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CERTIFIED COPY

BOARD OF DIRECTORS MEETING
22ND DISTRICT AGRICULTURAL ASSOCIATION
DEL MAR FAIRGROUNDS via ZOOM
2260 JIMMY DURANTE BOULEVARD
DEL MAR, CALIFORNIA 92014

TUESDAY, JULY 12, 2022

1:33 P.M.

REPORTED BY: MARY JULIA COLEMAN-KIEFER, CER 1468

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IN ATTENDANCE

OFFICERS:

- G. Joyce Rowland, President
- Frederick Schenk, First Vice President (via ZOOM)
- Richard Valdez, Second Vice President (via ZOOM)

DIRECTORS PRESENT:

- Lisa Barkett, Director
- Michael Gelfand, Director
- Kathlyn Mead, Director
- Don Mosier, Director
- San Nejabat, Director - (via ZOOM)

ALSO PRESENT:

- Carlene Moore, Chief Executive Officer
- Josh Caplan, Deputy Attorney General
- Donna O'Leary, Executive Assistant, 22nd DAA
- Henry Rivera, Operator/Production
- Carla Hayes, Member of the Public
- Laura DeMarco, Member of the public

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1 DEL MAR, CALIFORNIA, TUESDAY, JULY 12, 2022

2 1:33 P.M.

3 ---o0o---

4 PRESIDENT ROWLAND: Why don't we go ahead and get
5 started. I know Kathlyn will be here any second.

6 This is President Rowland and I'll call the July
7 meeting of the 22nd DAA to order and ask for our roll call.

8 MS. O'LEARY: President Rowland.

9 PRESIDENT ROWLAND: Aye. Present.

10 MS. O'LEARY: Vice President Schenk.

11 MR. SCHENK: Present.

12 MS. O'LEARY: Vice President Valdez.

13 MR. VALDEZ: Present.

14 MS. O'LEARY: Director Barkett.

15 MS. BARKETT: Present.

16 MS. O'LEARY: Director Gelfand.

17 MR. GELFAND: Present.

18 MS. O'LEARY: Director Mead should be here shortly.

19 Director Mosier.

20 MR. MOSIER: Here.

21 MS. O'LEARY: Director Nejabat.

22 MR. NEJABAT: Here.

23 PRESIDENT ROWLAND: Thank you.

24 So before we move to the consent calendar, I just
25 wanted to say a couple of things: One, it's not common, not

1 usual, for us to have a July meeting, but when there's business
2 that needs to be timely taken care of, you know, we will
3 schedule meetings as required, and we do have an important
4 piece of business that we've been wanting to get completed for
5 quite a while now so I'm happy that we are actually able to
6 bring Horsepark forward. It's a good day when we are able to
7 get that done.

8 The second is because we've just only recently closed
9 the fair, we're not going to talk about the fair a lot because
10 there's still, you know, accounting and reporting that is being
11 completed so that really will be a robust topic of conversation
12 at our August meeting. But just let me say thank you to
13 everyone who allowed this to happen, take place, and I think
14 that it was a great event. I was there many days, as were many
15 of the other board members, and there's lots to discuss there,
16 but I just mainly wanted to say from the bottom of my heart for
17 all of the effort that was put into putting on a fair for our
18 community.

19 And with that, we have the consent calendar so I
20 would ask first for the board members, any comments on the
21 consent calendar? Anything you would like taken off consent
22 and discussed separately?

23 MR. VALDEZ: President Rowland?

24 PRESIDENT ROWLAND: Yes.

25 MR. VALDEZ: I don't have to have this taken off the

1 consent calendar, and if it's more appropriate after a motion,
2 that's fine. I just wanted to note for the minutes from last
3 month, there under the approval of the consent agenda, I
4 believe that it fails to note who seconded that motion.

5 PRESIDENT ROWLAND: You're right. Yeah. It does.

6 MR. MOSIER: And I want to comment that I was absent
7 for that meeting so I will be voting yes for the consent
8 calendar but abstaining for the minutes.

9 PRESIDENT ROWLAND: Okay. Any other comments
10 around -- before I go to the public because we do have a member
11 of the public interested in speaking on the consent calendar.

12 MR. GELFAND: I have a question about the (inaudible)
13 that I'd like to ask.

14 PRESIDENT ROWLAND: This is the time.

15 MR. GELFAND: Okay. So under service agreements,
16 Ray Cammack Shows, is that what -- what's that for? What year
17 or what's the nature?

18 MS. MOORE: That was for the Fun Pass, the digital
19 ticketing system for the fair to operate for the Midway.

20 MR. GELFAND: Next year's?

21 MS. MOORE: No, for this year. For this past fair.

22 MR. GELFAND: The past fair?

23 MR. MOORE: Yes. Yes. Which, if you recall, was --
24 that was determined back in April that that was the system that
25 would be used.

1 PRESIDENT ROWLAND: Any other questions from the
2 board before I go to the public?

3 Okay. We have one member of the public signed up to
4 speak on the consent calendar. That's Martha Sullivan.

5 MARTHA SULLIVAN: Hello. This is Martha Sullivan.

6 And there wasn't any other item where I could make
7 this comment, other than using my non-agenda public comment,
8 which I don't think is fair. So I'm going to say this here.

