

OCFEC Jan 26 Board Meeting

Barbara Bagneris Good morning everyone, and Happy New Year. This the first time I've been able to say that this year, huh, Happy New Year. We're going to go ahead and get started. We do have five board members in the room. I know that Dimetria is on her way and stuck in traffic, and I think Director La Belle is online, so we're going to go ahead and get started. But before I start the meeting, we want to welcome our newest board member. We have not had nine in a long time. So we are now have a full complement of a board, and that is Martha Sanchez Cannady Cannady, and he has had her initial onboarding. And we're just so happy to have you at the table. And if you don't mind, if you could tell us a little bit about yourself, your background, and so people will know a little bit more about you.

Martha Sanchez Cannady Yes, okay, hi everyone. Good morning. I'm Martha Sanchez Cannady Cannady. I was raised in Anaheim, and I currently work for Merrill Lynch as a wealth management advisor, but I have been coming to the fair for 40 years every year, faithfully. So excited to be here. I currently sit on the board of the Orange County Hispanic Chamber of Commerce helping small businesses in the area. I also sat on the board of the Alzheimer's Orange County for many, many years, as my both my father and my mother sadly had Alzheimer's. So those are a couple of causes that are very near and dear to me. I am been married for 31 years. Live in Cyprus now and have two beautiful daughters, Katrina and Michelle and recently have been hiking or walking the Camino de Santiago, which is like 15 miles a day for, you know, days and days and days. So I've gotten into that in the last two years, realizing that my health really is important as I age. And happy to be here. Thank you so much.

James Canfield So in other words, you'll be ready to walk the fairgrounds?

Martha Sanchez Cannady Yeah, 100 percent. Looking forward to getting my steps.

James Canfield You will, I promise.

Barbara Bagneris Thank you. Thank you so much for that introduction, and we're really happy to have you. And with that, call the meeting to order all matters noticed on this agenda in any category may be considered for action as listed. Any item not so noticed may not be considered. Items listed on this agenda may be considered in any order, at the discretion of the chairperson. The mission of ocfec is enhancing equitable community, access to agriculture, entertainment, cultural and educational experiences. And now we're going to have a pledge of allegiance, and I'm going to ask our newest board member if she will lead us in the

pledge.

Barbara Bagneris Hey, thank you. We'll now have Roll Call. Summer.

Summer Angus Chair Bagneris?

Barbara Bagneris Present.

Summer Angus Vice Chair, Ruiz? Director Kovacevich?

**Nicholas
Kovacevich** Present.

Summer Angus Director Pham?

Newton Pham Present

Summer Angus Director La Belle? I have Director La Belle on the telephone. We're having connectivity issues. He's present. Director Pham?

Newton Pham Here.

Summer Angus Director Rubalcava-Garcia?

Summer Angus Director Bilezikjian?

Tanya Bilezikjian Here.

Summer Angus Director Jackson?

Dimetria Jackson Here.

Summer Angus and Director Sanchez Cannady?

**Martha Sanchez
Cannady** Here.

Summer Angus Thank you.

Barbara Bagneris CEO James Canfield with a very special staff recognition.

James Canfield Thank you. Chair Bagneris. As everybody knows, we have an incredibly dedicated team of passionate professionals that really devote themselves to the to the mission of the OC fair and Events Center The OC fair itself, and that really engross themselves and making sure that this is the greatest experience it can be for everybody that comes for. Everything that we do, and you know, we recognize those folks on a daily basis. I know the Board recognizes the great work that they do, but what's really fun is when some of our folks get recognized from outside of the organization, and we have a we have a special recognition for one of our key staff members, team members, and that's Matthew Wilman, Matthew, if, if you could come up. Matthew is our fair design and decor supervisor. So any anybody that sees any of the great decor, any of the theming, any of the creative work that happens on the fairgrounds, thank Matthew for that. The sand and sea exhibit as a for instance, was he and his team's collaboration and kind of creating, you know, really a magical

experience for folks. And you know, he's a great team player. He works across departments. He supports everybody with all of their activities. And I'm really pleased to announce that he was recognized by our our friends at the Orange County Register as one of the 125 most influential people in Orange County. And again, we'll get together, we'll have a picture, and we're going to present this to you. But again, from a personal standpoint, I wanted to give Michelle a chance as well. But you know, really appreciate everything you do. It's been a pleasure to get to work with you, even though it's been a short time for me, but to really see your passion and your commitment, and you know, all, truth be told, they actually his team came in and arranged the pictures on the walls in my office, because that's how lost I stuff. So Michelle, did you want to say a few words?

Michele Capps

Okay, nice things. I can always Matthew is definitely the good source. Person. Anything creative, so I can't say anything more than James has already said.

Matthew

If I could say something too. I love the appreciation, but honestly, the creative team that's behind all my ideas, without them, they wouldn't be influential. So between the exhibits design team and the creative services that we have in house, they're the real ones behind all of this, too. And thank you to the board members and the executive team Past and present for we now have the resources within this building, which I hope you all see today at the open house, we have our own shop now, which is really exciting, so our creativity is only going to flourish. Thanks to all of you for making that happen. Thank you.

Barbara Bagneris

Okay, alright, so we're moving on with the agenda, and we're going to we have two sets of minutes that we need to approve. And so the first is for the November 20 meeting. I need a motion to approve the minutes.

Robert Ruiz

Motion.

Barbara Bagneris

Is there a second?

Tanya Bilezikjian

Second.

Barbara Bagneris

Do I need a second? I do, yes, I absolutely need. I'm just asking to parliamentary. I really have to have one. Okay, all right, just making sure, with that summer, can you do the role? That's okay.

Summer Angus

I'm sorry. Motion, and

Barbara Bagneris

This is for the minutes for November 20, Motion and second by, we have oh, motion by?

Robert Ruiz Director Ruiz.

Barbara Bagneris Director Ruiz second by Bilezikjian.

Summer Angus Thank you so much. Here I go. Chair Bagneris?

Barbara Bagneris Yes.

Summer Angus Vice Chair Ruiz?

Robert Ruiz Yes.

Summer Angus Director Kovacevich?

Nicholas Kovacevich Yes.

Summer Angus Director Pham?

Newton Pham Yes.

Summer Angus Director Bilezikjian?

Tanya Bilezikjian Yes.

Summer Angus Director Jackson?

Dimetria Jackson Yes.

Summer Angus And director, Sanchez Cannady.

Martha Sanchez Cannady Yes.

Summer Angus Thank you.

Barbara Bagneris Thank you, everyone. We're now going to look at the December 18 minutes. Are there any corrections to the December 18 minutes? Hearing None, we need a motion to approve.

Tanya Bilezikjian Motion to approve

Nicholas Kovacevich Second.

Barbara Bagneris Okay, it's been moved and seconded. Summer, roll call.

Summer Angus Chair Bagneris?

Barbara Bagneris Yes.

Summer Angus Vice Chair Ruiz?

Summer Angus Director Kovacevich?

Nicholas Kovacevich Yes.

Summer Angus Director Pham?

Newton Pham Abstain.

Summer Angus Director Bilezikjian?

Tanya Bilezikjian Yes.

Summer Angus Director Jackson?

Dimetria Jackson Yes.

Summer Angus And Director Sanchez Cannady?

Martha Sanchez Cannady Abstain.

Summer Angus Thank you.

Barbara Bagneris Okay, thank you. 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 fill out and submit a comment card to the meeting Secretary 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 fill out and submit a comment card to the meeting Secretary prior to the start of the meeting, and identify the agenda items on which you desire to address the board. Speakers are again limited to three minutes, and so for public comments, I don't see any. Oh, Roy Englebrecht.

Roy Englebrecht Thank you. Board members. Two weeks from tonight, we will begin our 16th year, 16th year of Fight Club OC shows in the hangar. We're on a 23 show sellout streak, but it doesn't happen without you. We have a great staff here, Jason, Jerry, Nick here, the 16 years, the sellouts, the layout happens because you have a great staff here at the fair. And as we've said for 16 years, it's the most fun you can have on a Thursday night in Orange County. But remember, we'll sell you the whole seat, but you'll only need the edge. Thank you.

Barbara Bagneris Thank you so much, and thank you for always supporting our board meetings. We're now going to move to the consent calendar.

Summer Angus Chair Bagneris, Director La Belle has officially joined the meeting.

Barbara Bagneris Yay. Welcome Director La Belle. Happy New year.

Doug La Belle Thank you, Director, thank you. Same to you, Barbara.

Barbara Bagneris All right, so we're going to move into the 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. 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 to be recognized by invitation of the chair to address the board. And I do believe we have two items. CEO Canfield, you want to speak to those?

