



Board of Directors Meeting

January 29, 2026

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

Director Martha Sanchez Cannady



5. Minutes

A. Board meeting held November 20, 2025

Action Item

B. Board meeting held December 18, 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:
 - UB-40 – Ali Campbell – May 14
 - Iration / Tribal Seeds – June 26
 - The Elovators / Hip Abduction / Afroman – July 11
 - Midland – July 17
 - Chris Young – July 18
 - Cole Swindell – July 19
 - Happy Together – July 22
 - Allison Krause & Union Station – August 29



9. CEO's Operational Announcements & Updates

CEO Updates

Entertainment Announcements

- Action Sports Arena
 - Brew Hee Haw - July 17 & 18
- The Hangar
 - Twisted Gypsy – July 17
 - Coldplay USA – July 18
 - Burritos – July 19 (matinee)
 - Devotional July 19 (evening)



9. CEO's Operational Announcements & Updates

CEO Updates

Industry Engagement

Western Fairs Association Annual Convention:

- **OCFEC Well Represented at WFA**
 - 18 Team Members in Attendance
 - Trade Show – Sessions – Networking
 - All Demonstration “The Fair of the Future
- **Recognition**
 - Recognized for OC Fair Radio
 - Waiting for Announcements of Full Awards



9. CEO's Operational Announcements & Updates

CEO Updates

COO Search Update

- Three (3) finalists
 - 2nd Interviews Completed by Feb 2nd
 - Goal Start March 1

CCA Engagement

- January Board Meeting
 - Budget Approval
 - Strategic / Reorganization Planning
 - New Officers



9. CEO's Operational Announcements & Updates

CEO Updates

New Administrative Offices



NEW ADMINISTRATION BUILDING
RIBBON-CUTTING CEREMONY

THURSDAY, JAN. 29
NOON

(following the Board of Directors meeting)
Light hors d'oeuvres reception to follow.



10A. Master Site Plan Discussion of Project Priorities and Consideration of Project Adjustments

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.

The Board and staff reviewed the current Master Site Plan at the December 18, 2025 Board of Directors meeting. The Board discussed the need for a review and potential updates to the plan and referred it to the Facilities Committee. The intent was to bring the plan back at the January 29, 2026 meeting with recommendations for updates / modifications on priorities and projects for Board consideration and action.

The Facilities Committee discussed the Master Site Plan at its January meeting and directed staff to present its recommendations to the Board.





OC FAIR & EVENT CENTER MASTER SITE PLAN



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

- Construction Completed
- Building Occupied
- Punch-List / Warranty Work Underway
- Waiting for Full Close-out of Contract / Budget
 - Preliminary Discussion of Schedule / Costs Over-runs
- Final Cost Approximately \$30 Million

PHASE 2

New Restroom Buildings
2024-2025

- Build at least 2 strategically located restrooms complete with showers and janitorial storage. Campground / Midway. Replace Annual Rentals.

Total SQFT: 1,895



PHASE 2: NEW RESTROOM BUILDINGS

- Campground and Midway Locations
- Design Completed
 - Midway Un-Constructible as Designed
 - Campground Bid - \$4.2 Million (\$1,200 sq. ft.) Not Ready for 2026 Fair
- Alternate Delivery Method
 - Modular Products
 - Cost Effective / Expedited Delivery
 - Awaiting Bid / Schedule Analysis
 - Modular Option Detail
- Current Budget \$10 Million – Target \$5 Million

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

- After Staff Review It was Determined that Century Barn is Stable and Sufficient for Continued Use and Meets the Needs of the Livestock Program
- Recommendation – Preserve Existing Century Barn

PHASE 3B

Multipurpose Education Center
2026-2027

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

Total SQFT: 7,800



PHASE 3B: MULTIPURPOSE EDUCATION CENTER

- Staff Believes that Additional Program and Office Space for Agricultural Program is needed.
 - Wine Society Offices and Storage has Moved to Ranch Building and Existing Trailers are being Removed. Space Is Cleared for Building
- *Recommendation – Retain Program, Re-Prioritize to Phase 5. Consider Accommodating in Show Buildings Additions.*

