closed Session

- A. Pending Litigation** – The Board will meet in closed session to consult with legal counsel regarding the following pending litigation. [Gov. Code section 11126(e).]
- i. To confer with and receive advice from legal counsel regarding potential litigation involving the 32nd District Agricultural Association. Based on existing facts and circumstances, the Board of Directors will decide whether to initiate litigation. (Govt. Code, § 11126, subd. (e).)
  - ii. To confer with and receive advice from legal counsel regarding potential litigation involving the 32nd District Agricultural Association. Based on existing facts and circumstances, there is significant exposure to litigation against the 32nd District Agricultural Association. (Govt. Code, § 11126, subd. (e).)
  - iii. To confer with counsel, discuss, and consider the following pending litigation to which the 32nd DAA is a party. Changing Strides, et al., v. 32nd District Agricultural Association, et. al., Orange County Superior Court, Case No. 30-2024-01421750-CU-WM-WCJ
  - iv. To confer with counsel, discuss, and consider the following pending litigation to which the 32nd DAA is a party. Changing Strides, et al., v. 32nd District Agricultural Association, et. al., Orange County Superior Court, Case No. 30-2024-01423147-CU-OR-CJC
- B. Personnel:** The Board will meet in closed session to consider the evaluation of performance of the General Manager / CEO. [Gov. Code, § 11126, subd. (a.)]



## 9. CEO's Operational Announcements & Updates

# CEO Updates

### ***Entertainment Announcements***

- Pacific Amphitheater:
  - Iration / Tribal Seeds - June 26
  - Midland - July 17
  - Allison Krause & Union Station - August 29
- Action Sports Arena
  - Brew Hee Haw - July 17

***Lots More To Come!!***

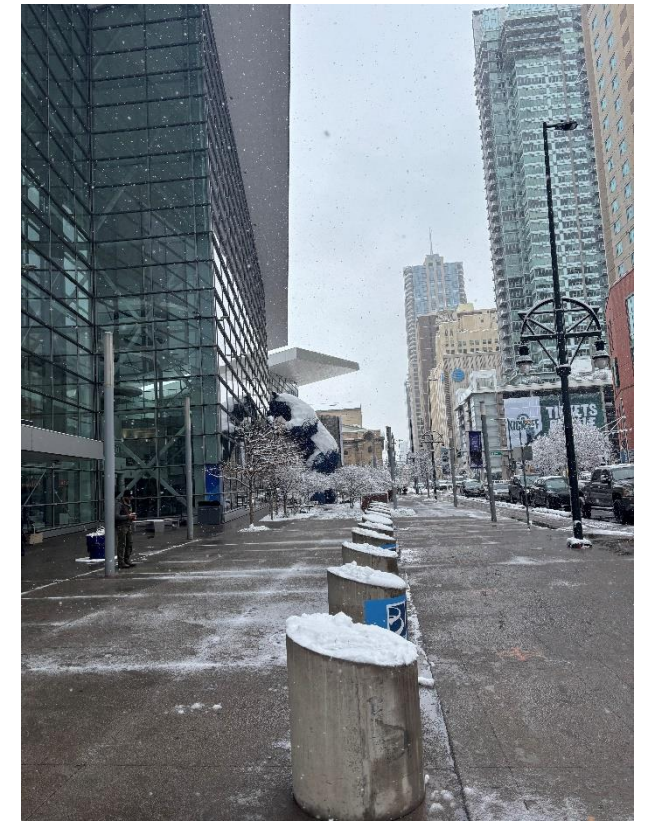


## 9. CEO's Operational Announcements & Updates

# CEO Updates

## Industry Engagement

- IAFE Convention and Trade Show Denver
  - Thirteen International Awards
  - Dozens of Sessions
  - 243 Exhibitors
  - Great Networking
  - Old Friends and New Partners
  - Evy led a Session on Grants





## 9. CEO's Operational Announcements & Updates

# CEO Updates

### COO Search Update

- Five (5) New Qualified Candidates
  - Fair / Large Venue / Event Experience
  - Interviews Scheduled
  - Early 1<sup>st</sup> Quarter Target

### CCA / CDFA Engagement

- CCA Board Meeting
  - Strategic Planning with New Executive Officer
- CDFA Collaborative (CA Department of Food & Agriculture)
  - Sessions with Office of State Fire Marshal on regulations



## 9. CEO's Operational Announcements & Updates

# CEO Updates

### New Administrative Offices

- “We’re Better Together”
  - Move-in underway
  - Dedication in January

### Team Building and Collaboration

- Engagement Survey
- Build Collaborative Environment
- Everyone Plays a Role in our Success



# Exploring Engagement

**Employee Engagement Survey**

# Employee Engagement Survey

- The survey is **completely confidential**
- This engagement survey is a starting point to help us identify areas of strength and areas in need of improvement
- These investments of time and effort will help us improve as a company and improve morale

Employees will respond to survey items related to:

- ✓ My Job
- ✓ My Manager
- ✓ My Team
- ✓ My Growth
- ✓ My Company
- ✓ My Customers





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## U Community Impact

- *Ranch After-School Program*
  - 🍏 79 students have participated since October 2024
- *Ranch Discovery Days*
  - 🍏 2 held (May 2025 & Oct 2025), total of 864 participants
- *Large Animal Evacuations*
  - 🍏 Airport fire (Sept. 2024), over 90 animals were housed





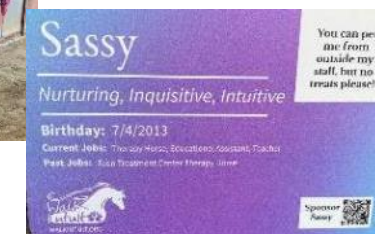


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## Trainers and Boarders

- 🍏 **Citrus Hill Farms** (*Competition show jumping barn*)
  - 🍏 **Walk Intuit** (*Non-Profit Equine Assisted Psychotherapy*)
  - 🍏 **Zequestrian** (*Horseback riding lessons focused on youth*)
- *In addition to the above trainers, The Ranch Community Center has 3 individual Boarders and 1 Instructor*



## Revenue update

- 🍏 Currently, a total of 19 equine are currently housed at The Ranch Community Center (\$20,833 invoiced as of December 2025). Compared to January 2025 records, there were 7 equine housed (\$11,923 invoiced).







