

**MINUTES OF OCFEC BOARD OF DIRECTORS MEETING
HELD SEPTEMBER 24, 2026**

The following Minutes are a summary of Board action and proceedings. For a full transcript please click on the link below or visit the ocfair.com website.

https://s3.us-west-1.amazonaws.com/ocfair.com/wp-content/uploads/2026/09/15151348/26_09_September_Transcript.pdf

1. CALL TO ORDER:

Director Bilezikjian, called the meeting to order at 9:37 a.m.

2. MISSION STATEMENT

3. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by Director Jackson. Roll call was taken by meeting secretary, Summer Angus.

4. DIRECTORS PRESENT:

Director Pham (via Zoom), Director Rubalcava-Garcia, Director Bilezikjian; Directors Jackson, Director Sanchez Cannady, Director Murphy (via Zoom) and Director Vakharia.

DIRECTORS ABSENT/EXCUSED: Chair Bagneris and Vice Chair Ruiz.

OTHERS PRESENT:

James Canfield, OCFEC Chief Executive Officer; Melissa Au-Yeung, OCFEC Chief Administrative Officer; Michele Capps, OCFEC Chief Business Development Officer; Michael Searle, OCFEC Chief Operating Officer; Summer Angus, OCFEC Executive Assistant; Josh Caplan, Office of the Attorney General; Reggie Mundekis

5. PRESENTATIONS:

A. Presentation of Hispanic Heritage Month Proclamation by Community Affairs Committee

Information Item

No presentation given.

6. MINUTES:

A. Board meeting held June 25, 2026

Action Item

ACTION: Director Rubalcava-Garcia motioned and Director Jackson seconded to approve the Minutes from Board meeting held June 25, 2026. **MOTION CARRIED. AYES:** Director Pham, Director Rubalcava-Garcia, Director Bilezikjian; Directors Jackson, Director Sanchez Cannady, Director Murphy and Director Vakharia. **NAYES:** None. **ABSTENTIONS:** None.

7. MATTERS OF PUBLIC COMMENT

Reggie Mundekis introduced herself to the new Board members and offered herself as a resource.

8. CONSENT CALENDAR

A. Standard Agreements: SA-192-26PA; SA-193-26PA; SA-201-26BH; SA-202-26BH; SA-207-26PA; SA-208-26PA; SA-209-26PA; SA-210-26PA; SA-211-26PA; SA-212-26PA; SA-213-26PA; SA-214-26PA; SA-215-26PA; SA-216-26PA; SA-217-26PA; SA-218-26PA; SA-219-26PA; SA-220-26PA; SA-221-26PA; SA-223-26SP; SA-227-26GE; SA-228-26PA; SA-229-26PA; SA-230-26PA; SA-232-26GE; SA-233-26GE; SA-234-26FT; SA-237-26PA; SA-238-26SP; SA-240-26PA; SA-241-26PA; SA-242-26PA; SA-243-26GE; SA-244-26GE; SA-245-26HB; SA-246-26PA; SA-247-26PA; SA-248-26PA; SA-249-26GE; SA-250-26GE

i. Standard Agreement Amendments: SA-002-26MB (Amend. #1); SA-091-26P (Amend. #1); SA-104-26SP (Amend. #1); SA-125-26P (Amend. #1); SA-133-26FTYR (Amend. #1); SA-152-26P (Amend. #1); SA-102-23YR (Amend. #4)

ii. Interagency Agreements: SA-235-26SP

B. Rental Agreements: R-003-26; R-012-26; R-018-26; R-019-26; R-022-26; R-034-26; R-038-26; R-042-26; R-091-26; R-098-26; R-109-26; R-111-26; R-115-26; R-116-26; R-117-26; R-118-26; R-119-26; R-120-26; R-122-26; R-123-26; R-124-26; R-125-26; R-128-26; R-130-26; R-131-26; R-132-26; R-133-26; R-134-26; R-135-26; R-138-26; RA-EQC025-26; RA-EQC026-26; RA-EQC027-26; RA-EQC028-26; RA-EQC029-26

i. Rental Agreement Amendments: R-105-26 (Amend. #1); R-105-26 (Amend. #2); R-135-26 (Amend. #1)

C. Commercial Rental Agreements: 26022; 26054; 26069; 26090; 26154; 26160; 26177; 26178; 26179; 26180

D. Active Joint Powers Authority Agreement Amendment: 032-23-521745 Funding Amendment #001 (formerly 032-23-506010)

E. Judging Agreements: LS-01-26; LS-017-26

F. Correspondence:

Communications to the Board from members of the public related to OCFEC business are identified below and included with the Board materials (available on the OCFEC website). Note that this agenda item includes only those communication(s) that were sent to the entire Board and CEO before the publication of this month's agenda. The deadline for correspondence to be included on the October agenda is October 9, 2026.

i. None.