9 I understand that this was an extraordinary board
10 meeting. You weren't planning to hold one in July nor did you
11 plan to hold one in June. You did both. The June one, you had
12 to go in person; you couldn't call in. This one, the online
13 registration and the board packet you had to go hunting for,
14 it wasn't -- there was nothing on the event calendar for this
15 meeting. There was nothing on the board page for this meeting.
16 And when I finally realized this and asked, I was told "Well,
17 it's under information," which, you know, that's fine, but
18 that's not typically where I go to look, and I just don't think
19 that when all the other board meetings can be found on the
20 event calendar and on the board's page that it's reasonable to
21 expect the public to go on a scavenger hunt to be able to
22 prepare for a public meeting, especially when we were told
23 there would be no board meetings in June and July.

24 So it seems like to me a special effort should be
25 made to, you know, allow the public, enable the public, to

1 participate in your public board meetings when you decide to
2 have them after all.

3 Thank you.

4 PRESIDENT ROWLAND: Okay. Thank you for the comment.

5 I think that it was on public information. That is
6 absolutely where we are required to make sure it's there, and I
7 think it's been a more recent tradition to have it on the board
8 page as well and I think it's our intent to continue doing
9 that. I think it just got missed this time with the rush after
10 the fair, but it's our intent to put it there. And, of course,
11 people can sign up to have the information pushed to them as
12 well; so if there's anyone who wants to sign up for that, I
13 recommend that as well.

14 And I will say that it was within the last week that
15 the rules changed, the laws changed, around being able to hold
16 hybrid meetings again. So a little bit of a scurry to get that
17 information out to board meetings. So we do have three board
18 members who are participating via Zoom and that's good because
19 it allowed their timely participation and we do need to remain
20 flexible on some of this. So I appreciate everyone's
21 willingness to maintain that flexibility.

22 So I think that's it for comment on -- so we'll need
23 a motion on the consent calendar.

24 MR. GELFAND: (Inaudible.)

25 PRESIDENT ROWLAND: Okay. So I have Director

1 Gelfand?

2 Okay.

3 And now we need to vote on the consent calendar.

4 MS. O'LEARY: President Rowland.

5 PRESIDENT ROWLAND: I do not know what all the
6 jocularities are about, but I am -- I vote aye.

7 MR. MOSIER: She went to talk and she bumped into the
8 microphone with her nose.

9 PRESIDENT ROWLAND: Oh, she bumped -- okay. Bumped
10 into the microphone. Hilarious.

11 MS. O'LEARY: Vice President Schenck.

12 MR. SCHENCK: Here. Aye.

13 MS. O'LEARY: Vice President Valdez.

14 MR. VALDEZ: Aye.

15 MS. O'LEARY: Director Barkett.

16 MS. BARKETT: Aye.

17 MS. O'LEARY: Director Gelfand.

18 MR. GELFAND: Aye.

19 MS. O'LEARY: Director Mead.

20 MS. MEAD: I'm doing a "here" and an "aye" too.

21 MS. O'LEARY: Director Mosier.

22 MR. MOSIER: Aye.

23 MS. O'LEARY: And Director Nejabat.

24 PRESIDENT ROWLAND: And interestingly, we actually
25 understand that, Director Mead.

1 MS. MEAD: Coming from me.

2 PRESIDENT ROWLAND: Yes. Right.

3 MS. O'LEARY: Oh, hang on. Director Nejabat.

4 MR. NEJABAT: Aye.

5 PRESIDENT ROWLAND: And anyone who's left out, please
6 speak up.

7 Okay. So our one and only but very important piece
8 of business is to kind of give you the lay of the land relative
9 to the Horsepark contract.

10 So the order of business is our staff, Carlene Moore,
11 in this case, will speak to the management report of what's
12 gone on and where we are and what's before us. Then the board
13 can ask questions, clarification, et cetera, then the public,
14 then we'll call for the motion and the vote as required.

15 So first I will ask our CEO Moore to explain what is
16 happening with the Horsepark.

17 MS. MOORE: Great. And just to clarify, there are
18 two items, but they are linked together.

19 So as you recall and as included in the packet
20 on pages 16 and 17, we have received two proposals in response
21 to the Request for Proposal 21-07, the Equestrian Center
22 operator for Horsepark last fall -- last winter.

23 And then earlier this year, this board approved the
24 conditional contract with West Palms Communications and
25 Dale Harvey to be the operator. Over the past several months,

1 both parties -- we have been involved in negotia- -- and in
2 good faith negotiating the terms of -- of that contract. And
3 for us as the District, we negotiated to the extent that is
4 allowable by the constraints that were defined within the RFP
5 itself, but at the end of the day could not reach an agreement
6 with West Palms Communications.

7 So on June 5th, West Palms and Dale Harvey withdrew
8 their proposal. But even -- I want to make it also very clear
9 that even as he withdrew his proposal, Mr. Harvey, Dale Harvey,
10 really demonstrated his commitment to the success of Horsepark
11 and seeing that through, including that he introduced the team
12 that he had been working on with the -- for the Water Quality
13 Improvement Project, introduced them to the second proposer,
14 which in this case is Struzzieri -- Struzzieri Ventures,
15 Incorporated. So I just really want to share that with the
16 board and with the public as well because it really, I think,
17 sets us all on this continued course of -- for a successful
18 relationship and the return of equestrian to Horsepark.