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## Project updates



- Gate 8 entry mural (completed Jan. 2025)
- Equine education displays (completed Feb. 2025)
- Deep arena footing restoration (completed June 2025)
- TRCC corporation yard concrete repairs (completed June 2025)
- Ranch After-School Program garden beds (completed October 2025)
- Repairs of private side barns (M barn fully complete), barns J, K & L ongoing

*Pictures of some barn stall repairs*



*Pictures of deep arena footing restoration*



*Pictures of asphalt and concrete repairs*



*Pictures of Ranch After-School Program garden beds*





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# U Additional project update pictures

*Pictures of educational displays and exhibits (F  
barn)*



*Before and after pics of  
barns*



*Before pic of M barn (east  
end)*



*After pic of M barn (east  
end)*



*Pictures of some  
electrical upgrades*



*Picture of mural  
and office building*





# 10A. Presentation of 2026 Budget Submittal Letter

## **INFORMATION ITEM:**

At its November 2025 meeting, the Board of Directors approved the 2026 budget.

Staff will present 2026 Budget Summary Letter to complete the budget process. A copy of the letter was posted as part of the meeting materials.



## 10B. Review of Existing Master Sire Plan

### **INFORMATION ITEM:**

The Board approved the current Master Site Plan at its November 17, 2022 Board of Directors meeting. Since then, Phase I has effectively been completed and Phase II is underway.

Board and Staff will review the current Master Site Plan PowerPoint presentation.





# OC FAIR & EVENT CENTER MASTER SITE PLAN





# WHO WE ARE TODAY





# ASSUMPTIONS

- All facilities to be fully ADA compliant
- All facilities to be value engineered
- All facilities to be energy efficient
- All landscaping to be California drought tolerant
- All new/upgraded restrooms to include men's, women's, family/gender neutral
- Solar Panels if and where possible
- Current Edison capabilities sufficient to support expansion
  - Each phase will require review and possible additional costs
- Current water pressure sufficient to support expansion for sprinkler systems etc.
  - Each phase will require review and possible additional costs
- CEQA will be carried out as required

## PHASE 1

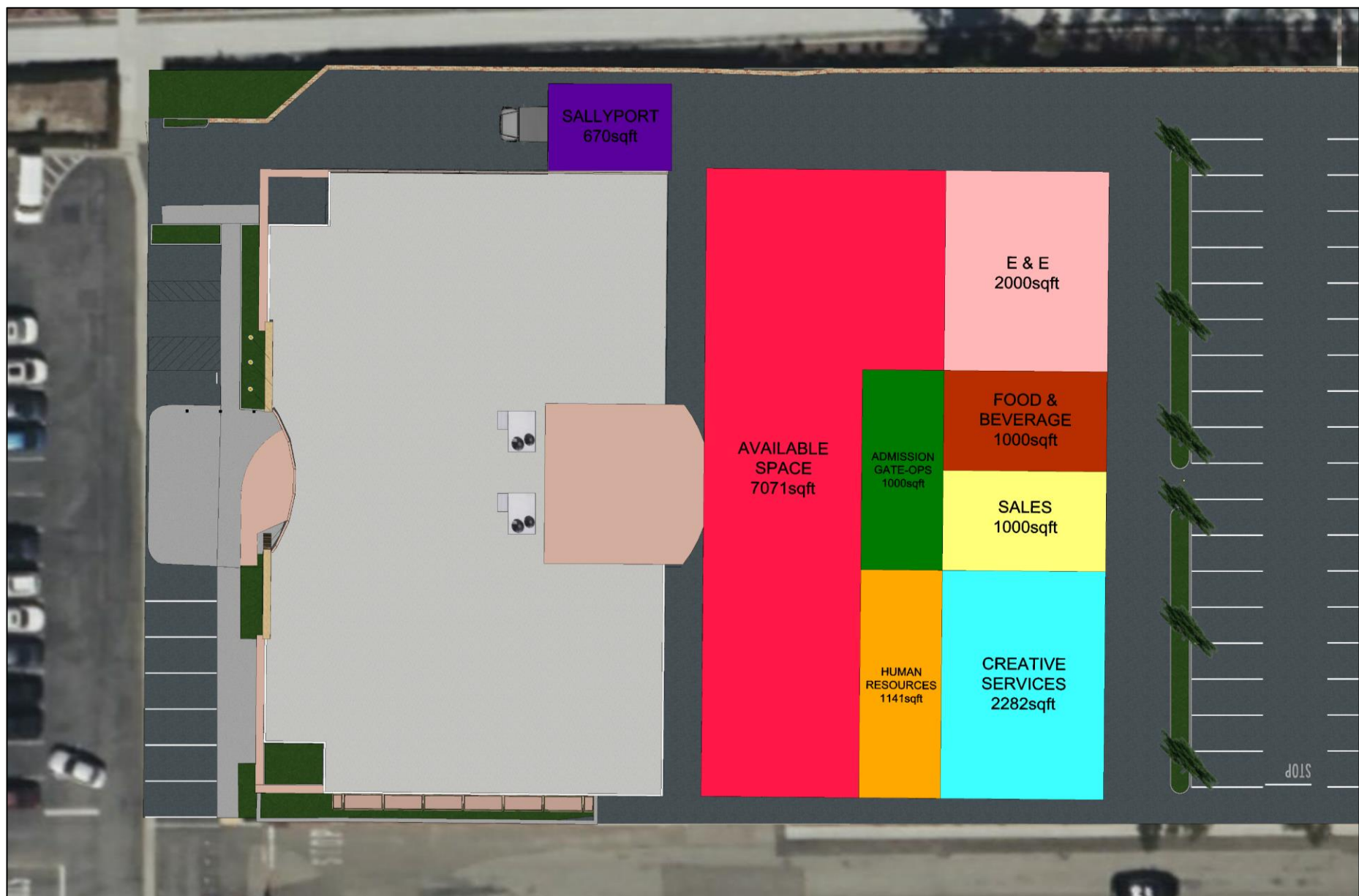
Administration Building Expansion  
2023-2024

- New offices for displaced staff & departments
- Sally port to main bank
- Additional Annual Fair space requirements
- Meeting rooms, restrooms, kitchenette, archives, storage