G. CDFA Correspondence:

Communications to the Board from the California Department of Food & Agriculture Division of Fairs & Expositions regarding relevant topics at Fairs and Expositions.

- i. 09/02/2026 Circular Letter D2026-03 SB 84 Supplemental Payment Obligation – Repayment Process
- ii. 08/18/2026 Circular Letter D2026-02 Dymally-Allatore Bilingual Services Act

– End of Consent Calendar –

ACTION: Director Rubalcava-Garcia motioned and Director Sanchez Cannady seconded to approve the Consent Calendar. **MOTION CARRIED. AYES: Director Pham, Director Rubalcava-Garcia, Director Bilezikjian; Directors Jackson, Director Sanchez Cannady, Director Murphy and Director Vakharia. NAYES: None. ABSTENTIONS: None.**

9. CLOSED SESSION (Closed to the Public)

The Board adjourned to closed session at 9:44 a.m. and returned at 10:09 a.m.

Items to report: None.

10. CEO'S OPERATIONAL ANNOUNCEMENTS AND UPDATES

CEO Canfield shared the following:

- 2026 OC Fair:
 - CEO Canfield recognized staff efforts and noted that planning for the 2027 Fair is underway.
 - Daytime high temperatures drove increased evening attendance; additional shade and seating will be evaluated.
- Attendance, Traffic and Parking:
 - New attendance-monitoring technology used during the fair provided improved crowd data.
 - Staff is coordinating with the City on traffic improvements.
 - Staff is also looking at offsite parking and implementation of prior traffic study recommendations.
- Construction and Master Site Plan:
 - Recruitment is underway for a CCA construction manager to oversee the restroom project and support future capital projects.
 - OCFEC is also pursuing grant opportunities, energy initiatives and expanded regional construction support.
- Industry and Regional Partnerships:
 - CEO Canfield provided updates on statewide fair industry advocacy, tourism initiatives through Travel Costa Mesa, and efforts to strengthen regional collaboration.
- Event Development:
 - The OC Auto Show relocation to OCFEC is nearing completion, and Fuel Fest plans to return for a second year.
- 2027 Concert Season at the Pacific Amphitheatre:
 - Two shows confirmed, with additional bookings in progress.

- Staff planning for more than 40 shows and evaluating an expanded season.

Board and CEO discussion regarding the following:

- Neighborhood Parking:
 - Concerns raised about parking impacts on nearby neighborhoods. CEO Canfield confirmed discussions with the City and acknowledged challenges involving residential driveway parking and police traffic controls.
- Construction Management:
 - Questions asked about the CCA construction manager arrangement.
 - CEO Canfield confirmed CCA employment, 85% cost reimbursement by OCFEC, annual review and the ability to request personnel changes.
 - The CCA construction manager position is intended to improve project oversight and timelines.

Michael Searle, OCFEC Chief Operating Officer, gave an update of the campground restroom project and asphalt projects that are underway, noting that relocation of a Southern California Edison line is being coordinated.

11. GOVERNANCE PROCESS

A. Presentation of 2025 Audit by Financial Monitoring & Audit Committee and Vote on Whether or Not to Accept

Action Item

Melissa Au-Yeung, OCFEC Chief Administrative Officer, introduced the audit, stating the audit presented fairly with no deficiencies or significant weaknesses identified and recommended the Board approve the audit and filing with the California Department of Food and Agriculture (CDFA).

Adam Odom, representative from Lance Soll & Lunghard (LSL), reviewed the main points of the audit with the Board.

ACTION: Director Pham motioned and Director Jackson seconded to approve acceptance of the 2025 audit and filing with CDFA. **MOTION CARRIED. AYES:** Director Pham, Director Rubalcava-Garcia, Director Bilezikjian; Directors Jackson, Director Sanchez Cannady, Director Murphy and Director Vakharia. **NAYES:** None. **ABSTENTIONS:** None.

B. Consideration and Vote on Board Governance Policy Amendment Recommendations by the Governance Committee (Policies 0.0 Introduction; 2.03 Conflicts of Interest; 3.03 Board Member Code of Conduct; 4.05 Financial Stewardship)

Action Item

CEO Canfield presented the recommended amendments to Board Governance Policies 0.0 Introduction, 2.03 Conflicts of Interest, 3.03 Board Member Code of Conduct and 4.05 Financial Stewardship.

Reggie Mundekis spoke in support of the amendments.