PHASE 3B: MULTIPURPOSE EDUCATION CENTER



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

- Our Largest Buildings on the Fairgrounds for Hosting Non-Fair Events
 - Broken into Six (6) Separate Spaces
- Large Areas are Open-Air and Only for Seasonal Use
- Proposed Project Not Highest and Best Use of Buildings
- *Recommendation – Re-Scope to Include Conversion of Pavilions to Enclosed / Conditioned Space. Combine with Flanking Buildings Via Moveable Partitions to Create Larger, Unified Space.*
- *Anaheim – OC Promenade - Los Alamitos*
- *Costa Mesa – Santa Ana Pavilion – Huntington Beach*
- *Prioritize to Phase 4*

PHASE 4: SHOW BUILDING ADDITIONS



PHASE 5A

Pacific Amphitheatre Upgrades
2028-2029

- Renovation of Box Office
- Renovations to outside plaza
- Upgrade all restrooms
- Exterior shade canopy

Total SQFT: 2,500



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



PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES

- Pac Amp Offers Significant Potential for Revenue Growth Opportunities
- No Major Renovations in Many Years
- Venue / Amenities not up to Industry Standards to Attract and Facilitate Higher Rated Performers / Enhanced Activities
- *Recommendations – Reprioritize to Phase 3*
- *Re-Scope to Include:*
 - *New Backstage Dressing Room Compound*
 - *Roof on Stage House*
 - *Roof on Catering Area*
 - *VIP Decking / Seating on Berm Area*
 - *VIP Decking / Boxes on Sides of Seating Bowl*

PHASE 5A: PACIFIC AMPHITHEATRE UPGRADES

- *Re-Scope to Include:*
 - *Multi-Level VIP / Public Hospitality Deck at Loading Ramp*
 - *VIP Entrance / Premium Hospitality Area Near Heroes Hall*
 - *Renovate / Modernize Public Spaces*
 - *Materials, Finishes, Color Scheme, Lighting, Landscaping, Restrooms, Food and Beverage Areas (OVG Investment), Sound-Walls, etc.*
 - *Purchase Production Equipment Inventory*
 - *Sound, Video, Lighting, etc.*
 - *Expanded Concourse Behind Seating Bowl*