Total SQFT: 15,659



# PHASE 1: ADMINISTRATION BUILDING EXPANSION





# PHASE 1: ADMINISTRATION BUILDING EXPANSION



**ROUGH ORDER OF  
MAGNITUDE BUDGET**

***PHASE 1***

Administration Building Expansion  
2023-2024

Phase 1 Budget

- Construction Costs      \$17,602,246
- Soft Costs                \$ 6,292,803

TOTAL:                        **\$23,895,048**

## PHASE 2

Annual fair Upgrades  
2024-2025

- Build at least 2 strategically located restrooms complete with showers and janitorial storage

Total SQFT: 1,895





# PHASE 2: ANNUAL FAIR UPGRADES



## PHASE 2: ANNUAL FAIR UPGRADES



# ROUGH ORDER OF MAGNITUDE BUDGET

## ***PHASE 2***

Annual fair Upgrades  
2024-2025

### Phase 2 Budget

- CC    \$5,691,316
- SC    \$2,034,646

TOTAL:                      **\$7,725,962**

## PHASE 3A

Centennial Farm Expansion  
2025-2026

- Demolition of existing Century Barn
- Replacement of Century Barn
- Multi-use Pens for pig, cows, and other animals
- Storage Canopy and Tack Room
- Allocated space for animal quarantine area/pen

Century Barn Total SQFT: 2,400

Barn Shed Total SQFT: 540





# PHASE 3A: CENTENNIAL FARM EXPANSION



## PHASE 3A: CENTENNIAL FARM EXPANSION



## PHASE 3B

Multipurpose Education Center  
2026-2027

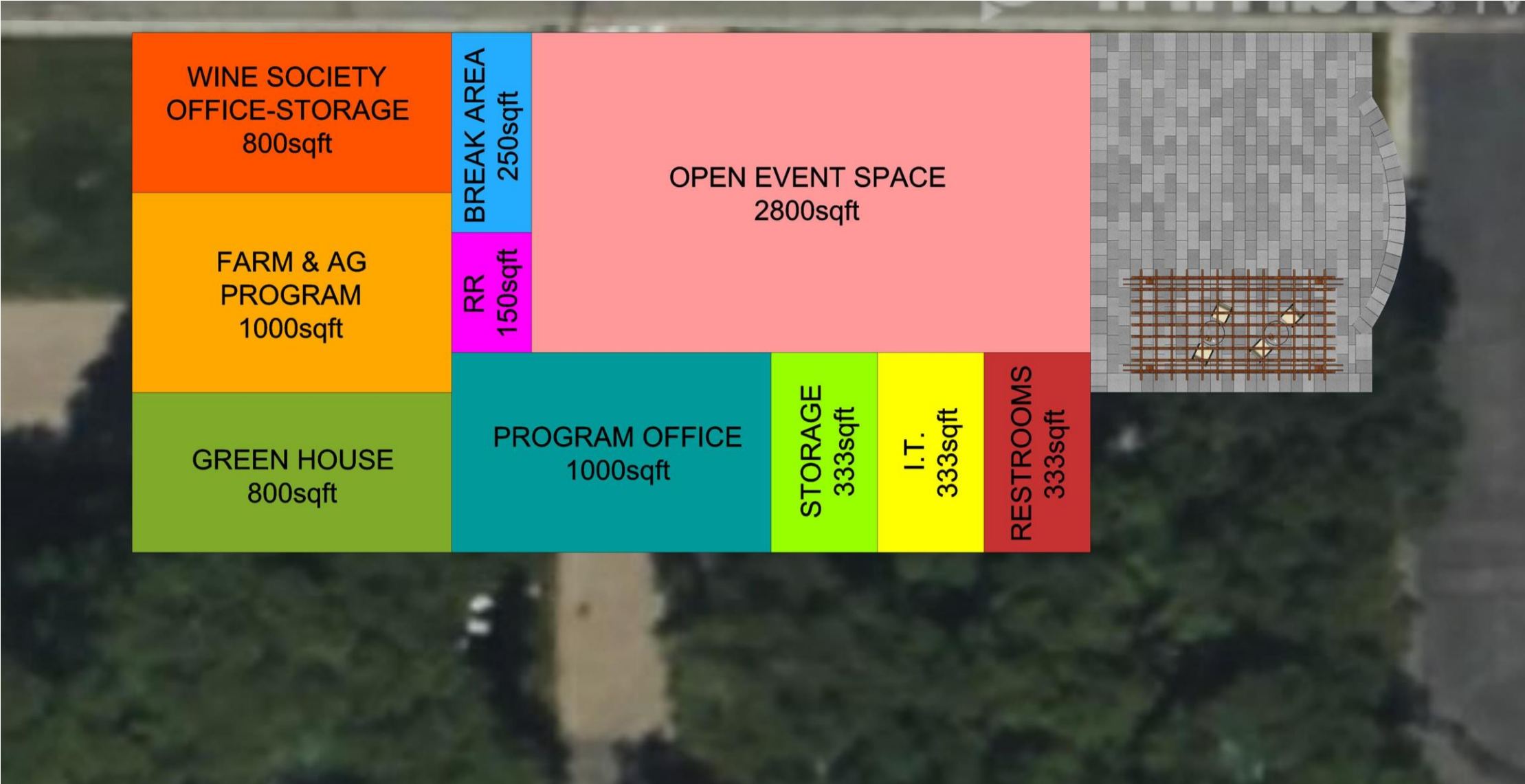
- Demolition of Building 15
- New Multipurpose Educational building
- Allocated space for Farm & Agriculture programs, Event space for use by Heroes Hall etc.
- Office spaces for Agriculture program and OC Wine Society
- Restrooms and staff areas
- Additional storage room and greenhouse
- Outdoor Kitchen

