

## **2<sup>nd</sup> District Agricultural Association**

San Joaquin County Fairgrounds  
1658 S. Airport Way, Stockton, Ca

### **Board Meeting Minutes**

October 24, 2018 – 8:00 a.m.  
San Joaquin County Fairgrounds  
1658 S. Airport Way, Stockton, Ca  
Board of Directors Room

#### **Board of Directors**

Joe Bacchetti (President), Brie Witt (Vice President),  
Joe Amen, Sam Fant, Nikki Linnerman, Junette Lopez, Judy  
Rodriguez, Emma Fete, Jeff Wagner

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#### **Public Participation**

Persons wishing to participate during the public meeting may participate either during the Public Comment portion or during any other item on the agenda. Public Comment is reserved for items that are not listed on the agenda. Please be informed that public participation under Public Comment will be limited to five minutes per speaker. In accordance with state law, the Board will not comment or otherwise consider such Public Comment item for business until and unless such item is properly noticed for a future meeting. Please also be informed that in addition to Public Comment, the public is invited to participate and comment on each item on the agenda at the time the particular item is considered by the Board.

2<sup>nd</sup> DAA agendas and minutes can also be accessed on the web at: [www.sanjoaquinfair.com](http://www.sanjoaquinfair.com). Questions regarding items on the agenda should be directed to Steve Colangelo, Chief Executive Officer at (209) 466-5041.

#### **Americans With Disabilities Act**

All Board meetings must be accessible to the physically disabled. Any person needing a disability-related accommodation or modification in order to attend or participate in any Board or Committee meeting or other San Joaquin County Fairgrounds activities may request assistance by contacting Steve Colangelo, Chief Executive Officer, 1658 S. Airport Way, Stockton or by calling (209) 466-5041.

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#### **Board Meeting Agenda**

All matters on this agenda may be considered for action. Items listed on the agenda may be considered for action. Items listed on the agenda may be considered in any order at the discretion of the Board President. Any item not noticed on this agenda will not be considered or discussed.

##### **Roll Call:**

<i>Directors Present</i>	Joe Bacchetti, Brie Witt, Sam Fant, Nikki Linnerman, Judy Rodriguez, Jeff Wagner, Junete Lopez, Emma Fete
<i>Directors Absent</i>	Joe Amen
Others in Attendance	Mona Pasquil, Steve Colangelo, Diana Muller, Doug Rishwain, Chris Rishwain, Frank Lopez, Christine Vana, Tony Noceti, John Quiroz, Brian May, Ken Anater, Noe Perez, Heather Chamber, Jazmine Hernandez, Alejandra Reynaga, Ralph White, Lena De la Torre

## 2<sup>nd</sup> District Agricultural Association

San Joaquin County Fairgrounds  
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### Consent Calendar: Motion to approve by Director Nikki Linnerman

- A. Minutes September 19, 2018
- B. Interim Agreements
- C. Bills Paid: From to September 20, 2108 to October 12, 2018

### Old Business: *(Discussion/Action by Board)*

- A. Sports Car Club of America (SCCA) lease
  - CEO Colangelo, received an email from Doug Hubbard and they desire to hold events here in our facility.
  - CEO Colangelo, Doug Hubbard wants to reserve dates to do activities in our front parking lot. Anything additional about the lease has not been brought up.
- B. Progress on electrical repairs and upgrades
  - CEO Colangelo, currently dealing with main electrical hook up with PG&E's. major project
- C. Update on insurance claim – gathering of info/working with California Fair Financing Authority and J. Sharp.
  - No update
- D. Discussion of California Department of Transportation (CalTrans) land purchase proposal
  - No update
- E. Update on Stockton Bingo contract renewal
  - CEO Colangelo, things are moving along. Frank does have questions for the board, Bingo made an offer and we countered back.
  - Frank Lopez- biggest hurdle is that we are looking for a 5 year contract with a 2-5 year extensions.
  - CEO Colangelo, when we move forward with this, there will be some checks and balances, we want to know if it is in the best interest of the board, so we don't waste valuable time.
  - Director Fete- long term contracts, we don't know what will happen in the long run.
  - CEO Colangelo, too premature to know but that kind of language can be added into the agreement.
  - Director Fete- we do not want to get in a situation where they are missing on revenue, and we have to pay them.
  - Director Linnerman, they are great tenants and we need the money.
  - Frank Lopez- air conditioning is now up and running.
- F. 2015-2016 Discussion of accounting firm to conduct annual reviews
  - CEO Colangelo-information from fair and expositions with the parameters
    - CDFA emailed additional firms that have done actual reviews from other fairgrounds.
  - President Bacchetti, we are moving along in our audits
- G. Review the December 27, 2017 Findings and Recommendations Report
  - Brian CDFA, fair was failing- make sure board members have been properly trained, and what your role is
    - CEO needs to communicate with the Board
    - Jazmine and Steve are doing a better job with the Agenda
    - Fairgrounds still needs a financial plan.
    - we have to have strong support from the community, we are not there yet
    - List of deferred maintenance plan

## **2<sup>nd</sup> District Agricultural Association**

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- Better job contracting agreements, we need to define the premises.
- Board in not requiring annual goals to the CEO
- More research to determine why people are not coming to the fair.