James Canfield Yes, thank you. Chair Bagneris, we do have two items to pull from the consent calendar. One is standard agreement, SAO3821YR, which is an amendment for United site services and then event rental agreement. R106-25, amendment number one for Celebration festivals, also known as Winter Fest, those are both requiring some minor modifications before they're ready to be approved by the board. So we will bring those back in subsequent meetings.

Barbara Bagneris kay? The chair will accept a motion to approve.

Robert Ruiz I'll move to approve.

Nick Kovacevich I'll second.

Barbara Bagneris It's been moved and seconded. Summer ,would take the roll call.

Summer Angus Chair Bagneris?

Barbara Bagneris Yes.

Summer Angus Vice Chair Ruiz?

Robert Ruiz Yes.

Summer Angus Director Kovacevich?

Nicholas Yes.

Kovacevich

Summer Angus Director Pham?

Newton Pham Yes.

Summer Angus Director La Belle?

Doug La Belle Yes.

Summer Angus Director Bilezikjian?

Tanya Bilezikjian Yes.

Summer Angus Director Jackson?

Dimetria Jackson Yes.

Summer Angus And Director Sanchez Cannady?

**Martha Sanchez
Cannady** Yes.

Barbara Bagneris Thank you. Okay, thank you everyone. Just to let everyone know, we're now going to go into closed session and we'll be back.

Summer Angus Director La Belle, I'm going to put you in the Zoom breakout room. Please give me a few minutes. Thanks.

Barbara Bagneris Okay, we are back. We have five in the room, so we'll continue. We did confer with council, and we have nothing to report. Okay? So right now I'm going to turn it over to CEO Canfield for a CEO's verbal operational announcements and updates.

James Canfield We're all number one, very excited about the upcoming ribbon cutting, so I will keep my comments shorter than normal today, and I know you're all going to be amazed actually do that. just just a few quick updates. We continue to build the entertainment calendar for the upcoming season, and the fair. Some new shows being announced for the Pacific Amphitheater, which are listed Ub 40, featuring Ali Campbell on May the 14th, Iration and Tribal Seeds. June 26 the elevators, the hip abduction and Afro man on July the 11th, Midland we've already talked about on July 17. Chris Young on the 18th, a new one, Cole Swindell on the 19th. Happy Together, which is a kind of a collaboration of a number of acts that were around at that time the association and some of those folks should be a lot of fun. And then, of course, Allison Krause and Union Station, which we've already talked about. In the action sports

arena, and that's following along closely. Not only are we working on some of the motor sports events and things that we historically do there, but we also have Brew Hehaw on July 17 and 18th, so that'll be on our opening weekend. And then in the hangar, where we specialize in the tribute acts, twisted Gypsy, which is Fleetwood, Mac, Coldplay USA, which is, of course, Coldplay. The burritos. Who's the burritos Michelle? Sublime, I haven't figured that one out, but and then devotional, which is the Pesh mode. So again, we're continuing to build that out, and we'll see more and more announcements as we move forward. We do have some very exciting acts that that we're finalizing.

Barbara Bagneris Now, you're teasing me.

James Canfield we did have a large team representing the OC fair and Event Center at WFA in beautiful Reno, Nevada. So yeah, hats off to Reno. We did have 18 members in attendance. Very nice trade show. Met with lots of folks. There lots of entertainment, but also some great other vendors that we'll be able to use on the grounds for some of our projects. There was a very, very interesting AI demonstration. And it was a little misleading, because it was called the Fair of the future, and so we were thinking, Oh, it's going to be some new rides or some other thing. But it was really about how to engage with AI to really help plan your fair. So they. Went through a full exercise, you know, starting with building the query in an AI prompt, and then, you know, putting the details in, and then the AI, asking the questions, etc. It was really fascinating to do. There was a S.W.A.T analysis that was done by the group, etc. And what we're anticipating coming out of that in the next 30 to 60 days is kind of an AI fair planning template with which will be interesting. And this was really an effort that was led by Dominic from RCS, so also known for wrapping everything with bacon, or wrapping everything around bacon. So really exciting to kind of see that. In addition, we made a connection with the consultant that helped him put the demonstration together about potentially an engagement here to work with us on the grounds to help us really embrace it and more effectively utilize it across all departments, because it's an incredible opportunity for us.

James Canfield We did receive some recognition our OC fair radio, which is which is Dan Gaines's Baby, which is all incredible. I wish we had it on to listen to today that was recognized as a great program and that we're waiting on announcements for all of the other awards, which were probably at this point, won't sleep until next week. So but again, a very passionate team that made a lot of that sent a lot of entries in. Quick update on the COO search. We've identified the selection. Team has identified three finalists. We've already had one second interview. We'll have we've got another one tomorrow, and then one the following Monday. So we'll be completed with the interview process by the second with the intent of,

kind of making a decision and being able to make an announcement there, with the goal of starting on or about March 1. And they are all reasonably local so relocation and some of those things won't be an issue. So we're really looking forward to that we did. Also one of our hot topics, I know, is our relationship with CCA, California Construction Authority. We'll talk about some of that later in the Master Site Plan update. We did have our January board meeting there. We're right now. We did approve a modified budget with some reorganization in it, and the new CEO, Brent Jamison, is working closely with the board on strategic and reorganizational planning to really get us to be the or, I say us, because I'm on the board now, and it's a joint powers authority that we're a party to, right? So it is very important to us that if they can be a resource we can use, it has to be effective. They have to provide the same level of services that we would get if we went out in the private sector and got a project and construction. So we also there were, there were new officers appointed, and I'm excited to say that I am the vice chair of the CCA board, so I was the only one left standing. So anyway, but again, really looking forward to working with that group. There's, there's a lot of work to do there, and we're excited about the opportunities. The other thing, and I alluded to it earlier, at noon today, which is one of the reasons I have to speak more quickly, is our ribbon cutting ceremony, and it will be in our town square area at at the back of the administrative offices, we'll have few words spoken lots of dignitaries. We've We've invited a lot of our stakeholders, community members. So that's it, right?

Barbara Bagneris Thank you for that.

Doug La Belle Chair Bagneris?

Barbara Bagneris Yes. Director La Belle?

Doug La Belle I do have a question of James. James the WFA, we have been a long time and very big supporter of the Western Affairs Association. Their reluctance, I can only guess what they're. Reluctance is to take some sort of action on the CFA that we are looking to move forward with. Could you, I might have missed your comments on that, but what's your what's your thought there as to their reluctance?

James Canfield Well, they're the CFA, which is the California affairs Alliance, is a subset, a subsidiary, of the WFA. WFA owns and really controls the CFA. The CFA is a separate board and membership made up only of California fairs and over the last several years, there's been discussion about the CFA becoming an independent organization outside of the Western affairs board to and my understanding is over the years, the CFA board has said, hey, we'd like to Do this, that or the other thing to benefit California affairs. And the WFA board has said, Nah, we don't think that's, I don't have specifics. That's my understanding. And there was an

ask of the WFA board to release just the name, CFA, the website, etc, and agree to let us form a Let, let a group form a new organization under that name. They declined and thought the WA, WFA board thought it would be better to just keep things as they are. So at this point, there seems to be a and by the way, there are lots of CFA members that feel that way as well. So there's the pathway forward for the fairs that want to have a stronger, very specific California fairs effort will likely do that separately. We've heard from many folks that they will continue their WFA membership because of the value of that as a regional trade organization, but they will no longer maintain their CFA membership and will likely become members of a subsequent organization.

Doug La Belle

So the the ability to form a subsequent organization would remain with the various fairs in California. Refresh my memory, if you would, WFA, when we say Western fares Association, do you recall off the top of your head, how many of the fair's fall into that category of the top 25 that that you shared with us earlier?

James Canfield

Doug, not off the top of my head, and I don't have that list with me, the I believe the largest fares in the WFA are the California fairs, and also the California fairs make up a very large portion of the overall WFA membership. One of the things that we we also know, is that other states have developed their own independent fair organizations. You know, Oregon and Nevada, different states, and I think California is likely to follow suit. And then you know, from from there on, it will be decisions of each Fair Grounds, how they want to proceed and where they want to have membership.

Doug La Belle

Well, I would suggest that we continue to pursue that concept. Whether we ultimately do that or not, is a a fair and the board decides to do that, that's obviously a future decision, but we obviously need to do what's in the best interest of the of the district, and to the extent that there's something we need to be doing beyond WFA, I would certainly support pursuing that in in concept.

Barbara Bagneris

All right, thank you. Director LaBelle, I think Director Kovacevich, you have something you want to say?

Nick Kovacevich

No, I'll just reiterate that was a great question from director La Belle. And absolutely, there's been a lot of talk about a California succession succeeding, and this is one area that I would support California, seceding,

James Canfield

Thank you. And again, from from the OC Fair and Event Center standpoint, we are members of Good Standing in both of those organizations for the current year, for 2026 And then we'll revisit that as we come to the renewal for 2027.