Total SQFT: 7,800





# PHASE 3B: MULTIPURPOSE EDUCATION CENTER





## PHASE 3B: MULTIPURPOSE EDUCATION CENTER



**ROUGH ORDER OF  
MAGNITUDE BUDGET**

***PHASE 3A***

Centennial Farm Expansion  
2025-2026

***PHASE 3B***

Multipurpose Education Center  
2026-2027

Phase 3A Budget

- CC    \$2,716,584
- SC    \$ 971,179
- Sub   **\$3,687,762**

Phase 3B Budget

- CC    \$ 8,069,096
- SC    \$ 2,884,702
- Sub   **\$10,953,797**

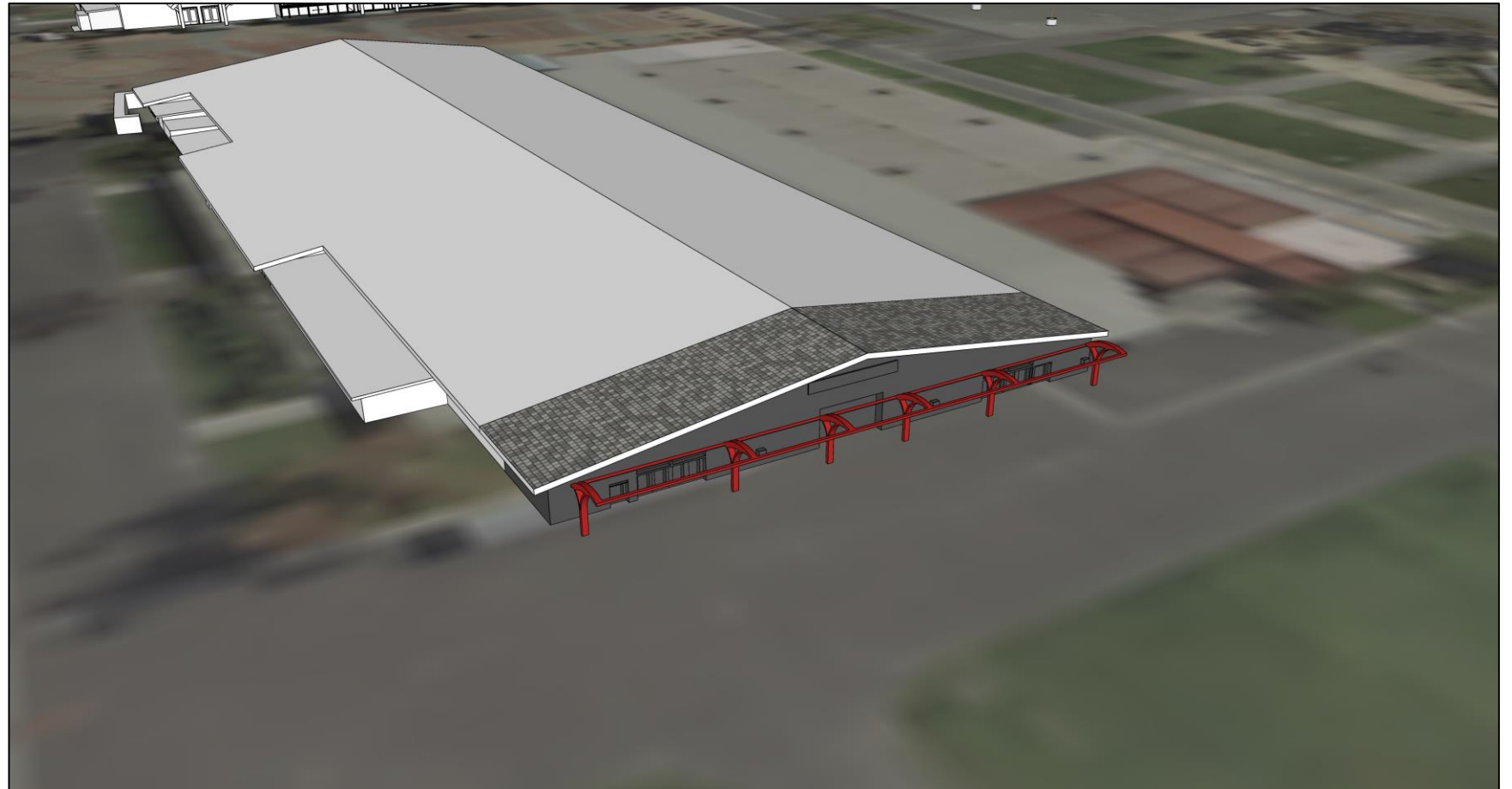
TOTAL:                      **\$14,641,559**

## PHASE 4

Show Building Additions  
2027-2028

- Expansion and upgrades to outer east and west facades
- Addition of vestibules and storage rooms

Bldg 10 Total SQFT: 2,284





# PHASE 4: SHOW BUILDING ADDITIONS



## PHASE 4: SHOW BUILDING ADDITIONS



## ROUGH ORDER OF MAGNITUDE BUDGET

## PHASE 4

## Show Building Additions 2027-2028

## Phase 4 Budget

- CC \$2,250,854
- SC \$ 804,680

TOTAL:

**\$3,055,534**



## PHASE 5A

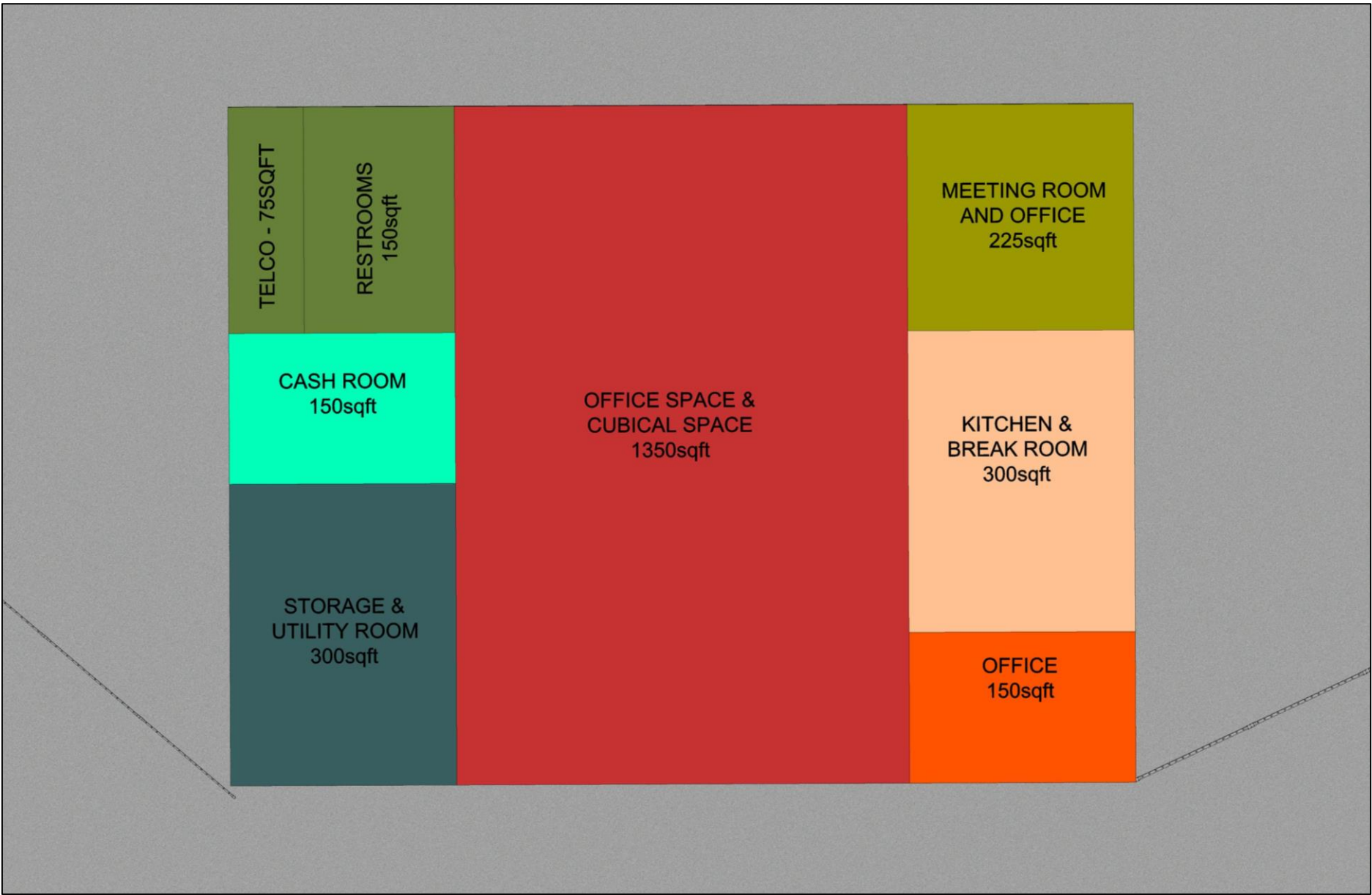
Pacific Amphitheatre Upgrades  
2028-2029

- Demolition and replacement of Box Office
- Renovations to outside plaza
- Upgrade all restrooms
- New kitchenette, meeting room, and exterior shade canopy

Total SQFT: 2,500



# PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES





## PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES





## PHASE 5B

Pacific Amphitheatre Upgrades  
2029-2030

- Structural repairs and physical renovations to the entire facility
- Repairs and renovations to include: signage, sound walls, civil services and landscaping