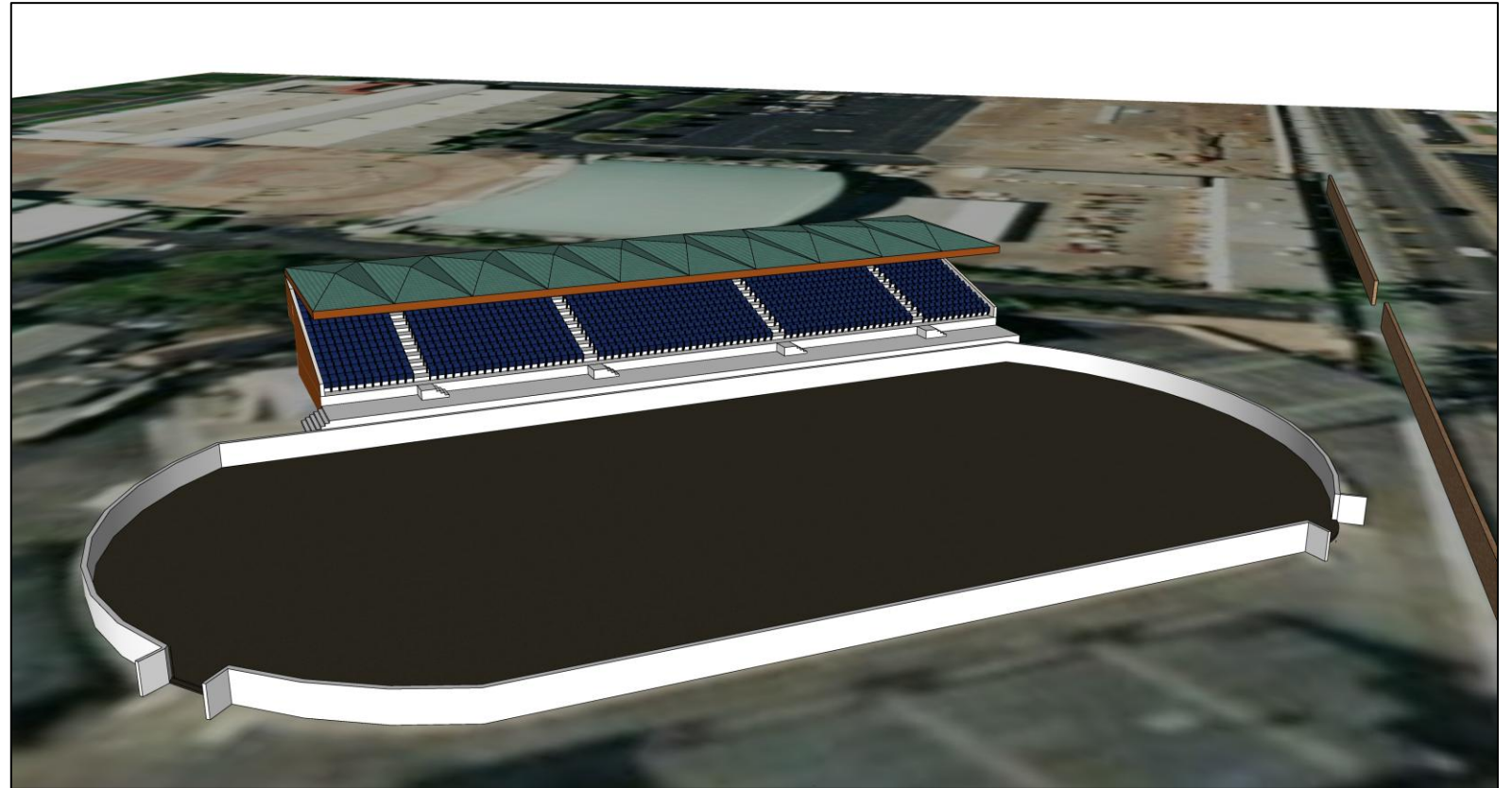
PHASE 6

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

- ASA is the Least Used Venue on the Grounds
 - Dirt Area Limits Flexibility for Other Event Activities
- *Recommendation – Preserve Existing Grandstand*
- *Re-Scope to Include:*
 - *Consideration of New Surface – Concrete / Asphalt*
 - *Maximize Flexibility for Other Event Use*
 - *Reduce Operating Costs*
 - *Import Dirt for Events as Needed Like an Indoor Arena*
 - *Re-configure Board System for Flexibility*
- *Re-Prioritize to Annual Capital Plan Project Consideration*

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

- Building Appears to be Designed for a Single Purpose Use
 - Primary Use Would be During Fair-Time
 - Current Programs are Housed in Temporary Structures and Existing Livestock Arena
- *Recommendation – Further Study Program of and Use Case for the Building*
- *Determine if Program can be Accommodated in a more Cost Effective Manner*
 - *Consider Re-Positioning and Expansion of Existing Live stock Arena*
- *Re-Prioritize to Phase 8*

PHASE 8

Property Upgrades
2032-2033

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



PHASE 8: GROUNDS-WIDE INFRASTRUCTURE / FUTURE GROWTH

- On-Going Maintenance and Improvements to Infrastructure are extremely Important for the Future of the Grounds
 - Aging Infrastructure Impacts Public Perception and Maintenance Costs
- *Recommendation – Break Scope into Specific Projects with Clear Objectives.*
- *Re-Scope to Include:*
 - *Major Projects for Resiliency / Future Growth*
 - *Parking Deck*
 - *Multi-Use – Public Private Partnership – Emergency Response*
 - *Solar Power Generation – Grant Funding*