19 So upon learning of that, Mr. Struzzieri, Tom,
20 reached out. He immediately expressed his continued interest
21 in becoming the operator at Horsepark. And so with that, the
22 Department of General Services did confirm for us that since
23 the contract with West Palms and Dale Harvey was never executed
24 that we can award the contract to the next proposer, which in
25 this case is Struzzieri Ventures, Incorporated, and Tom

1 Struzzieri.

2 So following -- and -- but a couple steps have to be
3 followed in this process. One was we had to post a new Notice
4 of Intent to Award the contract and let that -- the five-day
5 posting period come to term, and that was done back on
6 June 6th, and it concluded on June 10th without any protest
7 being filed.

8 I just also want to take a moment to just remind
9 everyone, including ourselves, that really, this is the first
10 time we have done something like this, you know, in essence a
11 public and private partnership of this magnitude and this
12 scale, and there are a number of things -- and as we, you know,
13 continue to look forward to things in the future -- but there
14 are a number of things that we learned as staff that the
15 committee did as well throughout this process. But it really
16 is, I think -- is also setting a strong foundation for us for,
17 you know, future opportunities with regard to public-private
18 partnerships and what we've learned through this process even
19 in terms of how we -- language that we use and how specific
20 that language sometimes needs to be within our RFPs or where it
21 can leave the opportunity open for -- again, for further
22 negotiations and things.

23 So with that, in your packet before you is the
24 complete contract of which Struzzieri Ventures has already
25 accepted the terms. So we would be able to move forward

1 immediately, should the board approve this contract. You have
2 the complete contract in that it also includes the boilerplate
3 forms and language, and that's really, starting with Exhibits
4 C, D, E and F, those are boilerplate for all of our contracts
5 so the need of it being obviously the cover sheet, the
6 signature page, the Exhibit A Scope of Work, and the payment
7 terms and conditions.

8 And so with that, there are two steps, again, that
9 now need to be followed. The first is because this board
10 previously approved the contract with -- the conditional
11 contract with West Palm, that needs to be cancelled. And then
12 once that step is taken, then the second step would be to
13 approve this contract with Struzzieri Ventures.

14 PRESIDENT ROWLAND: Okay. So with the staff report
15 on that, I'd asked the board members if they have any questions
16 about process, the contract -- really, both items of business
17 there. I think we can discuss both of them simultaneously.

18 MS. MEAD: Thank you. I don't have any questions. I
19 just want to make the statement that I sat on the committee
20 with Director Gelfand, and we had an excellent experience
21 throughout the process working with Carlene. I do think that
22 Carlene is absolutely right. We learned a lot in the process,
23 and Carlene did an excellent job coming back to us when changes
24 were needed to be made. I think that this is the best outcome
25 for us to have gone through because we worked through much of

1 what was necessary to be able to come to this point with the
2 second bidder, and so I just commend you, Carlene, and you,
3 Director Gelfand, chairing this committee, and I am very
4 supportive of this recommendation.

5 PRESIDENT ROWLAND: Thank you very much.

6 Any other comments or questions from the board? I
7 see -- sorry -- Director Valdez.

8 MR. VALDEZ: Thank you.

9 Quick question to staff, and I think specifically
10 with the contents of the standard agreement on pages 19 and 20,
11 the scope of work on pages 21 to 25, which was Exhibit A, and
12 Exhibit B, which is the budget detail and payment provisions
13 which are pages 26 to 31, noting that the rest are, as Carlene
14 stated, Exhibit C through F, more boilerplate.

15 How, if at all, do the terms that are proposed by
16 Struzzieri, how do they, if at all, differ from the terms that
17 were offered in the proposal by West Palms Events?

18 MS. MOORE: In essence, the terms are the same. The
19 only real difference is in terms of the potential revenue.
20 There is a slight dif- -- so this is Struzzieri Ventures'
21 revenue proposal, whereas previously it would have been West
22 Palms, that's specific to it. But the scope of work remains
23 the same because that was defined in the RFP.

24 And then the other -- one change that we did make has
25 to do with notification after the first five years, if you

1 recall. Then it's one-year options following. But this is
2 part of what we had negotiated previously with West Palms would
3 be that that notification would be 18 months in advance so
4 there would be plenty of time for -- if necessary -- for shows
5 to reschedule, find different facilities but that, in essence,
6 remains. The only change from where we were at with West Palms
7 to now is the potential revenue piece of what will be paid to
8 the DAA.

9 MR. VALDEZ: Thank you.

10 MS. BARKETT: If I remember correctly, the renewal
11 option, the one year, we do at, basically, our permission. We
12 can cancel it for any reason at all after the five years; is
13 that correct? Have I read it correctly?

14 MS. MOORE: Yes. So we have -- so, in essence, 18
15 months prior to the end of that --

16 MS. BARKETT: Right.

17 MS. MOORE: -- we would need to give notif- -- if we
18 were not going to exercise the options; and then it's each year
19 there is -- there are five one-year options.