ACTION: Director Jackson motioned and Director Sanchez Cannady seconded to approve the Board Governance Policy amendments as presented for policies 0.0 Introduction; 2.03 Conflicts of Interest; 3.03 Board Member Code of Conduct; 4.05 Financial Stewardship. **MOTION CARRIED. AYES: Director Pham, Director Rubalcava-Garcia, Director Bilezikjian; Directors Jackson, Director Sanchez Cannady, Director Murphy and Director Vakharia. NAYES: None. ABSTENTIONS: None.**

C. 2026 OC Fair Wrap-Up Presentation

Information Item

Michele Capps, OC FEC Chief Business Development Officer, gave the 2026 OC Fair wrap-up presentation.

Board and staff discussed increased collection of survey data.

Melissa Au-Yeung, OC FEC Chief Administrative Officer, presented the preliminary 2026 OC Fair P&L.

Capps announced the 2027 OC Fair theme, *Forecasting Fun*.

Board and staff discussion ensued regarding the following:

- Fair revenue
- Softer fair attendance due to heat and World Cup on opening weekend
- Impacts on the 2028 Fair due to the Olympic games and mitigation

D. Board Appointment of Chair and Vice Chair Nominating Committee

Information Item

Director Bilezikjian announced that Chair Bagneris is appointing Director Rubalcava-Garcia and Director Pham to the Chair and Vice Chair Nominating Committee.

E. Committee / Ad Hoc Committee / Liaison Report

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 agendaized 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 & Director Jackson, Committee Co-Chairs)

CEO Canfield, on behalf of the Leadership Committee, reported the committee met on September 9 to discuss the September agenda and new committee assignments.

Director Bilezikjian, on behalf of the Financial Monitoring and Audit Committee, reported:

- The committee met on September 23 and reviewed and discussed the August financial reports and had a preview of the 2025 audit

Director Bilezikjian, on behalf of the Facilities Committee, reported:

- The Committee met on September 3 and discussed the following:
 - Staff updated the committee on the status of the 2026 Cap X projects: 25 projects are currently active; 30 projects are completed; 4 projects are on hold; 7 CCA
 - Staff provided an update on the status of the campground restroom and showers project
 - Staff updated the committee on upcoming Pacific Amphitheatre restroom projects
 - Staff updated the committee on CCA and the administration building closeout and financial settlement
 - Staff informed the committee of a meeting with the City of Costa Mesa and FUSCO (engineering consultant firm), on a potential future regional stormwater management installation
- Next meeting is scheduled for Oct 1

Director Pham left the meeting at 11:33 a.m.

Director Jackson, on behalf of the Community Affairs Committee, the committee met on September 2 and discussed the following:

- Expanding community involvement beyond monthly heritage and diversity proclamations
- Youth competitions, art and STEM/STEAM programming, and community murals involving local students
- Strengthening relationships with local nonprofits, including potential service projects, community ticket programs and donations of stuffed animals

- Proposed hosting an annual Hall of Fame reception to recognize monthly proclamation recipients and provide additional opportunities for engagement
- Participating in local chamber and community events to build partnerships and identify future proclamation recipients
- The Committee plans to meet on the first Monday of each month

Director Bilezikjian, on behalf of Chair Bagneris, announced the following changes/additions to the Board Committees:

- Leadership and Governance Committees will become one committee, the Leadership and Governance Committee
- Director Vakharia will replace Director Bilezikjian on Financial Monitoring and Audit Committee
- The Entertainment Task Force has been sunsetted
- New Committee formed: the Education Programs and Public Affairs Committee, with Director Sanchez Cannady as Committee Chair and Director Murphy as member

12. UPCOMING EVENTS PREVIEW

Michele Capps, Chief Business Development Officer, gave an update on upcoming events at OC FEC.

13. BOARD OF DIRECTORS MATTERS OF INFORMATION

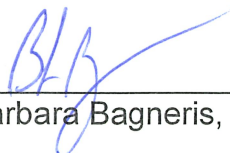
Board members made concluding comments, items included:

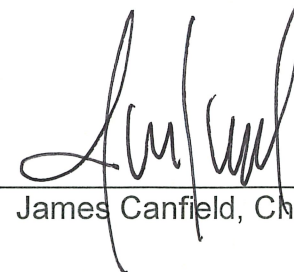
- Board members congratulated CEO Canfield and staff on a successful Fair and praised staff hospitality, planning and execution
- Welcoming of new Board members and expressed enthusiasm for continued collaboration and community outreach
- Highlighted opportunities to promote OC FEC's year-round facilities and expand community partnerships and events
- Praise of the \$5 Taste of Fair program, concert offerings, guest amenities and community events, including the 5K Fun Run
- Encouraged continued traffic and parking improvements and planning for the 2028 Olympics during the Fair
- Recognized staff contributions and congratulated staff on receiving the Golden Orange Awards

14. NEXT BOARD MEETING: OCTOBER 22, 2026

15. ADJOURNMENT

The meeting adjourned at 12:03 p.m.


Barbara Bagneris, Board Chair


James Canfield, Chief Executive Officer