Total SQFT: 219,721



**ROUGH ORDER OF  
MAGNITUDE BUDGET**

***PHASE 5A***

Pacific Amphitheatre Upgrades  
2028-2029

***PHASE 5B***

Pacific Amphitheatre Upgrades  
2029-2030

Phase 5A Budget

- CC    \$6,816,897
- SC    \$2,437,041
- Sub   **\$9,253,938**

Phase 5B Budget

- CC    \$ 9,867,693
- SC    \$ 3,527,700
- Sub   **\$13,395,394**

TOTAL:                      **\$22,649,332**

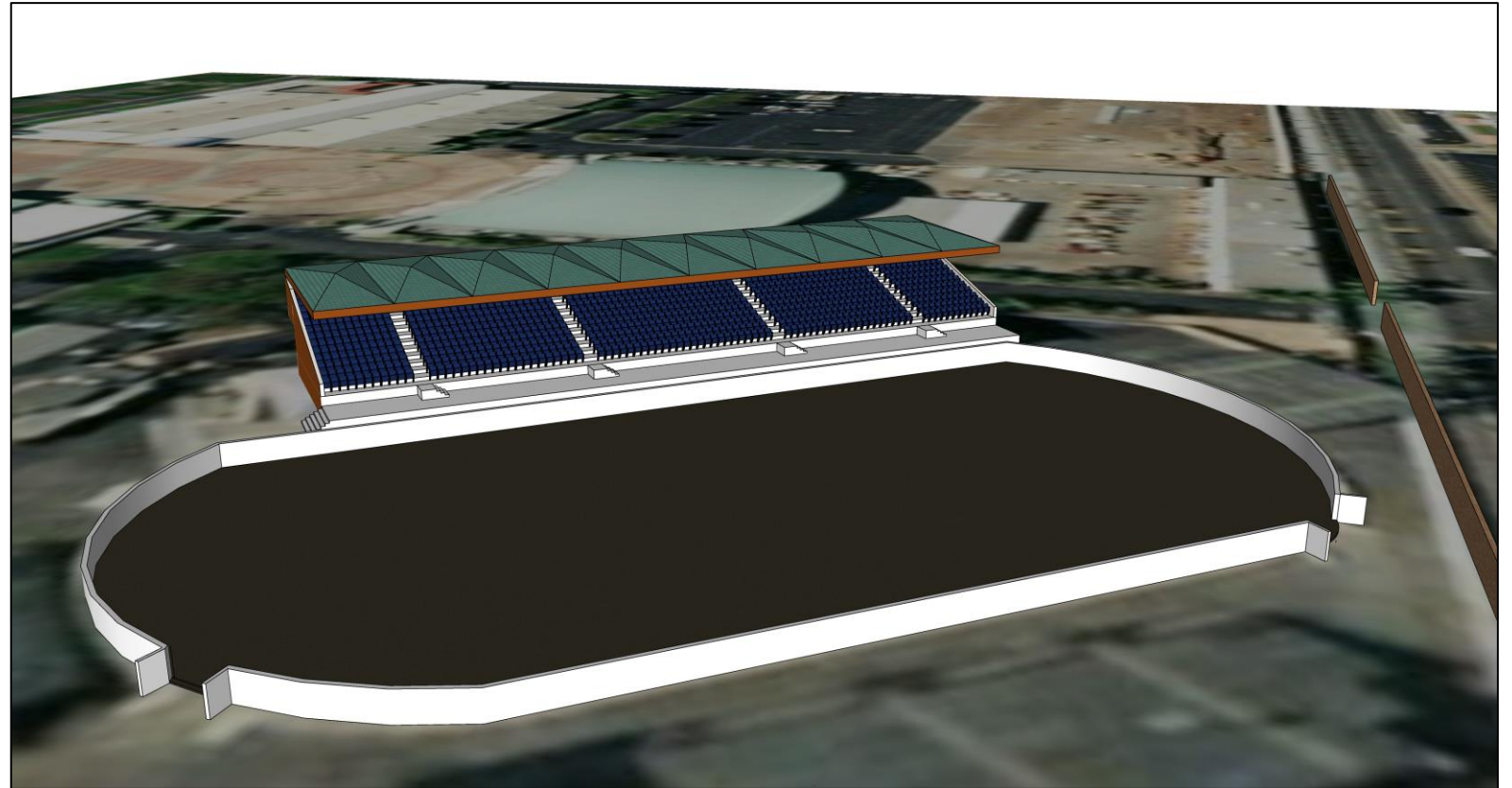
## PHASE 6

Action Sports Arena Upgrades  
2030-2031

- Replacement of bench seating to stadium seating
- Replacing old boards with a portable board system
- Current Seating Count: 1800
- New Seating Count: 1462

