

**SPECIAL MEETING OF THE ORANGE COUNTY FAIRGROUNDS AUTHORITY
CITY OF COSTA MESA
June 22, 2010**

The Orange County Fairgrounds Authority met in a Special Meeting on Tuesday, June 22, 2010 at 8:15 p.m. in City Council Chamber, 77 Fair Drive, Costa Mesa. The meeting was called to order by the Mayor/Chair.

I. ROLL CALL:

Authority Members Present: Chair Allan R. Mansoor
Vice Chair Wendy Leece
Authority Member Eric R. Bever
Authority Member Katrina Foley
Authority Member Gary Monahan

Officials Present: Executive Director Allan Roeder
Authority Counsel Kimberly Hall Barlow
Development Services Director Kim Brandt
Becky Bailey-Findley, Consultant
Authority Secretary Julie Folcik

II. CLERK'S STATEMENT

The Orange County Fairgrounds Authority Special Meeting Agenda and Notice and Call were posted at the City Council Chambers, on Friday, June 18, 2010 at 5:00 p.m.

III. MEETING MINUTES - None

IV. PUBLIC COMMENTS

Public Comments by Sandra Genis, and Kathy Halfstetter.

V. BOARD COMMENTS

Board Member Mansoor inquired on the timeline and what action needed to be taken.

Authority Counsel Barlow responded that the State requires an MOU with a grounds lease.

VI. BY-LAWS OF JOINT POWERS AUTHORITY

Reaffirming Adoption of the By-Laws of the Authority.

Motion/Second: Member Mansoor/Member Foley

Motion unanimously carried.

ACTION: Authority reaffirmed the adoption of the by-laws of the Authority.

VII. CLOSED SESSION

1. Conference with Real Property Negotiators – Property: 88 Fair Drive. Agency Negotiator: Allan Roeder, City Manager. Negotiating parties: State of California and Facilities Management West, Under negotiation: price, terms of payment. Pursuant to Government Code Section 54956.8.

Chair recessed the meeting at 8:48 p.m. to conference room 1B for closed session. Chair reconvened the special meeting at 10:35 p.m.

Authority Counsel Barlow stated no reportable action from the Closed Session.

VIII. UNFINISHED BUSINESS

1. Status report on negotiations with State of California and Facilities Management West for purchase of Orange County Fairgrounds and consideration of proposals

- (a) Proposed Purchase and Sale Agreement with State of California

Recommendation: Approve draft Purchase and Sale Agreement for Orange County Fair and Event Center property subject to changes approved by Executive Director and Authority Attorney and completion of exhibits to agreement.

- (b) Proposed MOU with Facilities Management West for ground lease and operating agreement.

Recommendation: Consider MOU with Facilities Management West and if approved, direct Executive Director to sign on behalf of Authority and direct staff to prepare ground lease and operating agreement reflecting the terms of the MOU and bring forward for consideration and action.

Authority Counsel Barlow presented the staff report and indicated that some exhibits require changes and will be brought back for consideration.

Ken Fate and Richard Dick, with Facilities Management West spoke to the issue.

Public Comments:

Jill Lloyd, Newport Beach, member of the OCFEC historical society spoke on the future of the market place.

James Righeimer, Costa Mesa, recommended that the #1 goal is that the City not be put at risk and supported moving forward with the agreement.

Beth Refakes, Costa Mesa, asked questions about the MOU and naming rights, and expressed concerns about transparency.

Greg Ridge, Costa Mesa, spoke in support of more public input.

Speaker, Fairground Preservation Society, spoke in opposition of the agreement.

Robin Leffler, Costa Mesa, spoke on the MOU and transparency.

Lisa Abo, Newport Beach, Fairgrounds Historical Society, spoke on the issue.

Kathy Hafstetter, spoke in opposition to the agreement.

Sandra Genis, Costa Mesa, questioned the purpose of the JPA and spoke on public input in the MOU.

Dave Ball, spoke on the agreement and that it is a good economic deal.

Authority Counsel Barlow noted that there needs to be an annual meeting however the Authority can hold more meetings.

Motion/Second: Member Monahan/Member Foley
Motion carried unanimously.

ACTION: Authority approved the Purchase and Sale Agreement for Orange County Fair and Event Center property subject to changes approved by Executive Director and Authority Attorney and completion of exhibits to agreement.

Motion/Second: Member Monahan/Member Bever
Motion Carried 4-1
Ayes: Bever, Leece, Mansoor, Monahan
Noes: Foley

ACTION: Authority approved the MOU with Facilities Management West and directed the Executive Director to sign on behalf of Authority and directed staff to prepare ground lease and operating agreement reflecting the terms of the MOU and bring forward for consideration and action

IX. NEW BUSINESS - NONE

X. ADJOURNMENT

The Chair adjourned the meeting at 12:09 a.m.

Chair of the Orange County Fairgrounds Authority

ATTEST:

City Clerk of the City of Costa Mesa