20 MS. BARKETT: Right.

21 But, I mean, we could do it with an agreement for
22 five years, if I understand?

23 MS. MOORE: Correct.

24 MR. SCHENK: With sufficient notice.

25 MS. MOORE: Yes.

1 MS. BARKETT: With sufficient notice. Okay.

2 I have a couple of other questions.

3 Rich, were you done?

4 MR. SCHENK: Yes, Lisa. Thank you.

5 MS. BARKETT: Who drafted the contract?

6 MS. MOORE: Well, really the contract comes from the
7 RFP. So, for example, the scope of work and things like that
8 are what's defined within it, and then it's pulled together by
9 our contracts manager.

10 PRESIDENT ROWLAND: And there's some boilerplate and
11 there's some novel.

12 MS. MOORE: Angel Ramsey is our contracts manager.

13 MS. BARKETT: I'm still back on the other name. That
14 was one of my questions.

15 The other one I have on -- let's see. There were
16 some issues with potential time frame.

17 Do we anticipate any problems in Struzzieri obtaining
18 all three contracts?

19 MS. MOORE: We don't any more so than we would have
20 with West Palms or anyone else. And so we have -- we've
21 actually already met with their team, the Water Quality
22 Improvement Team, Tory Walker and his team, as well as Tom.
23 And from here, we will be reaching out with the regional board
24 to get some meetings set up. And what I would anticipate is
25 that at the August board meeting coming forward to this board

1 with an anticipated time line with feedback from the regional
2 board as well.

3 MS. BARKETT: Great. So it looks by the end of the
4 year we should be good to go.

5 MR. MOORE: I'm not going to -- I'm not going to
6 commit to that one until we have that input because obviously
7 this has created some --

8 MS. BARKETT: [Inaudible.]

9 MS. MOORE: -- yeah -- created some pause in terms of
10 things, but that's why I think having that timeline to -- now
11 to present with regard to submittals to the regional board,
12 construction beginning, what can be done in between.

13 MS. BARKETT: Okay. I think my last question is:
14 Will this be approved by General Services and CDFA or?

15 MR. CAPLAN: Okay. Let me go to the contract itself.

16 MS. BARKETT: It says, "if necessary."

17 MS. MOORE: It's --

18 MS. BARKETT: I'm just curious why it seems to be
19 in -- (inaudible words).

20 MS. MOORE: So it does have an exemption per Food &
21 Ag Code 4051 that does not require CDFA. That I can speak to
22 does not require CDFA. I don't have an answer for you in terms
23 of the DGS approval. But we would be -- from this point, I
24 would be going back to our contracts manager to find out and,
25 if so, we would be submitting it to them as well.

1 MS. BARKETT: Great.

2 PRESIDENT ROWLAND: And I think it goes to the point
3 sometimes it's not entirely clear.

4 MS. BARKETT: Right.

5 PRESIDENT ROWLAND: And so we put in the "if needed,"
6 and then we pursue the need. So if it's needed, it will be
7 done.

8 MS. BARKETT: Right. I just wonder if we should --
9 because we've hit that before and we've lost time. Sometimes I
10 wonder if it's better to maybe put it out there first.

11 MS. MOORE: It requires this board's approval first.

12 PRESIDENT ROWLAND: So it's a sequencing issue so --
13 but yes, in a perfect world, that would -- in a perfect and
14 logical world, that would make a lot of sense to me, but
15 nevertheless, here we are.

16 MS. BARKETT: It would be the last step.

17 PRESIDENT ROWLAND: Right.

18 So -- but I appreciate your -- yes. Yes.

19 Okay. Any other questions?

20 Director Mosier.

21 MR. MOSIER: Yes, I have two questions.

22 Does the California Coastal Commission get to weigh
23 in on reuse of the facility?

24 MS. MOORE: It does if we're -- in terms of as we
25 work on our strategic and master plans, you know, as we start

1 having discussions around the future of Horsepark whether that
2 continues with it. This plan does not call for any change in
3 use of the facility.

4 PRESIDENT ROWLAND: Right.

5 As a matter of fact, it kind of focuses on
6 traditional uses.

7 MS. MOORE: Right. And that was part of -- again,
8 the way in which we wrote the RFP was for that, that we
9 maintain traditional use.

10 MR. MOSIER: For the short term, no.

11 MS. MOORE: Correct.

12 MR. MOSIER: The other question I had is estimated
13 budget for year 2022, \$10 million of revenue, and are they
14 going to earn any money and --

15 MS. MOORE: No. And we actually did not budget for
16 any revenue from Horsepark for this year once we realized -- so
17 when the RFP was put out in anticipation of potentially a time-
18 scheduled order that would have allowed activity to resume so
19 we did not budget for 2022. And what will happen now is --
20 this is still conditional in terms of meeting those -- the
21 environmental requirements.

22 Once Struzzieri Ventures meets those, we give them
23 official notice that they have met those conditions. Then the
24 actual five-year time period of the clock would start, as would
25 the revenue.

1 MR. MOSIER: And we don't know when that start date
2 is?

3 MS. MOORE: Correct. And that's what I think will
4 have more the -- more anticipation of that at the August board
5 meeting with that timeline once we get the regional board's
6 further input.