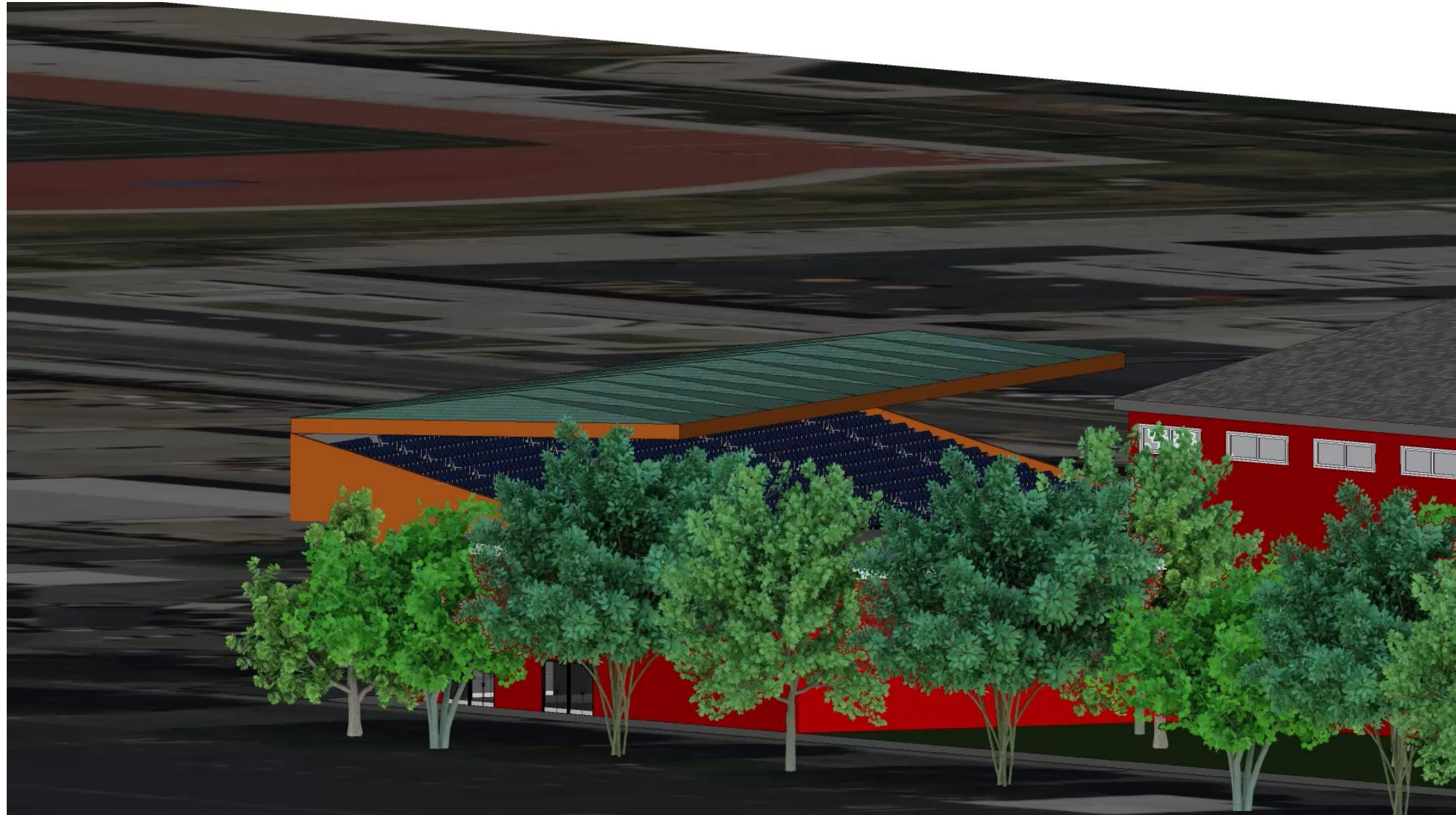
Track Total SQFT: 31,278

Stands Total SQFT: 10,256





## PHASE 6: ACTION SPORTS ARENA UPGRADES



# ROUGH ORDER OF MAGNITUDE BUDGET

## ***PHASE 6***

Action Sports Arena Upgrades  
2030-2031

### Phase 6 Budget

- CC    \$2,204,384
- SC    \$ 788,067
- Sub   **\$2,992,451**

TOTAL:                      **\$2,992,451**



## PHASE 7

Agriplex & Livestock  
2031-2032

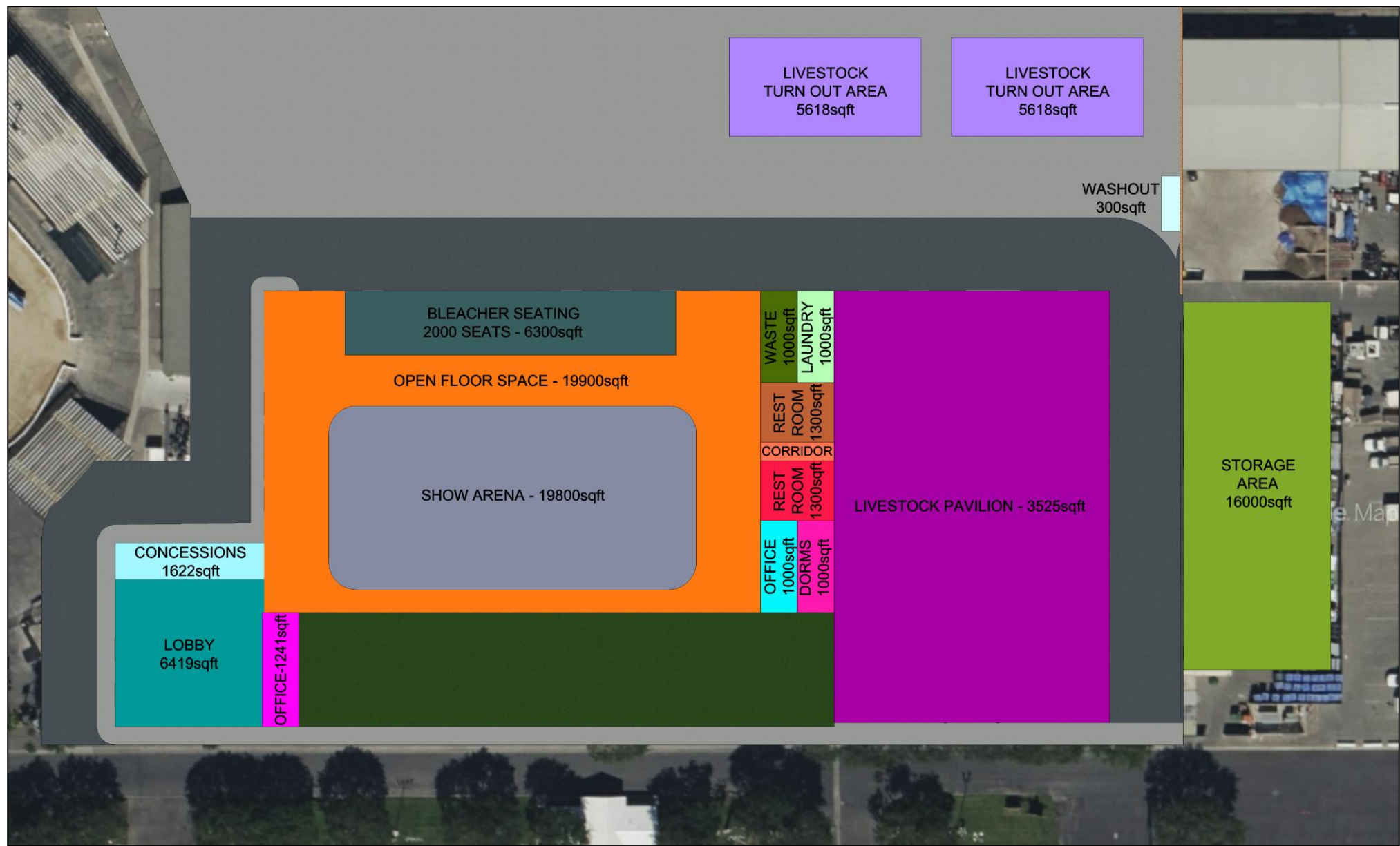
- Demolition of old barns, offices & storage sheds
- New Show Ring(s), Pavilion & exhibit space
- Portable stalls
- Show Offices, Staff Area, Restrooms, Concession
- Relocation of existing Show Arena Building

Total SQFT: 89,500





# PHASE 7: AGRIPLEX & LIVESTOCK



## PHASE 7: AGRIPLEX & LIVESTOCK



**ROUGH ORDER OF  
MAGNITUDE BUDGET**

***PHASE 7***

Agriplex & Livestock  
2031-2032

Phase 7 Budget

- CC    \$63,795,162
- SC    \$22,806,770
- Sub   **\$86,601,932**

TOTAL:                                **\$86,601,932**



## PHASE 8

Property Upgrades  
2032-2033

- Decorative and functional security perimeter fence and gate systems
- Landscaping
- All remaining Civil work