Barbara Bagneris Okay, and so we think some of this is going to be finalized soon for the discussions. Okay.

James Canfield Yes.

Barbara Bagneris okay, so we'll deal with that when it comes back. Great. Thank you for the discussion, everyone. Oh, let's see. Okay, now we're going to move into our governance process, and we're going to talk about the Master Site Plan, discussion of project priorities and consideration of project adjustments. And before I turn it over to James for this portion, we do have a public comment, and we want to...

Barbara Bagneris You want to see it first before you speak. Okay? No, no problem. I just want to forget you. Okay, so I'm going to turn over to Director Canfield.

James Canfield Outstanding, thank you Chair Bagneris. The presentation of the existing Master Site Plan we ran through at the December meeting, really just as a refresher for everyone. We've had discussions subsequent to that with the Facilities Committee about the potential of adjusting some of the priorities and making modifications to some of the project recommendations, and, you know, even discussing the future of some of those projects, whether or not there's still a business case for them, and really better understanding the scope, the plan, the program, etc, for those. In addition to that, we've also talked about looking for other methods of delivery, besides, you know, hard bit, hard construction, bricks and sticks, if you will. How can we resolve some of these in the most cost effective and most timely manner, and ultimately, how do we most effectively manage these projects to completion. So you each have a handout which is just the the original Master Site Plan as approved, and it just has the cover sheets for each of the projects. What I've done is simply go through each of those recommended projects with an update and then some recommendations for the board to consider. It's mostly text, because I didn't have an architect and a lot of other folks.

James Canfield There will be a lot of questions tied to some of the scope recommendations based on costs and those kinds of things. I'm not as concerned about that, because these numbers are already four years old, and I'm not sure where the numbers came from originally. So I think we're really at a point where we have to restock the whole thing, and we'll ultimately have to re budget it based upon the priorities that the board has. So Master Site Plan phase one. Welcome to phase one. The project is completed, depending on who you ask. We have occupied the building. We're working on punch list and warranty work at this point. We are pressing right now, CCA for a full close out of of the project and the contracts, including the budget, including the schedule, including the cost overruns and schedule that was missed, and I've had discussions that those are going to be very serious conversations we'll have to have with

CCA moving forward, about how all of that gets reconciled. And again, you know there are, there are a number of options that the board will have, liquidated damages, filing claims, a number of other things that we can do, but none of which we can really do, until we get the closeout documentation we see all the change orders which we have not been a party to, and have a chance to really review the final budget.

James Canfield

The way the projects work with CCA, we engage CCA as our agent, for lack of a better word, I'm not trying to make a legal definition of that, but they work on our behalf. We give them all the money, and they do all the work. They bid all the work. They hire the consultants. They manage the consultants, they manage the entire project, and then they deliver it to us, and we smile and say, Thank you. So I think it's one of the things that we'll want to take a look at as an organization, how we manage projects moving forward, and how do we maintain a much closer and higher level of control, instead of having barely an arm's length relationship with the contractors and the bidding process and and the review of finances and change orders and all of those things. So right now, I think the final budget and the cost, as I understand it, is approximately 30 million. I know Initially it started as a \$23 million project. I don't know that really the history of that. I don't think that that was the original master site plan number, that was not the original construction cost. So we'll, we will put all that together with follow up report for the board. As we as we get that. Any questions on on this beautiful building? Obviously, they did a great job. It is beautiful, so I still don't have heat in my office.

Robert Ruiz

Yeah, I just have a question. Great report and that follow up. When do you think you can have that for the board? I mean, we're not in a hurry. Just want to get a time or...

James Canfield

We actually met with them yesterday. I discussed it at the board meeting as well. I've asked for 30 days, okay? And again, I know we have a brand new executive officer of the CCA, I can't vouch for what their record keeping and different things have been previously, and I don't know that it's readily available for them to just push a button and it comes to us. So they're going to have some work pulling it together. Okay, somebody Gotcha. Okay. Now phase two and again, this is another project that's underway, and that was constructing two new restroom buildings, one for the campground and one over in the Midway, with the intent that they would replace what are now rental restrooms that that we put in. We do it every year. They're in the same place. It's an ongoing sunk cost and and they're less than ideal. It's not a great customer experience. And anyway, so not a bad idea. As the projects were designed, one of the things that we discovered is that the Midway restrooms, as designed and placed on the site were unconstructible, underground utilities, drainage areas, all kinds of other things. We took a look at the scope and realized there was

a better location. Also identified that we had some other opportunities to deliver those which would not be a hard design build construction project, but more along the lines of a modular solution. And when I say modular, I don't mean a trailer. I mean a modular construction where the walls and the fixtures and all of those things get shipped in and then erected on site. We understand it can be between 40 and 60% less expensive and a much shorter construction duration because that work is done off site, they bring it and erect it. Obviously you still have to do all the site work, the foundations, all of the other things, but then it comes in on flat bed drops, and you basically build it. They are restroom buildings. So it's it's commodes and urinals and sinks and showers, all things that are relatively simple to put together.

James Canfield

We did break the project into two because we really had a full design. So we went down two separate roads. One we bid. We went ahead and bid the campground because we did have a complete set of plans, and we directed CCA to gather scope and information on a modular solution that we could use over in the Midway, we've identified a site, etc. The bids did come in the campground bid, entire program and construction \$4.2 million for a restroom building with toilets and commodes and showers. That's for those counting \$1,200 per square foot of construction cost, and it will not be ready if we move forward with that, with that project, it won't be ready for the 2026 fair, and likely not until first or second quarter of 27' because of some of the necessary processes. We've asked for some additional information, schedule of values. You know, scheduling some other things related to that. And we've also directed CCA to gather additional information for presentation of a modular approach to the campground restroom as well right now and again, as I said, hopefully that will be more cost effective with with an expedited delivery. So we're waiting for some of that analysis in some modular option detail. Right now, the budget for that is just under \$10 million we've already transferred to CCA, 9.99 8.98 which I thought was a fascinating number, and I think right now, based upon what we know about a potential modular approach. You know, the target would be to try to do it under... And again, it's, you know, we spend hundreds of 1000s of dollars every year renting restrooms that really aren't up to standards, that don't provide the guest services. And these are also restrooms that we will use year round for all of our events. And we do operate a 365 day a year campground, so it will be beneficial for us to have those. Our intent in discussions with the facility committee is we will bring that back to the next Facility Committee meeting for further discussion. The bids are live for 90 days, and there will be no action until facilities has looked at it and it's come back to the board for additional recommendations at this point, yes. Ma'am.

Barbara Bagneris

Director Jackson.

Dimetria Jackson As it stands now, it's \$4.2 million just for the campground bid.

James Canfield Just for one restroom.

Dimetria Jackson So you're saying the target \$5 million would be both the Midway and the campground bid?

James Canfield Yes.

Dimetria Jackson Okay.

James Canfield And again, that's based on the the modular approach, which we anticipate is at a minimum, 40% less expensive. We'll also get the time value of the money, and we won't have as much of the general conditions cost that applies to all of the contractors, all of the consultants and subcontractors that are involved, because they're tying up a team equipment, everything for such a long period of time, the construction timeline is 10 months is what's been scheduled and asked for, which is, it's bathrooms.

Dimetria Jackson Yeah, and that's what going back to that being restrooms, are they very large facilities, and will we have a lot of showers and stalls, as I know, if the campground is going to be more usage, as people will be showering, so do we have just one or two showers, or is there multiple?

James Canfield No, there are multiple showers. It's a very robust design. Okay, it's also designed to be two sided, so it can be gated and fenced, so it can be it can support an event on the grounds and the campgrounds separately, or it can be opened up to cover both, etc. And there's a very elaborate system of gates and fences and things. And I think there are lots of ways that we can accomplish that, and in a in a more creative way, and hopefully cost effective and time effective.

Dimetria Jackson Okay, so more than just a standard bathroom.

James Canfield It is more than just a standard bathroom.

Dimetria Jackson Because I was going to say it's very expensive.

James Canfield Agree, and and I was surprised when I saw, you know, it's 2000 square feet, and it's...

Doug La Belle James. This is Doug. I have a question.

Barbara Bagneris Director La Belle, just a minute. We have a question in the room. Director Bilezikjian.

Tanya Bilezikjian Thank you. So in the \$5 million scenario, if we went down that path, we would abandon the \$4.2 million bid. Go back to the modular design for

both restrooms. Have them constructed off site, bring them on site, drop them in, connect the utilities, and we're done.