7 We had met with them previously with West Palms so
8 there's -- you know, that work now is just being continued
9 forward, and so we'll have that -- I think we'll have more
10 clarity around that at the August board meeting.

11 MR. MOSIER: Thank you.

12 PRESIDENT ROWLAND: Yes. Director Gelfand.

13 MR. GELFAND: Okay. First of all, I want to echo
14 Kathlyn's comments. Thank you for your --

15 PRESIDENT ROWLAND: Can you get a little closer to
16 the mic?

17 MR. GELFAND: And also I want to thank you, Carlene
18 and staff, for putting this together. Being able to switch
19 midstream I think was really slick and efficient, and in that
20 regard, I want to thank Dale Harvey for the help he provided in
21 making that transition of vendors go so smoothly.

22 With that ...

23 PRESIDENT ROWLAND: Yeah. Very good point. Thank
24 you very much to Dale for that.

25 I think everyone's anxious to see equestrian and

1 other events again at the Horsepark. I certainly do every time
2 I drive by it and it's empty except for fair parking, for which
3 it very important, as we know. That, you know, everyone is
4 really anxious to get this down the road.

5 And so with that, we do have members of the public
6 who would like to speak or who signed up to speak, both on 4A
7 and 4B. And unless my Deputy Attorney General tells me I
8 can't, I would like to go from 4A comments from the public to
9 4B comments from the public before we do the two motions
10 separately.

11 Is that okay, Josh?

12 MR. CAPLAN: That's fine.

13 PRESIDENT ROWLAND: Thank you.

14 Okay. So the first member of the public signed up to
15 speak, and it's on 4A, is Martha Sullivan.

16 MR. VALDEZ: She needs to unmute herself.

17 PRESIDENT ROWLAND: She's working on it.

18 MARTHA SULLIVAN: Hello. This is Martha Sullivan
19 again.

20 PRESIDENT ROWLAND: And Martha, you're spoke --
21 you're speaking both on your 4A and your 4B so...

22 MARTHA SULLIVAN: I'm sorry?

23 PRESIDENT ROWLAND: You're speaking on both your 4A
24 and your 4B.

25 MARTHA SULLIVAN: I understand that, but that means I

1 get two minutes for each; right?

2 PRESIDENT ROWLAND: That's right.

3 MARTHA SULLIVAN: Hello?

4 PRESIDENT ROWLAND: That is correct.

5 MARTHA SULLIVAN: Okay. Thank you. Now that we've
6 used up some of my time.

7 I think it would be useful to the public to know why
8 the 22nd DAA was unable to reach agreement with the original
9 vendor, the original awarded contract, West Palms. I think it
10 would just be useful in terms of lessons learned and knowing
11 constraints, you know, that made this going forward for the
12 second vendor.

13 I also just wanted to comment on CEO Moore's
14 reference to this as a unique public-private partnership
15 because it seems like to me the fairgrounds has had a fairly
16 significant public-private partnership for quite a number of
17 decades with the Del Mar Thoroughbred Club. So it's kind of
18 not clear why she thinks this is such a unique thing. Also,
19 you've got a number of other public-private partnerships with
20 other private entities that operate facilities there on the
21 fairgrounds so I'm just -- I'm a little puzzled by that.

22 So those are my comments, really, on the withdrawal
23 of West Palm. My next comments, you know, could really apply
24 to both, but it definitely applies to the new contract.

25 Given that the 22nd DAA is a state agency and given

1 that our governor has declared a drought emergency for over a
2 year now and given that I believe Horsepark is within the city
3 of San Diego, which recently announced Level 2 water
4 restrictions in accordance with the governor's -- or with the
5 State's order, I find it really bizarre that there's nothing in
6 the contract about water conservation, particularly given that
7 you've got a page about resource conservation but it doesn't
8 say anything about water, and you've got almost a page about
9 Ukraine sanctions. It seems like, to me, [audio distortion]
10 before 10:00 a.m. or after 6:00 p.m.

11 There also has been mandatory water restrictions that
12 say potted plants, non-commercial vegetable gardens and fruit
13 trees, residential nursery landscapes including golf courses,
14 parks, school grounds, and recreation fields may only be
15 watered before 10:00 a.m. or after 6:00 p.m. Plus, there is a
16 permanent mandatory water restriction that says customers shall
17 not wash down sidewalks, driveways, parking areas, tennis
18 courts, or paved areas of that usage. And power washers are
19 imposed with a shutoff nozzle. Washing any paved areas is only
20 allowed to alleviate immediate safety or sanitation hazards.
21 Water shall be collected and prevented from leaving the
22 property and entering the municipal separate storing sewer
23 system.

24 I understand that some of this is tied up with the
25 Water Quality Improvements that have to be done --

1 MS. O'LEARY: Miss Sullivan, your time is up.

2 MARTHA SULLIVAN: -- using the water quality board.

3 PRESIDENT ROWLAND: Okay. So we'll move to the next
4 member of the public signed up to speak, and this is on 4B now,
5 and that member is in person, Carla Hayes.