# ROUGH ORDER OF MAGNITUDE BUDGET

## ***PHASE 8***

Property Upgrades  
2032-2033

### Phase 8 Budget

- CC    \$49,867,715
- SC    \$17,827,708

TOTAL:                      \$67,695,423



# WHO WE ARE TOMORROW



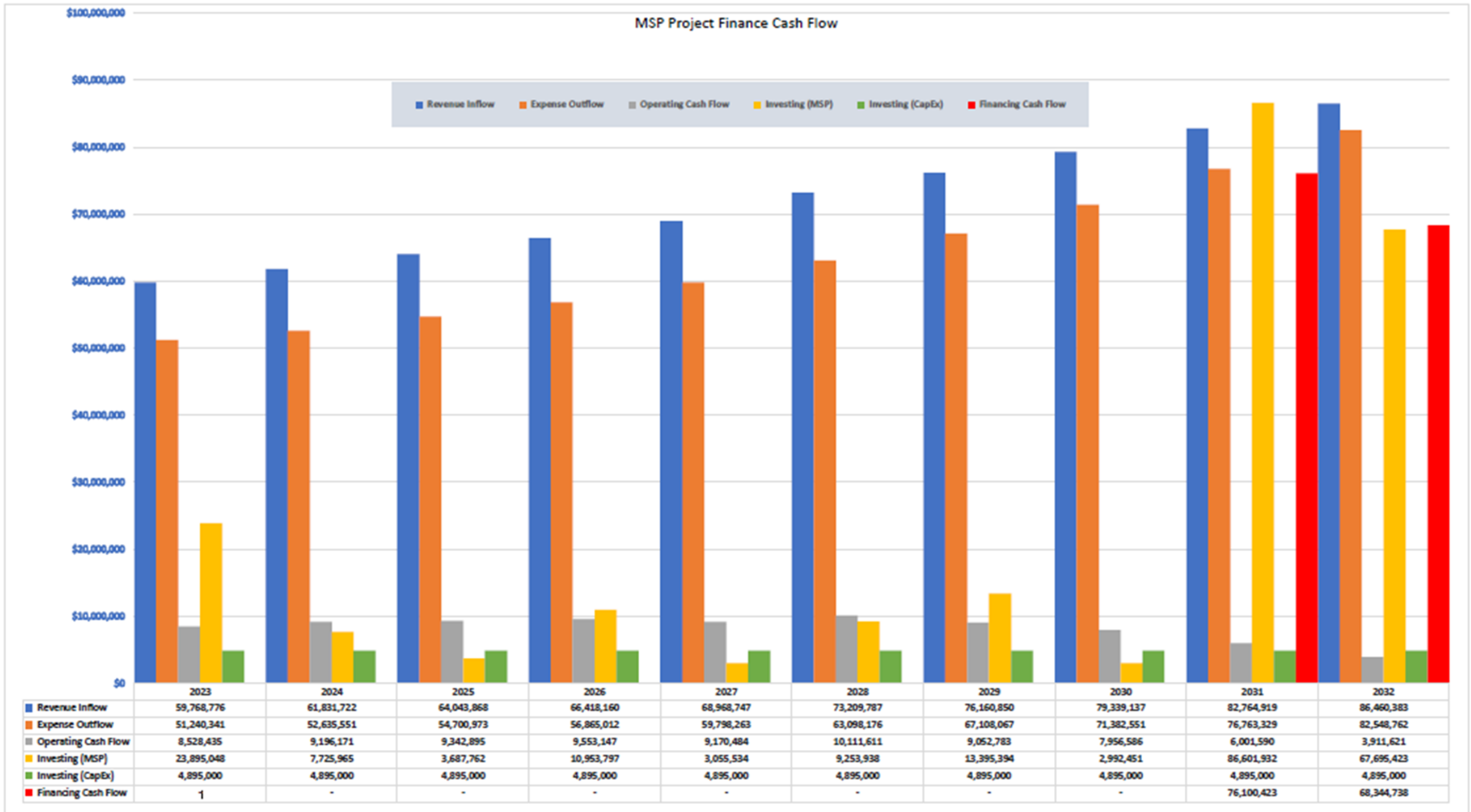


**ROUGH ORDER OF  
MAGNITUDE  
BUDGET RECAP**

• Phase 1 -	\$ 23,895,048	
• Phase 2 -	\$ 7,725,962	
• Phase 3A -	\$ 3,687,762	
• Phase 3B -	\$ 10,953,797	
• Phase 4 -	\$ 3,055,534	
• Phase 5A -	\$ 9,253,938	
• Phase 5B -	\$ 13,395,394	
• Phase 6 -	\$ 2,992,451	
• Phase 7 -	\$ 86,601,932	\$74,959,886
• Phase 8 -	\$ 67,695,423	

Grand Total - \$229,257,242

# FINANCING PLAN



# 10C. Presentation of 2026 OC Fair Theme and Artwork

## **INFORMATION ITEM:**

Staff will present the theme and artwork for the 2026 OC Fair.





# 2026 Fair Campaign



# Tickets On Sale in April



The screenshot shows the OC Fair & Event Center website in a web browser. The main banner features a woman holding a large pink snow cone. The text on the banner includes the OC Fair logo, the tagline "YOUR ADVENTURE AWAITS", the dates "JULY 17 - AUG 16", the website "OCFAIR.COM", and the note "ADVANCE TICKETS REQUIRED". The navigation menu at the top includes links for EVENTS, AGRICULTURE PROGRAMS, HERODES HALL, VENUE RENTALS, PUBLIC INFORMATION, ABOUT US, and OC FAIR. The footer contains three sections: "The Ranch Community Center" with the tagline "Where horses, nature and community thrive", "Echoes of Conflict: Remembering Vietnam", and "Event Planners" with the tagline "Plan your event at OCFAIR.COM".

OC Fair & Event Center - Agriculture Programs

ocfair.com

PACIFIC AMPHITHEATRE CONCERTS 2025 OC FAIR

EVENTS AGRICULTURE PROGRAMS HERODES HALL VENUE RENTALS PUBLIC INFORMATION ABOUT US OC FAIR

**OCFAIR**  
EVENT CENTER

**YOUR ADVENTURE AWAITS**

**JULY 17 - AUG 16**

**OCFAIR.COM**  
ADVANCE TICKETS REQUIRED

**The Ranch Community Center**  
Where horses, nature and community thrive

**Echoes of Conflict: Remembering Vietnam**

**Event Planners**  
Plan your event at OCFAIR.COM









# 10D. Committee/Ad Hoc Committee/Liaison Reports

## INFORMATION ITEM:

To assure compliance with the Bagley-Keene Open Meeting Act, Committee reports are only for the purpose of the Committee chair, Ad Hoc Committee members or Liaison to provide a verbal update. Should the Board want to discuss any Committee work item not already on the agenda; those would need to be agendized for a future Board meeting.

- i. **Leadership Committee** (Chair Bagneris, Committee Chair; Vice Chair Ruiz)
- ii. **Financial Monitoring and Audit Committee** (Director Pham, Committee Chair; Director Bilezikjian) **No report**
- iii. **Facilities Committee** (Director Bilezikjian, Committee Chair; Director Kovacevich)
- iv. **Community Affairs Committee** (Director Rubalcava-Garcia, Committee Chair; Director Jackson) **No Report**
- v. **Governance Committee** (Chair Bagneris; Director Kovacevich)
- vi. **Entertainment Task Force** (Director La Belle, Committee Chair; Director Jackson)



# Upcoming Events Preview



Now – Jan 4



Dec 20



Jan 3 - 4



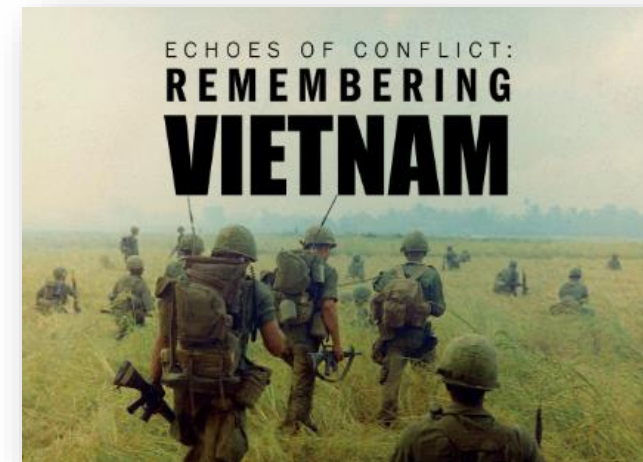
Jan 9



Jan 17



Every  
Thursday

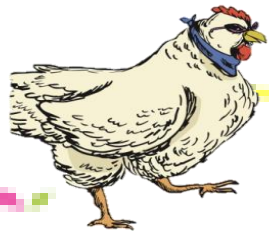


Ongoing



# HAPPY DECEMBER BIRTHDAY!

## DIRECTOR KOVACEVICH





12. Board of Directors Matters of Information

13. Next Board Meeting

**JANUARY 29, 2026**

Happy  
Holidays



Happy  
New Year  
2026