James Canfield That's correct. Okay, there would still be site work that has to be done. You're going to need grading foundations and again, getting getting the utilities ready. Utilities are basically there and in place in both of the locations, or they're handy, if you will. They're both in flat areas. The grading is good. We don't have the undergrounding issues. So again, the belief is that we will be able to do it in the most cost effective manner, if that's the direction that the board chooses to take. And they will be very nice. They'll be very nice restrooms that will service us. And again, I want to make it clear when I say modular, it's not a trailer, it's not a shipping container. It really is a building. It's just brought in modularly.

Barbara Bagneris Okay, Director La Belle.

Doug La Belle Thank you. Chair Bagneris, my question is, you said the bids are good for 90 days. Are we going to notify the bidders that the matter is on hold for a period of time and so they can make a decision as to whether they want to withdraw their bid or not and move on to something else?

James Canfield At this point, I think that would be a decision for the board to make, and certainly with the recommendation from the Facilities Committee. Is just my thought on that Director La Belle, they have already agreed. All of the bidders agreed that their pricing was good for 90 days for us to issue an NTP. You know, if they do know it's public works, they do know we are a public agency. My my anticipation is they're prepared to to wait until they get direction from us.

Doug La Belle To the chair.

Barbara Bagneris Okay, anything else Director La Belle?

Tanya Bilezikjian Just confirming the next Facilities Meeting is in a week or so. It's the fourth Yeah, so we pick it up then. But good comment. Thank you. Director La Belle.

Barbara Bagneris Okay, nothing else continue.

Robert Ruiz You know what? I just have a question on this, James, how disruptive will that be to the current ongoing operations, or fair time, if any?

James Canfield Well, it would be an interruption at fair time, and even if we decide determined to move forward, if the board determined to move forward with this because of the durations that we're talking about and not being ready anyway, until potentially spring of 27' or at the earliest, late 26' our recommendation would be postpone, if we don't do anything until after

the fair, and then they could really have carte blanche in that area. It wouldn't interrupt anything, but it would be a challenge, we believe.

Dimetria Jackson As a follow up, will it still create problems for the campground? Will they have to rent something while the construction is going on, because that's year round, correct?

James Canfield Yes, but Well, we have the year round facilities are in place now. They're right out here, and they will remain until this gets resolved. And then for the fair, we'll still have to bring in a temporary facilities and but again, we do that in multiple locations. And again, a big part of this, yes, there's a cost savings, but yes, it's really and, you know, it becomes a customer service, it becomes perception, it becomes a number of other things, as we want to be perceived as a first class venue with First Class services.

Barbara Bagneris Thank you. Right, seeing nothing else.

James Canfield Thank you. The next item on the plan was there were, there were two sets of threes, a, 3a and a 3b. 3a being demolition of the existing century barn and basically rebuilding it. We've we've talked that over with staff, spent some time with them, some of the issues that existed in earlier 2021 22 when the plan was developed, there were some issues With the barn, many of which have been resolved, and some of which are in the existing capital program, roofing and a number of other things. Ultimately, my understanding from the team in livestock is that the barn is serviceable, can continue to be an important part of our livestock program, and part of the grounds does not need to be torn down and replaced. They are looking for some enhancements, ability to store fee and some other things that we just feel we can handle as much smaller projects without it being let's see, Phase 3a was \$3.7 million in the Master Site Plan. So the recommendation there is that we just preserve the existing century barn and really not consider phase 3a, which would be the demolition of it and rebuilding a very similar facility.

James Canfield any questions or comments. Then we also have 3b and 3b is a multi purpose Education Center. It lists demolition of building 15 that's already gone, so we don't have to worry about this. This building is slated to go where the Wine Society has historically been. It did include, in its original program, off new space for the Wine Society. Subsequently, we've moved the Wine Society over to the old ranch building, which we're preserving as well. Those trailers are leaving if they're not already gone, and they may be gone so. But again, the program there was for some additional space for the education programs, offices, restrooms, staff areas, storage, a greenhouse, and then an outdoor kitchen, which would be a combination of a teaching kitchen, demonstration kitchen. And also, there's been the discussion of having it be kind of a sidewalk cafe that could either be used during the fair and it could feature special

guest chefs, or whatever it might be, or could just be a sidewalk cafe that we use when we have groups on in the farm or the ranch, etc. Staff believes that the additional program and office space for the agricultural program is needed and is important. We've already relocated the Wine Society, so that's really off the table. Now, the recommendation is to retain the program and in agreement that we need some space that can be utilized for that. But reprioritize that further down the list and take it from Phase Three to Phase Five, and then we can also consider if there are other ways we can solve those space needs in some of the other projects that we'll be doing, and so again, not wanting to shelve that but continue to keep it on the list. Look at the feasibility of it, look at how it needs to fit into the priorities, and whether we can accommodate those programs, either short or long term in some other buildings that we have on the grounds. And everyone, everyone agrees that that certainly the agriculture is an important program, and we're going to work very hard to make sure it's accommodated and we're able to build it up.

Barbara Bagneris My question is, was there a price tag on this one?

James Canfield The price tag on 3b was almost 11 million. Yes, and that's a a 2,200 square foot building. If you know, somebody can probably do the math, 2200 square feet for 10 million.

Barbara Bagneris So not the 7800 square feet?

James Canfield Well, 78 would have been the two projects combined. Oh, the new the new barn, plus the Yeah, so phase four, I'm sorry. Phase three, I'm sorry. No, you're wrong. I was wrong. It is 7800 square feet, my mistake. Sorry about that. That's okay. That was my mistake. I had already switched over to phase four, so.

Barbara Bagneris No problem.

James Canfield And again, I, you know, I'm a big supporter of the program and the space, I think all of these projects. And again, this isn't designed. This is a floor plan. It's it's the shortest possible schematic program view at this point. I think with all of these projects, we do need to look at alternative delivery systems, the modular components, different things that we can do to be more cost effective and reduce the time frames so.

Nick Kovacevich And for this, this these activities today, and where's that being done?

James Canfield It's being done in a combination of the Silo and some of the other program buildings that we have.

Nick Kovacevich And do we know how much square footage that's taking up today?

- Tanya Bilezikjian** Really small. It's a small space. To me, this project really supports our goal of using the facility year round, expanding our opportunities to engage with all of our stakeholders.
- Nick Kovacevich** This gives us substantial room for expense. Yeah, from over...
- James Canfield** Great, yeah. And we do have a great spot. So that's why I say, I you know that there's not a recommendation not to do it. It's just, you know, and again, when we kind of go through the other things and start talking about priorities, and it doesn't mean this can't happen in conjunction with with something else that we're looking at, I was kind of in a box and trying to put it in phases like it was before. So phase four was intended to be show building additions. It was a relatively small project, but it primarily added some storage and some offices and things to our existing buildings. And when I say the show buildings, that's the let's see Anaheim OC promenade Los Alamitos buildings and the Costa Mesa Santa Ana buildings, Huntington Beach buildings. And again, it was just to really add some some freshened facades and some storage and office areas to the buildings the proposal, because these are the largest event buildings that we have on the grounds. Unfortunately, they're broken out into six separate spaces. The two largest spaces are open air. They're not conditioned space, which limits the use, you know, limits their year round use, foul weather, etc. And it's certainly not premium space. The belief is it's not the highest and best use of those buildings or the investment to just add some storage, lean to is on the end of it, the recommendation there is to rescope that project to include the conversion of the pavilions to enclosed condition space that does a number of things. Number one, it gives us very leasable space. It also helps with our efforts towards resiliency. Gives us a lot more space to use if we need to be an emergency shelter to handle whatever needs the community might have.
- James Canfield** We would also look at combining the pavilions with the two flanking buildings on each side the movable partitions or connecting doorways in some manner that would allow them to act as single buildings. So you could have three separate buildings, kind of as we do today, you could have any combination of three buildings on each side. Obviously, they're still going to be separate because they're across the plaza from each other. The structurally, it's there. What's not there is it are walls and doors and HVAC mechanics. I there's no way for me to put really a cost on that at this point. It will certainly take study, but I think to be aspirational about the highest and best use of those buildings. That will be a great way to do it. We preserve the buildings that we have, but make modifications to them that just allow them to serve a higher purpose.
- Tanya Bilezikjian** Yeah, I think that's a really creative approach to adding more space. I love the emergency shelter element of that one. Yeah, kudos to you guys

on on that idea.

Nick Kovacevich And James, I know you know that there's a lot of grant money for the emergency stuff. So you know, as you're scoping, let's maybe hire that or get that gal engaged.