6 CARLA HAYES: Hi.

7 First of all, thank you. We so appreciate how this
8 board has listened and has done really great research. The
9 staff has really been terrific.

10 For those of -- I hope you all know about Tom, that
11 he has all the things anybody could ever want from a project
12 developer because he's vertical. He can develop a showground.
13 In Saugerties, New York, which is a national showground for
14 horses, he has his own hotel. He also organizes events, and
15 not just horseshow events. And he has a large staff, and he
16 has the capital to actually deliver on all of his promises.
17 And he keeps his promises. We are so lucky to have him as our
18 lessee, as we were lucky to have Dale Harvey, who is a complete
19 gentleman and a terrific horseperson as well and very, very
20 supportive.

21 So I just wanted to say: Look, you guys, this is
22 going to be really fun. And I know that for the dog people,
23 for example, when he owned Indio and Thermal, which he just
24 sold for a great deal of money, he was running the -- his
25 people were allowing his grounds to be used by the Palm Springs

1 Dog Show, which is one of the largest dog shows, really, in
2 Southern California and everybody loves it -- and I didn't get
3 to go this year, but whatever. And so I just -- well, it's my
4 own fault.

5 I just wanted to say thank you. And if Ms. Sullivan
6 is really that interested in what was going on with West Palms,
7 she might look at the West Palms website and various news
8 articles, which cite what Dale has said. Dale is very
9 supportive. Tom is very supportive. We are really lucky, and
10 thank you all.

11 And by the way, the fair was great.

12 Thank you.

13 PRESIDENT ROWLAND: Thank you.

14 The next member of the public signed up to speak is
15 Laura DeMarco.

16 LAURA DEMARCO: Hi.

17 I just wanted to echo my fellow co-founder of Friends
18 of Del Mar Horsepark's comments that we really appreciate you
19 signing this contract and going through this process, and I
20 wanted to thank, specifically, Director Gelfand and
21 Director Mead for their due diligence, and the rest of the
22 staff, Water Quality, Dustin Fuller -- he's the guy -- Carlene,
23 the legal staff, as well. I'm glad this all finally came
24 together. It was a long process, but I think it will be worth
25 it. And I believe with Tom's resources and his experience, we

1 will have Horsepark back to Olympic-caliber quality, which is
2 going to be critical in 2028 because we have a lot of Olympians
3 that were in Tokyo that came back with a silver medal for the
4 U.S. Equestrian Team, both in dressage and jumpers. And we
5 have the opportunity to duplicate that success, both at the
6 team level as well as the individual level, with a number of
7 great equestrians and up-and-coming equestrians in this area.

8 And I think what you saw, the handoff between Dale
9 and Tom, is an illustration of the goodwill in the horse
10 community that you are tapping into and the 17,000 signers of
11 the petition to save Del Mar Horsepark, we all support you. We
12 want to help you. Let us know how we can do that. And we're
13 going to have a great -- we're going to have great events both
14 for horses, dogs, people, children, you name it. But it's
15 going to be a great opportunity for everyone.

16 Thank you very much.

17 PRESIDENT ROWLAND: Thank you for that.

18 And before we go to motion, I just want to say that
19 in case it's not entirely clear in the reading of the contract,
20 there are provisions that require compliance with all state and
21 local laws, and that would include, you know, any edicts with
22 respect to drought, management through the drought; they will
23 certainly be required to do so.

24 And I don't know if you want to comment -- I mean, I
25 don't think we're in a position to comment on Dale Harvey's,

1 you know, business issues for not being able to go all the way
2 through, but, you know, I don't -- you know, this is certainly
3 his business decision. And as we have pointed out, he has been
4 very supportive of the transitions as to Struzzieri.

5 I don't think we really know, and I don't think it's
6 our business to know that. It's just that, you know, he was
7 very gracious, and when he did not want to continue or was
8 unable to continue, whatever his reasons were, that he helped
9 the transition and made it a very smooth one.

10 So I don't know, Carlene, if you had anything else or
11 in addition to say.

12 MS. MOORE: No. I think that -- I think you said it
13 very well in that, you know, it really was a business decision,
14 you know, on his part. And this is -- this is a unique
15 opportunity, and partly because of the capital investment that
16 is required in this particular -- the water quality
17 improvements that need to be addressed, you know, getting
18 Horsepark restored to, you know, Olympic glory-type of levels
19 and things like that.

20 So at the end of the day, it was simply -- and it was
21 his business decision, and I think that we're just being -- we
22 are respectful of that.

23 PRESIDENT ROWLAND: Right. And I don't think we have
24 any real details on that so...

25 With that, unless there are any other comments or

1 questions.

2 Yes, Director Gelfand.

3 MR. GELFAND: I was just going to say I would be
4 happy to make the motion.

5 PRESIDENT ROWLAND: Oh, you're making the motion.
6 Thank you.

7 So we have the motion.

8 MS. MEAD: Excuse me. Are we -- is it --

9 MR. GELFAND: So it's on both 4A and 4B but --

10 PRESIDENT ROWLAND: We're going to do the motion
11 on -- I think to honor our DAG, we're going to do them
12 separately.