### H. Report on October 9, 2018 Strategic Plan Meeting

- Vice President Witt- we met to discuss a plan on how we can get community involved
  - It does require support from the fair board
- Director Fant, we have had a lack of confidence of leadership in the past. We did just get two new board members and we have a board that wants to get involved. We can do this, and we can get representatives from our community
- CEO Colangelo, effort from Brian to get more from our community, fair will survive if we get more involvement from AG. It always comes back down to how much commitment and involvement from our board members we receive. Not by votes but actually doing of things.
- Director Fete, I want to get notified about the meetings, I did not know about this meeting.
- Director Fant- lack of communication with everything going on. I want to give Steve and his staff the benefit of the doubt.
- Brian, CDFFA set this meeting and I apologize for that, we did not set it as a true committee.
- CEO Colangelo, you were not ignored at all, Director Fete.
- Director Fete- board is required to make this strategic plan; we need to be more involved. We have to have a meeting just for the strategic plan
- Director Fant, a working meeting to focus on strategic plan.
- CEO Colangelo, we can use building 6, and notify the public days in advance

### I. NGI (Noceti) Agreement

- CEO Colangelo- we do have an agreement, it was submitted to the fair to get to the board.
- Vice President Witt, we took comments legal revising.
- Heather Chambers has questions on event reporting.
- Vice President Witt, - having this kind of information is important for a potential vendors in the future.
- Director Fant, I understood staff and recommendations to have this. We are working with this tenant but why would we require them to send us information to know their business? We do not require that from any other tenant on our Fairgrounds.
- President Bacchetti-a board member can ask 10 days after any event,
- President Bacchetti asked Tony Noceti if he would agree to bring in a spreadsheet of his sales four years from now.
- Tony Noceti mentioned that he is not okay with being pulled out after any event, after 4 years he will show up with his paperwork and Board can decide if rent goes up or down.
- Tony Noceti will discuss with the Board only after four years.
- Amendment right now to number 6.
- Heather Chambers- we want exclusive for all motorsports

## 2<sup>nd</sup> District Agricultural Association

San Joaquin County Fairgrounds  
1658 S. Airport Way, Stockton, Ca

- Heather Chambers- were good neighbors, we will check at the fairgrounds property line
- CEO Colangelo- We have not ever received a complaint
- Tony Noceti-in the event that there is an accident I don't want to breach my contract because I am here later than midnight.
- Director Fete moved to amend to contract. 2<sup>nd</sup> by Director Fant
- Kristine Vana will amended the contract

### New Business: *(Discussion/Action by Board)*

- A. Discussion of Election of Officers
  - Joe Bacchetti- If you are in interest you can notify Steve Colangelo.
- B. Bridge Loans (deferred maintenance projects)-repayment to CDFA
  - CEO Colangelo- CDFA anxious to get paid
  - Check was issued to pay in full

### Committee Reports:

- A. Finance
    - CEO Colangelo- we are missing a lot of invoices, very difficult to figure out what they are for and where they belong.
      - City of Stockton- storm drain \$60,000 hopefully they hold their end and remove fees.
      - We receive 15-20 calls a day asking when we will pay. There is no overall plan to repay. We're evaluating as we go.
    - Director Linnerman- I appreciate the staff here at the fairgrounds, they are fixing the problem from the ground up.
- Update on the 2018 budget projections and fund balance and financials
- a. 2019 Budget Development status
  - b. 2017 STOP status-Approved report and State Contract for Allocations
  - c. Accounting Services for the DAA
- B. Fair/Marketing
    - Director Fant- Cheer competition, youth empowerment, \$1,500 prize from Frank Lopez.
    - President Bacchetti- crab feed is expensive; shrimp or steak feed sounds rational.
    - Lena Delatorre- finding sponsors to fund the feed would be a good idea.
  - C. Policy and By Laws
    - Director Fant- we are recommending a \$10,000 (check) signing/spending limit.
    - Director Fete- Steve how many contracts have you had in that \$10,000 level?
      - CEO Colangelo- about 1 or 2 contracts that I have signed.

### President's Report

### CEO's Report

### Correspondence

## 2<sup>nd</sup> District Agricultural Association

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### Public Comment:

- Doug Rishwain- We are believers of South Stockton, we are interested in putting a commercial development across the street.
  - Mr. Kelly Olds did give us his support
- CEO Colangelo asked for us to put up a plan regarding our vision.
- Director Linnerman asked Doug Rishwain what they are asking from the Board of Directors, Doug Rishwain answered by saying, “an exclusive negotiation agreement period where we meet and be on the same page.”
- Director Fete- Do you have other parcels in the area?
  - Doug Rishwain- Yes, we have made a substantial investment in the area we are from Stockton, we have good intentions here.
- President Joe Bacchetti- Who will pay to move the racetrack?
  - Dough Rishwain- Things like this need to be discussed, if they can be accomplished it would be a good income source.
- Noe Perez-Soccer Field fence poles have been damaged
  - Tesla Bus drives at what seems like 45MPH, it is really dangerous.
  - My concern is for the kids.
- Ralph White- Ralph White is interested in utilizing the horse barns for homeless services and put up \$1.5 million.

### Commercial real

#### Matters of Information *(No Discussion/Action by Board)*

A. Director Comments

B. Next Board Meeting

a. Date: November 28, 2018

b. Future Agenda Items: Items for discussion and/or action to be listed on the next regularly scheduled board meeting agenda.

**Adjournment:** President Joe Bacchetti moved to adjourn at 10:46 a.m. Directors Sam Fant 2<sup>nd</sup>