PHASE 8: GROUNDS-WIDE INFRASTRUCTURE / FUTURE GROWTH

- *Re-Scope to Include:*
 - *Enhanced Security / Access Control*
 - *Perimeter Fencing / Automated Gates*
 - *Upgraded Lighting / Utilities*
 - *Emergency Response System*
 - *Upgraded Technology*
 - *Public Facing Connectivity (DAS, Wi-Fi)*
 - *Digital Signage / Way-Finding*
 - *Overall Infrastructure*
 - *Building / System Maintenance*
 - *Utility Upgrades*
 - *Solutions for Storage and Operating Support*

RECOMMENDED PHASING PLAN

- Phase 1- Admin Building – Completed
- Phase 2 – Restrooms – Re-Scope Alternate Project
- Phase 3 – Pacific Amphitheatre – Re-Scope Alternate Project
- Phase 4 – Show Building Additions – Re-Scope Alternate Project
- Phase 5 – Multi-Purpose Education Center – Review Alternates
- Ongoing Annual Capital Projects Review
 - Grounds-Wide Infrastructure – Develop Incremental Projects, Develop / Review Major Projects
 - Agriplex and Livestock – Study Program / Scope, Business Case. Review Alternates
 - Action Sports Arena Upgrades – Preserve Grandstand, Develop Alternates for Arena

10A. Master Site Plan Discussion of Project Priorities and Consideration of Project Adjustments

RECOMMENDATION:

At the Board's discretion, review the recommendations, take appropriate action and direct staff as appropriate.



10B. 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)
- iii. **Facilities Committee** (Director Bilezikjian, Committee Chair; Director Kovacevich)
- iv. **Community Affairs Committee** (Director Rubalcava-Garcia, Committee Chair; Director Jackson)
- v. **Governance Committee** (Chair Bagneris; Director Kovacevich)
- vi. **Entertainment Task Force** (Director La Belle, Committee Chair; Director Jackson)



December 2025 Financials

	Actual	Budget	Variance Favorable (Unfavorable)
December 2025 Revenue	\$ 1,298,330	\$ 1,487,785	(\$ 189,455)
December 2025 Expenses	<u>\$ 2,373,583</u>	<u>\$ 2,691,731</u>	<u>\$ 318,148</u>
December 2025 Net Proceeds/(Loss)	<u>(\$ 1,075,253)</u>	<u>(\$ 1,203,946)</u>	<u>\$ 128,693</u>



Cash and Cash Equivalents

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Cash on Hand	\$ 1,583,840	\$ 1,016,646
Investments	<u>\$58,316,608</u>	<u>\$52,984,890</u>
Total Cash and Cash Equivalents	<u>\$59,900,448</u>	<u>\$54,001,536</u>
Year over Year Change	<u>\$ 5,898,912</u>	
Year over Year % Change	10.92%	



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MARTIN *Luther* KING JR. DAY



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11. Upcoming Events Preview



Feb 12



Feb 14 - 15



Feb 14 - 15



Feb 20 - 22



Feb 21 - 22



Feb 21 - 22



11. Upcoming Events Preview

Centennial Farm
Workshops



Feb 4 & 26



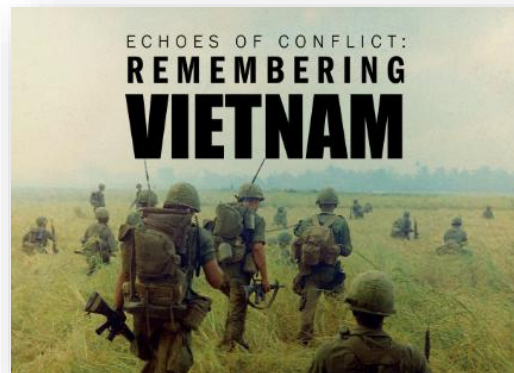
Feb 7



Feb 11



Feb 21



Ongoing



Jan 31

Heroes
Hall
Happenings



12. Board of Directors Matters of Information

13. Next Board Meeting

February 26, 2026