13 So this motion is --

14 MR. GELFAND: Start with 4A.

15 PRESIDENT ROWLAND: -- start with 4A.

16 And so may I have a second on 4A?

17 MS. MEAD: Second.

18 PRESIDENT ROWLAND: Director Mead.

19 And so call for the vote on 4A.

20 MS. O'LEARY: President Rowland.

21 PRESIDENT ROWLAND: Aye.

22 MS. O'LEARY: Vice President Schenk.

23 MR. SCHENK: Aye.

24 MS. O'LEARY: Vice President Valdez.

25 MR. VALDEZ: Aye.

1 MS. O'LEARY: Director Barkett.

2 MR. BARKETT: Aye.

3 MS. O'LEARY: Director Gelfand.

4 MR. GELFAND: Aye.

5 MS. O'LEARY: Director Mead.

6 MS. MEAD: Aye.

7 MS. O'LEARY: Director Mosier.

8 MR. MOSIER: Aye.

9 MS. O'LEARY: Director Nejabat.

10 MR. NEJABAT: Aye.

11 PRESIDENT ROWLAND: Okay. That motion passes.

12 And now we need a motion and a second on 4B.

13 MR. GELFAND: So moved.

14 PRESIDENT ROWLAND: Director Gelfand.

15 MS. BARKETT: Second.

16 PRESIDENT ROWLAND: Director Barkett.

17 And roll call.

18 MS. O'LEARY: President Rowland.

19 PRESIDENT ROWLAND: Aye.

20 MS. O'LEARY: Vice President Schenk.

21 MR. SCHENK: Aye.

22 MS. O'LEARY: Vice President Valdez.

23 MR. VALDEZ: Aye.

24 MS. O'LEARY: Director Barkett.

25 MS. BARKETT: Aye.

1 MS. O'LEARY: Director Gelfand.

2 MR. GELFAND: Aye.

3 MS. O'LEARY: Director Mead.

4 MS. MEAD: Aye.

5 MS. O'LEARY: Director Mosier.

6 MR. MOSIER: Aye.

7 MS. O'LEARY: Director Nejabet.

8 MR. NEJABAT: Aye.

9 PRESIDENT ROWLAND: And the motion carries.

10 So now, all the real work begins.

11 MS. MOORE: Yes.

12 PRESIDENT ROWLAND: And hopefully, there'll be a
13 return to events as soon as possible.

14 MS. MOORE: That is the intent.

15 PRESIDENT ROWLAND: Okay. So then, we will move now
16 to the final item of the agenda, which is general public
17 comment. And we have four members of the public who are signed
18 up for public comment, starting with Martha Sullivan.

19 MARTHA SULLIVAN: Yeah. Hello, again. This is
20 Martha Sullivan.

21 I'm going to continue on the theme of our state's
22 drought emergency relative to the City of Del Mar, their water
23 restrictions, which the fairground and the racetrack is inside
24 the city of Del Mar.

25 The City of Del Mar, quote -- you know, says, quote,

1 "California faces a severe drought. Throughout the
2 state, reservoirs have reached historical low levels. In
3 November 2021, Del Mar aligned a municipal code for consistency
4 with state and regional drought declarations and contingency
5 plans which call for voluntary reductions of water use."

6 One of the restrictions for the voluntary reductions
7 is that the City of Del Mar encourages consumers to limit
8 irrigation to three days per week before 10:00 a.m. or 6:00
9 p.m., and I think it's very important for the Del Mar
10 Fairgrounds to be on record as to whether it is complying with
11 the City's call for this voluntary reduction in water use and,
12 by extension, is requiring that of its various partners and
13 vendors on the fairgrounds.

14 I know you're not supposed to reply to non-agenda
15 public comment so perhaps you could either put it on the next
16 agenda or you can provide a follow-up, you know, written
17 response. But I think this is very important, particularly
18 with the Del Mar races starting in another -- less than two
19 weeks now. This is a very important -- you know, we know from
20 your own engineering studies that 150,000 gallons per race --

21 MS. O'LEARY: Miss Sullivan, your time is up.

22 PRESIDENT ROWLAND: Thank you.

23 The next member of the public to speak -- signed up
24 to speak is Jane Cartmill.

25 JANE CARTMILL: Under the so-called care of trainer

1 Peter Miller, seven racehorses died in 2021 to 2022. Miller
2 has said he is returning to Del Mar races this summer after
3 taking a six-month hiatus following the Del Mar Winter Meet
4 last year. Miller came under scrutiny after five racehorse
5 deaths in 2021, and he was sanctioned three times in 2021 for
6 Class 4 medication violations. It was recently reported that
7 the California Horseracing Board penalized Miller and his long-
8 time assistant trainer, Rubin Alvarado, for conduct during
9 Miller's hiatus, which included the death of the seventh horse
10 in training San Luis Rey.

11 The Daily Racing Form reported the following on June
12 30th:

13 "Alvarado is suspended 14 days for improperly
14 handling daily training and business affairs related to the
15 large stable Peter Miller relinquished to him last Fall.
16 Miller, one of California's most high-profile trainers,
17 announced last November that he planned to take a hiatus from
18 training and that Alvarado would assume day-to-day control.