James Canfield Yeah, yeah. And I think you know, the other piece of this is it. And I think the board is, as already stated, and is committed to us becoming more engaged in the resiliency, in the emergency response programs, etc, and something like this fits perfectly in that category. And yes, I think we have some opportunities for grant funding that might go a long way towards some of this stuff. And again, that's at this point that's kind of leaving it at phase four, but again, immediately taking it up and starting to do the study and scoping.

James Canfield phase five in the existing in the existing plans were Pacific amphitheater upgrades. And it was broken into two projects, five A and 5b It was a total of \$23 million in projects. There's certainly, you know, I mean, I think some of the, some of the work that's recommended here is very good. Some of it is not really specifically programmed. You know, there are things like structural repairs and physical renovations. So it is not really fully scoped. Working with, again, with our team, we we've developed and working with the industry. Michelle going to IEBA, my experience in the industry. I did just participate in the design and building of a 9500 seat amphitheater with Live Nation. So have a feel about what some of the amenities and things need to be in a modern amphitheater. So our recommendation there is number one, move that up in the priorities. The Pack amp really provides one of our greatest opportunities for additional event activity and revenue generation. There haven't been any renovations there in a very long time. And again, we're really not at industry standard. So the recommendation is to reprioritize that to more immediate, and then really look at some key projects there, the backstage, dressing room compound. Again, we are there. There was some work done on a stick built compound back there that was going to be very expensive and very complicated to do. We're now working with a vendor that may have a modular solution for us to put back there, which will be much more cost effective and much quicker to install, much simple. A roof on the stage house. One of our challenges now is, at some point in the past, the roof has taken off, and now it's just shade material. The biggest challenge with that is, if you get any inclement weather, the band can't be on the stage because all their equipment's out in the rain and they're standing in the rain. So a roof on the catering area. We've got some other backstage areas that, again, just have the shade material that we'd like to leave. We're looking at a number of opportunities to add VIP decking and seating that could be in the berm area at the back. It could be boxes on the sides of the seating bowl, you know where the blue sound

walls are. Again, these are aspirational. These haven't been studied. These are things that we really want to look at. We actually have a vendor that does these kinds of projects that's going to be here mid February. We met with them. So we're very excited about that, a multi level VIP kind of public hospitality deck on the loading ramp side, what we affectionately call third base, right? And that's where the ramp is that comes down to the stage for loading. But there's an embankment there that we feel we can put a multi tiered deck system in that could be a combination of VIP hospitality, but also just public hospitality. One of our challenges in the amphitheater is we have a very limited footprint where the public can go. We have limited food and beverage options, etc. Add a VIP entrance, and potentially a premium hospitality area near heroes Hall on that side. I guess there used to be, Michelle was telling me there used to be a gate over there, but there's also some open space. You know, we'd like to establish some kind of a VIP program where folks can get in, have access to restrooms, have food and beverage options, have beverage options. That is now a premium experience on top of the cost of the ticket. So that could be an area for that, if we don't use the Club OC area.

James Canfield

Then certainly overall renovation, modernizing the public spaces, materials, finishes, color scheme, you know, it's kind of blue and white, which is, I remember that from 1989 in the Long Beach arena, you know, lighting, upgrading to LED some colored lighting, landscaping, restrooms, food and beverage areas, which we can get some OVG investment for redoing the sound walls, etc. Also, purchasing potentially some of the production equipment, sound system that we're currently running, video walls, that we're currently running, lighting and I say, etc, because that could become a very long list or be a short list. And then looking at ways to expand the concourse behind the seating bowl, right, whether that's in setting into the burn some of those concessions back there, but, but really providing some additional public space at the back.

Nick Kovacevich

Could, could we? Could we explore the OVG investment up at the premium hospitality area as well? Or any other...

James Canfield

Yes, yeah, that's yeah, and there, there. There is an intent for that. We're actually meeting next week to look at some of the public facing concessions.

Barbara Bagneris

So you said that this is the one you want to bring up to phase three. But I know phase two, we had the restrooms which are going to get moved out, yes, next year. So can we do some of this earlier?

James Canfield

Well, yes, and that's why I say I I kind of felt like I was in a box with the phasing, and I think, you know, I was trying to kind of tie it back to the original plan more than anything else. I think a lot of this is work that

happens. You know, we're looking at what we do with the agricultural building, while we're looking at what we need to do. You know, I feel, I feel like we could have a new dressing room complex for this year's fair, right? We're already working with a vendor to do that. We've identified some delivery methods, procurement methods, that will allow us to do some of that without some of the bigger challenges. And it's part of state purchasing budget, etc, so it's not something we're pushing the grade.

Barbara Bagneris Yeah, the reason I like moving it up even more because now we're talking about year round events, probably use the pack app a lot more. We haven't done anything to a long time, so I love that.

James Canfield And some of these things can be done in a very short order, even if they're not in a temporary manner. So we have it, the benefit of it for this year and, and that's some of the vendors that we're looking at could be, you know, for lack of a better word, temp to perm, yeah, you know, they could give us a solution that we could potentially use in in six months, and then also come back with a more long term solution.

Doug La Belle Chair Bagneris, I do have a comment when it would be appropriate.

Barbara Bagneris Go ahead. Director La Belle.

Doug La Belle Yes. Chair Bagneris, your entertainment Task Force committee. Director Jackson and myself, we've had a preliminary meeting with staff, James and Michelle and I would, for one, fully support moving whatever we do with pack amp up to the highest level we can possibly get it. It, obviously, is twofold. It's a revenue generating source for other projects, and it also provides an opportunity for bringing in a number of new entertainment options to to the OC Fair and Events Center. What I would also like to indicate is so Director Jackson, I have had a preliminary conversation with James about not only Pac Amp, but as your direction to us the hangar, and, to a much lesser degree, the action sports arena. So I think we need to be focused on what we might be able to do to augment the use of the hangar in terms of some additional sound equipment, maybe even some mobile seating that we could move in and out that would make it a much more attractive venue during the course of the year. Obviously, James has extensive experience in a number of agencies, to the extent that the staff would want to have some outside consultant assistance in terms of determining what is the current state of the art and that sort of thing. I would, I would certainly support that as well. But again, the bottom line is, Director Jackson, I will continue, per your direction, to evaluate all of these things, and I would certainly be 110% supportive of moving this project up.

Barbara Bagneris Director Bilezikjian.

Tanya Bilezikjian I just had a comment overall on I love the idea of moving things forward, whether it's through a CapX project or maintenance project, and not having to use what has traditionally been our..

James Canfield our goal and and director. Well, thank you for for your comments as well. I think one of the things that we have as a whole with some of this and and and I know the plan was developed, it was aspirational in many ways. And there's some of the areas, there's not a lot of specificity, and there's kind of general scoping, and we'll do a bunch of things. One of the things we're working on as a team, with the entertainment team and our facilities teams, etc, is to identify how we carve some of these things off and they become part of our annual capital plan, instead of waiting for phase three or four or five and trying to roll it into a bigger project. You know, we we typically take on three to \$5 million worth of just kind of annual capital projects, and that could potentially buy a sound system in the hanger, if that's what we felt, or upgrade the video wall in the hanger, or buy a stage for the hanger, or whatever it is. And I think part of the philosophy is none of those really have to wait for, you know, the vision of the Master Site Plan and a major investment of 10's of millions of dollars.

Doug La Belle Well said, James, very good.

Robert Ruiz Chair. I have some...

Tanya Bilezikjian One more quick comment. Yeah, I appreciate the ambition. First of all, I think it's very exciting. This was what we wanted to hear. And also, you know, in having a similar conversation on the Finance Committee, I think it's great to move the revenue generating projects forward, because right now we have them for this project, and then if we start to add more revenue through doing this project, then we're going to be able to afford.

Robert Ruiz Yeah, you know, this is an action item, so whatever we approve today, is my question is just whatever we commit ourselves to, you know, what if priorities change? How flexible is this plan that we adopt today, if we commit to it? And the reason why I say that, I know Doug La Belle, I want to echo his comments, is the Pac Amp is, a big priority, I think, and I think anyone else can agree, because, you know, we're getting competition be being built around us now the OC vibes coming out with their theater Irvine, and we're just not we're just sitting there with our amphitheater. And I think moving this up in the order would be be a big plus, because it is a great revenue generator. And I just wanted to see whatever we commit ourselves to today, how flexible is this plan that we adopt if we if our priorities change in a year or two from now?