19 "In a complaint filed earlier this year, Alvarado was
20 cited for being aware that Miller maintained a role in everyday
21 stable activities and did not set up his own stable bank
22 account independent of Miller, which was required per the
23 stewards' direction. Miller served a seven-day suspension from
24 June 6 through 12 and was fined \$10,000 by the racing board
25 regarding his actions in the day-to-day operations.

1 "In addition, Miller was fined \$5,000 by the racing
2 board for disorderly conduct at the San Luis Rey Downs training
3 center on February 14th. He was cited for misbehavior toward
4 veterinarian Barry Grant after Grant informed him that a horse
5 Miller owned would remain on the veterinarians' list following
6 a workout."

7 What a guy to be welcoming back to the Del Mar
8 Racetrack.

9 PRESIDENT ROWLAND: Thank you.

10 The next member of the public signed up to speak is
11 Barbara Gordon.

12 BARBARA GORDON: Good afternoon. Thank you for
13 letting me speak. Again, my name is Barbara Gordon.

14 I am a high school youth group advisor for one of the
15 San Diego County Offices of Education, their Friday Night Live
16 youth program. I've attended the fair for many years, and I
17 was excited to bring my high school youth group this year. It
18 was a great fair with many of those same wonderful activities.

19 There was one change I wasn't expecting to see, and
20 that was people walking around the fair consuming alcohol. In
21 the past, drinking was confined to a certain area. The fair
22 had ambassadors or Elite Security that monitored those areas
23 reminding patrons not to leave with their alcohol beverage. So
24 to see that change was very disappointing.

25 With my high school teens, it was not an environment

1 I wanted them to see, the many people walking around with their
2 alcohol beverage. The fair has always promoted itself as a
3 family-friendly event. In the past, there were many
4 ambassadors or Elite Security seen throughout the fair. But
5 this year, I saw only a handful of security the whole day,
6 which to me was very concerning.

7 With your alcohol policy change and almost no fair
8 security available to monitor underage drinking, the fair is
9 putting our young people at risk. Anyone could have passed on
10 an alcohol beverage to someone under 21. It might be
11 technically legal to walk around with an alcohol beverage, but
12 it does not necessarily mean it's a good idea.

13 A change of policy should not always be about
14 increasing your profits or bottom line. An environmental
15 intervention is needed here to improve the health, safety and
16 welfare of all fairgoers.

17 I urge this board to reverse this policy for next
18 year.

19 Thank you very much.

20 PRESIDENT ROWLAND: Thank you for your comments.

21 The next member of the public signed up to speak is
22 Terri Ann Skelly.

23 TERRI ANN SKELLY: Good afternoon, Board of
24 Directors, and congratulations on the completion of the 2022
25 fair.

1 I'm here on behalf of San Dieguito Alliance to thank
2 you for your past decision to provide a smoke-free and vape-
3 free environment for the Del Mar Fair. As you may know,
4 San Dieguito Alliance is a regional coalition funded by the
5 County, State and Fair League to serve the use of the
6 San Dieguito regions including the cities of Del Mar,
7 Encinitas, Solana Beach, and the communities of Carmel Valley,
8 Del Mar Heights, Elfin Forest, La Costa, Rancho Santa Fe, and
9 Serrano Valley.

10 Your smoke-free and vape-free policy which now is
11 almost a decade old demonstrates your commitment to youth,
12 their families and others that attend the fair to have the
13 healthiest and most pleasant experience possible. However,
14 this year, our youth and families reported to us that during
15 the fair that they were concerned about vaping that has
16 occurred at the fair while fair attendees walked around and
17 that cigarette smoking, especially, occurred on the south side
18 of the Exhibitor Hall. Youth observed that because cigarette
19 butts were accumulated there that this must have given
20 permission to be smoking there.

21 San Dieguito Alliance would like to respectfully
22 suggest three possible changes that might not eliminate these
23 problems but certainly could mitigate them. One would be to
24 have more signage around the fair since the lack of signage was
25 noticeable from the years past before Covid. We should never

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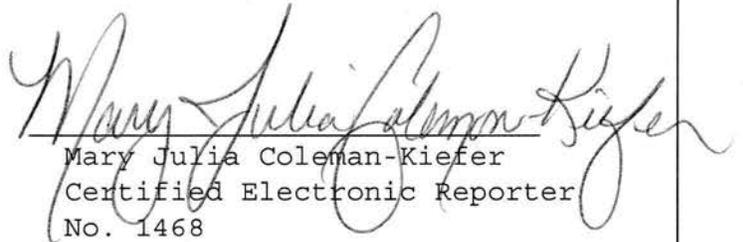
CERTIFICATE OF TRANSCRIPTIONIST/REPORTER

I, Mary Julia Coleman Kiefer, do hereby certify:

That the proceedings were taken before me at the time and place herein named; that said proceedings were reported by me in the digital reporting method and later transcribed through computer-aided transcription under my direction, and that the foregoing transcript is a true record of the proceedings.

I do further certify that I am in no way interested in the outcome of this proceeding nor related to any of the participants or their respective counsel.

In witness whereof, I have hereunto set my hand this 28th day of July, 2022.


Mary Julia Coleman-Kiefer
Certified Electronic Reporter
No. 1468

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