James Canfield Well, in my mind, and one of the reasons that we're here discussing it, is

because it's something that that has to be dealt with perpetually, as as needs change, as we identify new opportunities. And you know, when we get there, there are a couple more here that are some new opportunities that we didn't even necessarily know about when this plan was done. But I think this is the kind of thing that there's going to be a short horizon of these are the things that we're focused on, but at the end of the day, each one of those projects is going to be a separate project that's going to come back to the Board for discussion, and you if it's something that the board wants to make the investment. So I don't really look at this as, oh, now I have a blank check to go spend all this money or do these things, but I think we're looking for, you know, support from the board for the ideas that then we because this is mostly schematic, Right? This is mostly aspirational. There's not a drawing, there's not anything else that's been done. But what we'll do, based upon the direction, is we'll engage with some folks to look at some of these, to do some scoping, to do some analysis, and then we can really present the business case. And again, the plan was the plan, which was a great plan. It's a Master Site Plan. It's long reaching, but now we just got to get to the specifics of it, right? What? What are we doing today? What are we doing next year.

Barbara Bagneris All right, very good.

James Canfield The next and, and Director La Belle, you'll appreciate this, that the next item was the action sports arena. The that was a phase six project, and what it envisioned was replacing the bench seating in the grandstands with fixed seating, I suppose, something more like what's in the amphitheater, and then replacing the board system with a portable board system. And kind of the comments here are, the ASA is our least used venue. We do use it for some fun stuff during the fair. We do have the, you know, the speedway events and any on any in any given year. There's some other things that we use it for. The dirt is the most limiting factor of our ability to use that for really anything else, because you can't really, it's not cost effective to cover the dirt, and ultimately, you have a mess. I have an arena background. In our arena that had a concrete floor and hockey dasher boards. We did the rodeo, we did bull riding, we did monster trucks, we did anything that you could imagine by bringing in some dump truck loads of dirt. So our recommendation there for the action sports arena is to preserve the existing grandstand and look at consideration of a new surface on in the arena area itself, whether that's concrete, asphalt or some other material, and then if we want to do dirt events, we can bring in dirt like any other. I do think we need to look at the, what I'll call the dashboard system that just to make it more usable and to increase the flexibility, but the features are very nice, and yes, it's a bench, but it's also not heavily used. And I think as we, as we determine kind of higher and best use for that area, then go back seating, we can talk about building another set of grants. Stands, if we start to do

whatever it is that we might do there, to just create other uses.

Barbara Bagneris So the question so leaving them there, we still keep the 1800 seats, what would have cost it to go down to 1462?

James Canfield That project cost was projected...

Barbara Bagneris I'm not worried about the cost, we're talking about the seating.

James Canfield It's Well, its a significant cost.

Barbara Bagneris That's because you're going from the long bench to individual seats?

James Canfield Which, again, I certainly understand the concept of it. It's not something I would recommend.

Nick Kovacevich I agree. I think that if we're going to do this, should be a minimal investment. If we're going to make a major investment, I would consider moving it to a different location. But I don't think we needed to make that decision right now.

James Canfield And and again, the recommendation is to just put this as a potential project for animal capital. We can use OVG investment to do something with some of the food and beverage areas. You know, we can do paying a fix up. We can look at the what we do with the arena surface, and hopefully do that as as as part of any capital project and and that could be next week, or the board could determine.

Robert Ruiz Yeah, you know, just have a comment. That's a great idea about the arena service, you know. So we don't commit ourselves to just dirt events. What if we want to have a non dirty event? That is that bringing in dirt that not very costly, has it James? Great. Thank you.

James Canfield And the reality is, they bring in dirt for all of these events anyway, right? Because the base is really a decomposed granite, and that's what they use for Speedway, but all of the events during the fair, all of that tape. Reginald, so it'll be different. But again, it's, it's how every arena in the United States operates. That doesn't start with their dirt.

Martha Sanchez Cannady Right, I recently went to the rodeo at the Honda Center. Yeah. I was thinking, how are they going to do a rodeo here, and it was, you know, no problem.

Barbara Bagneris Awesome. Okay

Newton Pham Newton Pham
Well, I think, I think it opens up for other action sports, like skate, for example, bird, RAM, things like that. Yeah, I remember we were

thinking about before even, like, the Summer Olympics with all that stuff, that could have been a opportunity, had we had, you know, a surface for it.

Newton Pham Yeah, you could certainly do, you know, and I'm not suggesting we'll get the X Games, but you could do X Games type activities in there and really anything now, because it's not dirt that you have to cover for people that are walking.

Barbara Bagneris So any more questions? Because I do want us to move us along, because of the time we will have to stop no matter what, to get over. So if we can move on, that'd be great.

James Canfield I don't have a lot more, which is the good news.

Barbara Bagneris Okay, um, we'll see.

James Canfield Yes, um, phase seven was, for me, the the, kind of the biggest anachronism in this whole thing, because I there's not really much programming involved with it, and that's the concept of the agriplex and livestock building with, you know, demolishing everything that's over there and rebuilding a 90,000 square foot building, which had a projected cost of \$86 million right now we're accommodating those, those livestock activities with kind of the current livestock arena that we have, as well as as temporary facilities, etc. They you know, currently those programs take place over, you know, a six, eight week period of time. And this, from what I can tell in the programming is a very specific built venue to do those kind of livestock shows performances. So again, it's part of my challenge is I wasn't here for the development of the plan, and I don't have the full background of what it was. There's very limited programming or specificity to so the building appears to be designed for a single purpose use. Primary use would be typically during fair time. Currently, those programs are housed in the temporary structures and and the existing livestock. So you know, the recommendation is to just continue to study that. And kind of Vice Chair, Ruiz, as you were saying, you know, some of this stuff, we don't really have an answer. And again, it was always slated to be way down the road. So I think we certainly got opportunities to bring back what that really needs to look like to support the livestock.

James Canfield So I think, you know, we can look at is there, are there better ways? Are there more cost effective ways to accommodate those programs? If, and I don't have an aerial and I apologize, but we do have the existing livestock arena that we use. That's where the livestock auction is judging, etc. And it's interesting because it's at a weird angle and and doesn't face family fair way. It's kind of what they did is they kind of match. They

went opposite of the angle of the action sports arena. So they kind of do this. It's it's basically a shelter. One of my thoughts is, we pick it up, we turn it we potentially could make that even taller and expand it a bit. But even if we just reconfigure it the way it's laid out on the grounds, it would give us a lot more space and a much better ability to bring in the temporary structures and some of the other things that we're doing there. So but again, I think that's that will ultimately, you know, need to be just a real long term decision that the board meets, that the board decides on and gives direction on. I think we could reconfigure the existing building relatively quickly and inexpensively. And could even look at that, as you know, part of our annual capital, because it's literally, it's, it's cutting the foundations, jacking it up, pouring new footings.

Barbara Bagneris Director Kovacevich.

Nick Kovacevich Yeah, I would, I would agree. I think we should. My advice would be, let's, let's re envision this whole area, doing a far less expensive improvement, like what you're suggesting. James, sounds great. Let's look at something like that. Let's get this huge thing that was very expensive off our Master Site Plan, so we can always feel a lot better about the overall number. So I like the direction.

Barbara Bagneris Moving it last, I think is appropriate.

James Canfield Okay, so the last item in phase eight in the existing plan was just property upgrades, and again, it was kind of a loose placeholder with a lot of aspirational things in it, decorative fencing and gate systems and landscaping and all remaining civil work, which I don't know specifically what that was. But Every year we're we're doing projects out in parking lots. We're paving striking we're adding electrical, we're adding lighting. And again, they've got it listed as a phase eight of \$67,695,000 and I don't have breakdown of that, I don't have a schedule of values. But again, the thought is that we start looking at all of those areas as individual projects, if you will. I mean, if we, if we want to do, if the board determines that we want to do perimeter fencing, we'll do 1000 feet of fencing. We don't need to dig up the whole place and put in \$20 million worth of fencing. We don't need to repave every single parking lot and restripe every single parking space. We can. We can do one we can add one gate on one parking we can, you know working. And I think the thought there is to tackle that again as part of the capital, the annual capital plan, and potentially come back and say, Hey, we do have some major projects here that we will so again, re scope that, you know, there's some major projects that I think we want to take a look at. I know some of these have been discussed in the past. I think we've identified some new opportunities as a for instance, a parking bag, right? And and there's parking is always challenged. Storage is a challenge, and additional

revenue is a challenge., and the cost of a parking deck is a challenge. And you know, we I think there may be some opportunities for public private partnership that could allow us to build a parking deck that might serve multiple uses. There's an activity on the roof. For that, that might even apply to the resiliency and emergency response. You know, there could be program space in the lower floor that can also be taller, so we can park trucks, use it for storage, and literally get, you know, five levels of five acres of parking, or whatever, as opposed to one level of five acres of parking. And I think that, you know, we believe that there's some opportunities for public private partnership that we'd like to continue to pursue and discuss, and again, obviously, all having come back to the board for further approval.

James Canfield

Another area where we feel there's grant funding available in that solar power generation. You look at every single school in California, they've got the carports with with the solar panels on top. That was all paid for with grant money. I think that's an opportunity for us. You know, yes, enhanced security, fencing, access control, automated gates, upgraded lighting and utilities. If you're here during the fair or any event where we're using all of our parking areas, you'll notice we have temporary light towers out there because the lighting needs to be upgraded. An emergency response system for the grounds and all the parking areas. Potential public facing connectivity, either a vast distributed antenna system for to take the place of the cows that we bring in for the fair when we have high densities of folks to enhance cell signal, a public facing Wi Fi system, digital signage, way finding, and then just overall infrastructure on the grounds and and you know, whether that's paving, building And system maintenance, utility upgrades, solutions for storage and operating support, kind of a reconfiguration of some of what we've got going on on the grounds.

James Canfield

And that is kind of the last phase That was in the existing plan. So quick recap, and again, I was trying to do this, as I said, in a box, and pay attention to the phasing concept of it. Phase one, the Admin Building completed. Phase Two, the restrooms, Rescope alternate project, continue to proceed with that, since it's something that's already underway. Pacific amphitheater as a high priority. Re scoping and again, some of that stuff we're looking at today, and some of it will be more aspirational and take more time. The show, building additions and again, re scoping an alternate project there. the multi purpose Education Center, and how we do that, whether we can address those needs with the work that we do at the show buildings, whether we really need to move forward with that, and how do we deliver that project in the most timely and cost effective manner, and then really the rest of the items continue for further discussion and study. Some of those being taken on as part of our annual capital plan, some of those being rescoped and reprogrammed

and redevelopment of a business case about how we proceed and moving forward with those.

Barbara Bagneris Thank you Director, CEO Canfield, I'm sorry. In the interest of time, I'd like for us to mind hold questions. Let's take our public comment from Reggie Mundekis, and then we'll move forward from there.

Reggie Mundekis Hi, I'm Reggie Mundekis and for a new board member, I've been here since the property is put up for sale in 2009 so. And I'm just moving through this very quickly. In the interest of time available for offline discussion. You have three minutes? Well, no, I'm just going but I support the use of modular and prefab structures as a way to do buildings which are available that way very quickly and cost effective, saves our time and money for buildings that have to be custom built. I want to prioritize the upgrades to the pack amp. That's going to take more than one year, but that needs to be one of our priorities. My second priority is the show building. rescoped to convert the pavilions to enclosed condition space and use of movable partitions, if we can, to create, you know, two large buildings out of what we have now that can still be broken down into other buildings. So again, available for just. Question offline. Thanks.

Barbara Bagneris Thank you so much. This is an action item. We'll either entertain a motion and we'll entertain a motion, and then we will move. Want to have debate.

Nick Kovacevich I'll make a motion to approve the recommendations, which is, I think, really an ongoing process, and would like to let everyone know the facilities committees going to be working on it, but it'd be great to get the framework that we discussed here approved. So I'll make the motion.

Barbara Bagneris Okay. Do you mind your motion moving Pac Amp?

Nick Kovacevich Yeah, I was gonna ask you that...

Barbara Bagneris To phase two, because in here there's, they're not saying to do that.

Nick Kovacevich Yeah, I would consider it like phase one, I mean, or Yeah, phase two.

Barbara Bagneris Phase one is done.

Nick Kovacevich Phase one from here, yeah, I agree, yes.

Barbara Bagneris So part of your motion, can you restate that motion please?

Nick Kovacevich Let's make a motion to approve the staff recommendation and focusing on moving Pac Amp up to the immediate and seeing what we can do in the near term.

Robert Ruiz And I'll second that.

Barbara Bagneris that we have a motion and a second before roll call. We can, we can discuss this now, if you want anybody have any further comments.

Dimetria Jackson I do.

Barbara Bagneris Okay, Director Jackson.

Dimetria Jackson We didn't. Director La Belle alluded to our discussion about the Hanger and it's not in the plant. So I want to make sure that the I know it can be with other projects, but I want to make sure it's also revenue generating facility, and I want to make sure that we focus on that facility as well for acts that maybe not to meet the criteria to be in the Pacific Amp. There are a lot of acts out there, and maybe we can't combine them. So we could just do a solo act, but I think we should make use of the hanger. I don't know what the dress rooms look like. I've never seen them, but maybe that's something that can be developed as well.

Barbara Bagneris So what I'm hearing is that the hanger is not in here at all, or is there some...

James Canfield It's not addressed specifically, because it wasn't addressed specifically.

Nick Kovacevich We could, we can move it into the show building?

James Canfield Yes.

Nick Kovacevich I mean, it's right there and kind of addressed...

Dimetria Jackson So as opposed to amending this motion, there is way to still deal with the hangar. Okay, thank you for that. Appreciate it. Director Bilezikjian.

Tanya Bilezikjian Yeah, a couple of quick ones. First one is a really quick one. Is there a way to get one of the big arials in here? Because so often we're talking about something, and then it'd be so great to just have something that we can walk over and point to.

James Canfield Absolutely.

Barbara Bagneris Yeah, we used to have one right there.

Robert Ruiz We used to have one, yeah.

Barbara Bagneris Yeah. Let's bring the the newest version of that back. Okay, awesome, awesome. Okay. Any anything else specific to the motion?

Tanya Bilezikjian No, the second one, really quick. Just this might be a really great example of a project that can be done as an AI workshop. Because we

have known inputs. We have a facility layout. We have all the areas we want to focus. We know what the strategic plan says, what the board's goals are, what staff needs. If you have a consultant that understands AI, and you schedule a day with them, and you give them all the inputs, it might just be really interesting to see what it comes up.

Barbara Bagneris Okay, all right, anything else specific to this motion, if not Summer take roll call.

Doug La Belle Chair Bagneris, I do. Yes, I do have one comment. I fully support that, and I appreciate Director Jackson's comments. I think that's very appropriate, and I fully support the recommendation that's before us. Once that vote is taken, I would like to make an additional comment in terms of a future item that I would request you, you consider being placed on the board agenda for the near term, February, March, what have you. But okay, I'm ready to vote on this.

Barbara Bagneris Okay, and you can do that under matters of information, correct. Okay, very good. Summer, we can take roll call.

Summer Angus Chair Bagneris?

Barbara Bagneris Yes.

Summer Angus Vice Chair Ruiz?

Robert Ruiz Yes.

Summer Angus Director Kovacevich?

Nick Kovacevich Yes.

Summer Angus Director Pham?

Newton Pham Yes.

Summer Angus Director La Belle.

Doug La Belle Yes.

Summer Angus Director Bilezikjian?

Tanya Bilezikjian Yes.

Summer Angus Director Jackson?

Dimetria Jackson Yes.

Summer Angus And Director Sanchez Cannady?

Martha Sanchez Cannady Yes.

Summer Angus Thank you.

Barbara Bagneris Awesome. Very good. We're going to move on to our committee, ad hoc committee and landlord. Before we do that, I cannot go forward not recognizing someone that's in the audience who's come for the ribbon cutting, but the deputy and director, Robert Flores, is with us, and we're happy to have you with us. I'm Michael. I'm sorry, Michael, welcome, Michael, and if you'd like to have a quick comment, we would attempt to say that. Okay, very good. Okay, we're gonna move into our committee reports. Then we're gonna start with the leadership committee. Since I'm on it, I will go ahead. We met on the 16th of January just to plan this agenda, and we're gonna meet again on February 11. Okay? Okay, so we'll move on. Director Ruiz anything else?

Robert Ruiz No, just, I like the live agendas. They move fast.

Barbara Bagneris Director Pham started that and Director Kovacevich carried it on. So I'm trying to just, you know, get it lined here. Okay, financial monitoring and audit Director Pham and Director Belezikjian.

Newton Pham Yeah, we'll make it efficient in line of time. You know, we made on the 26th discuss the December financials. I guess the highlight is we have the full year for the calendar year, revenue is down slightly because we had less shows than anticipated. That's offset by also the less expenses from that. We actually came ahead of budget about \$1.8 million so we generated about \$8 million and And bottom line.

Barbara Bagneris Very good. Anything else?

Newton Pham Oh, we there was a bid out for it, or there was an RFP for the the audit, it's going to be the same. The only bidder was the existing auditor, and they've done a good job.

Barbara Bagneris Very good. Thank you, Facilities Committee, yep.

Tanya Bilezikjian Thank you. So we met on January 16. Through the course of this meeting, we have updated everything we talked about, so I'm really not going to go into a lot of it. I'll just say that we're meeting again on February 4, and we'll take up today.

Barbara Bagneris All right, thank you. We'll move on to the Community Affairs Committee, and before we start that right now, we had director Rubalcava-Garcia as the chair and director Jackson as part of the committee. We're going to make them co-chairs. They're gonna be equally responsible. They work so well together, and only chairs that

work well together should ever be co-chairs. So I feel very comfortable making that decision. So they will be co-chairs from this committee, Director Jackson.

Tanya Bilezikjian Apparently ran a fight.

Dimetria Jackson Oh, I'm sorry. I know the way that was stated, everyone's gonna be like, Wait, we don't work well together?

Barbara Bagneris This committee asked me that all these committees, let me correct for the record.

Dimetria Jackson Everyone works well together. We met the Community Affairs Committee. Met January 16 as well. We were talking about creating a calendar slate for the year of potential recipients. So we have like, two or three or maybe three or four, because sometimes we have a great recipient lined up and they're unavailable. So next one coming is the Black History Month honoree. And once again, I'm going to ask if you know of anybody for any of the months for the calendar. You have somebody you just met, or you're aware of someone that maybe we haven't recognized in the past, please share the information and we can add them to our list, and our next meeting is to be determined.

Barbara Bagneris Did you have a slide? No, not yet. Okay, very good. Thank you so much.

Newton Pham Quick correction, sorry, it's, I think, a little too aspirational, \$7 million net proceeds, not eight.

Barbara Bagneris Oh, okay, that's next year.

Newton Pham Big mistake. Max will kill me for that.

James Canfield The he's waiting for you in the parking lot.

Barbara Bagneris We can move on to the Governance Committee. Director Kovacevich.

Nick Kovacevich I'll go ahead, because you're you're doing so much already, so I got to give you a little break. But we did meet on January 16, and we did our preliminary discussion of the board policy manual review that we were scheduled now to do, in depth, in person, in the new one of the advantage of having a brand new nice building is people want to go there and meet and Chair Bagneris myself will be going on February 20 to meet with staff to do that full review of the manual, and hopefully come up with some things we'd like to update and kind of modernize there. So we'll get back to you guys.

Barbara Bagneris Okay. Thank you so much. I know the Entertainment Committee does not have a report, but we did hear something about Entertainment

Committee during the Master Site Plan. So thank you for that. I'm now going to turn it over to Michelle for upcoming events preview.

Michele Capps

I will make this quick. We already heard from Roy Engelbrecht on most fun you can have on a Thursday night. So that is coming up on February 12, as he mentioned. So go ahead and buy the edge of a seat, and Baja opens up at 5:30 on February 12. For that hangar doors open at six o'clock. On the weekend of Valentine's weekend, come on down for Dinosaur Adventure, and that runs 9 am to 8 pm on Saturday and 9am to 7 pm on Sunday. That same weekend, we have the great train show that is the nation's only coast to coast train show company that comes by, and it's designed for the general public as well as modelers and hobbyists. We've also got the gem fair coming back on that following weekend, February 20 through the 22nd. We've got repticon That same weekend, the 21st and 22nd and the Home Show, which is free to the public. Next slide, we've got our own programming, which is Centennial farm discovery days. We have two of those next month. That's February, 4 and 26 and then we have The Ranch discovery days, that's going to be the first one of the year. That's on February 11. Come on down for that one. That one is all equine based. We will have livestock. We will have our horses. We'll have we'll have interactive demonstrations. People from Knott's Berry Farm will be here. It's going to be fun all the way around. We'll have walk into it, which has moved their entire operations to our property now, so we're really excited to see everything that they have going.

Michele Capps

Additionally, we have a couple of classes going on over at Centennial farm, we have the make it and take it where you can make some maple walnut syrup and two handmade body scrubs. So those are perfect for enjoying or gifting this Valentine season. You need to make the reservations by this weekend for that first class, which is February 7 and the second one is sow and grow. Learn how to confidently start seeds and at home and grow strong and healthy seedlings. That one is taught by our own gardener, Kylie Gilliam. That one you need to RSVP by February 13. And then we have a speaker series that is this weekend that is triage choppers and empty beds, a medics Vietnam, and that one is presented by Tom Joliette, a Vietnam veteran who serves as an e5 Army medic and operating room technician at The 24th evacuation hospital in lung bin from 1971 to 72 and he'll be drawing from his first hand experience. He will be reflecting on life inside a combat hospital during the later years of the Vietnam War, including mass casualty events, Battlefield triage and helicopter medevacs. So come on down. That is this weekend, at two o'clock till 3:30 and it sounds like it's going to be a really interesting discussion. And we have revamped the entire upstairs of heroes Hall to better accommodate all of the guests. So those walls that were awkwardly dividing the audience, they have been repositioned, and it's

going to be a new experience. So come on down and see that.

Barbara Bagneris Thank you, right? Thank you so much for that. We're going to move to the Board of Directors, matters of information around the table, and we're going to start over here, and then we'll jump over there before we get the last of us.

Newton Pham Yeah, no, just want to welcome our new board member. So that's it for me.

Barbara Bagneris Thank you.

Dimetria Jackson Great meeting and the same. Like to welcome our new board member. Welcome to the fold. I hope we didn't scare you off.

Barbara Bagneris Okay, Director, Bilezikjian?

Tanya Bilezikjian Same, same. Nice to have you here. Nice to have a full compliment of board members available. And yeah, look forward to working with you. I appreciate your passion for the fair.

Barbara Bagneris Alright, our new board member.

Martha Sanchez Cannady How do I just get on a committee and how does that happen? You and I talk, talk to her. Happy to be here.

Barbara Bagneris All right, good to have you.

Nick Kovacevich I just want to say this was a great meeting. I actually really am pleased with what the staff was able to do on the facility stuff, and I'm excited to reconfigure all that and get that in motion. I'm also very excited to see a lot of the events that are coming already that shows I just feel us transforming into this year round venue that we have the vision of, and the team is making it happen. So that's great to see, and I know a lot more work to be done. Also echo in the welcoming of our new board member. It's good to have more engaged board members here and driving this forward. And then, last but not least, I. Would like to congratulate the California football teams that are unfortunately out of the running. So first it was my Niners, and then Vice Chair Ruiz is rams. I think there is at least one Seahawk fan in this room, but I don't know if I could root for that. It's going to be tough. But anyways, California did have a good, good showing. We had three teams in the playoffs. Maybe next year, we'll get one in the Super Bowl. The Super Bowl is here, though, so far.

Barbara Bagneris Yeah, maybe next year, okay.

Nick Kovacevich And thank you Chair for running a great meeting.

Robert Ruiz

Absolutely. Director, yeah. I just wanted to welcome again our new board member. It's, it's feels good to finally be able to count to nine. It's been a long time since we've been able to do that. So and again. And director Kovacevic, thank you for rubbing it in. I have my son and I were in Carolina. We weren't able to make Chicago because it was like eight degrees cold. We were just not going to go to that. And then we ended up in Seattle, but it didn't go our way. But there's always next year. Thank you.

Barbara Bagneris

Maybe next year. Okay, thank you for that. I want to welcome our new board member. We did have an onboarding, so I got to meet her a week or so ago. Oh, Director La Belle, I skipped you. That's because we need to have you in this room. One day, we're gonna have nine in the room, So rector La Belle, we'll hear from you.

Doug La Belle

And I hope next month to be there again. Welcome to our new board member. I'm the old guy in more ways than one, and I think having nine members, all of us bringing different perspectives to the to the district, I think, is very important. So welcome. In terms of you forgot the Chargers. Nick, being a San Diego person, I've always rooted for the charges, so we need to have them in the loop. Barbara, what I wanted to suggest, I thought the discussion today on the Master Site Plan was was outstanding. I would like to suggest that we have a board discussion next month or the month after about other compatible uses that we might be looking at to bring into the fold at the district that would be consistent, obviously, with our mission statement, that would help expand our promotion and revenue generating opportunities for for those we serve. And lastly, I want to thank each of you for your very kind thoughts during our most recent dilemma here. Bonnie and I collectively had a resolution, No Hogue hospital in 2026 and that didn't last too long, but She's doing much better, and hopefully we'll be back to being able to be fully engaged in a lot of other things. And again, thanks for your your prayers and thoughts on that.

Barbara Bagneris

Absolutely, thank you so much. Our thoughts and prayers are with you, and we look forward to seeing you in the room in the future, and we will get that added to our next agenda, okay, can I say something? Okay, and then next, I'd like to wish everybody happy, a Happy Black History Month, because we're getting ready to get into that, and that's close and near dear to my heart. And Josh, can you check the Roberts Rules, newly revised 12th edition for small boards? Because we're a small board only. We're less than 12, so I don't think we need a second. But anyway, if you could check that for me, I appreciate it. Sure. Alright, is there any other not, if nothing else, we are going to the next board meeting will be February 26 and we were going to adjourn this meeting and we're going to go over for ribbon cutting. Yay. So Meeting adjourned.