



## **MINUTES**

### **GREAT PARK BOARD REGULAR MEETING**

**October 10, 2023**

City Council Chamber  
1 Civic Center Plaza  
Irvine, CA 92606

#### **CALL TO ORDER**

The regular meeting of the Great Park Board was called to order at 2 p.m. on October 10, 2023, in the City Council Chamber, Irvine Civic Center, 1 Civic Center Plaza, Irvine, California; Chairman Carroll presiding.

#### **ROLL CALL**

5 Director:	Farrah N. Khan
Director:	Tammy Kim
Director:	Kathleen Treseder
Vice Chairman:	Larry Agran
Chairman:	Mike Carroll

#### **PLEDGE OF ALLEGIANCE**

Chairman Carroll led the Pledge of Allegiance.

#### **PUBLIC COMMENTS - NON-AGENDIZED ITEMS**

Matt Prieshoff, representing Live Nation, requested collaboration with FivePoint regarding parking and access roads for one additional season of live music at Great Park.

#### **EXECUTIVE DIRECTOR, GP, REPORT**

There was no report.

## **BOARDMEMBER REPORTS**

Vice Chairman Agran noted his attendance at the recent Mid-Autumn/Moon Festival and expressed appreciation to staff for their efforts.

## **ADDITIONS AND DELETIONS**

There were no additions or deletions to the agenda.

### **1. CONSENT CALENDAR**

**Moved by Director Khan, seconded by Director Kim, and unanimously carried to approve Great Park Board Consent Calendar Item Nos. 1.1 and 1.2.**

#### **1.1 MINUTES**

**ACTION:**

Approved the minutes of a regular meeting of the Great Park Board held on September 12, 2023.

#### **1.2 APPOINTMENT OF OFFICER - TREASURER / CHIEF FINANCIAL OFFICER**

**ACTION:**

Adopted RESOLUTION NO. 23-04 – A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GREAT PARK CORPORATION AMENDING RESOLUTION NO. 17-01 PERTAINING TO THE APPOINTMENT OF TREASURER/CHIEF FINANCIAL OFFICER

### **2. BOARD BUSINESS**

#### **2.1 EXCLUSIVE NEGOTIATING AGREEMENT WITH ALMQUIST, INC, FOR FOOD AND BEVERAGE AT THE GREAT PARK**

Steve Torelli, Manager of Great Park Administration & Operations, presented the staff report and responded to questions. Pete Carmichael, Assistant City Manager, and Dan Almquist, representing Almquist, also responded to questions.

Parker Shea, representing Unite Here Local 11, spoke in support of revenue-based lease structures.

Dan Almquist, representing Almquist, and Jeremy Ficarola, Irvine resident, spoke in support of the proposed Exclusive Negotiating Agreement (ENA).

Board discussion included: inquiring about costs associated with the proposed ENA; inquired about the status of the land swap agreement with FivePoint; questioned whether work associated with the proposed ENA had commenced on land not yet owned by the City; suggested the formation of a subcommittee for further consideration; questioned who would manage the food and beverage operation; reiterated the importance of public benefit; questioned the relationship between Almquist and FivePoint, and inquired about potential conflicts of interest; inquired about the City's process for design and construction; questioned whether construction had been included in the ENA; inquired about the timeline for the design phase; and suggested incorporating an annual update to the Board by Almquist.

**ACTION:** Moved by Director Kim, seconded by Director Treseder, to:

Recommend the City Council approve and authorize the City Manager to execute an Exclusive Negotiating Agreement and associated consultancy contracts with Almquist, Inc. for food and beverage opportunities at the Great Park along with the formation of a two-member subcommittee consisting of Director Kim and one other member.

**ACTION:** A substitute motion was made by Director Khan, seconded by Vice Chairman Agran, to:

Recommend the City Council approve and authorize the City Manager to execute an Exclusive Negotiating Agreement and associated consultancy contracts with Almquist, Inc. for food and beverage opportunities at the Great Park.

**ACTION:** A friendly amendment to the substitute motion was made by Vice Chairman Agran, accepted by Director Khan as the maker, to:

Recommend the City Council approve and authorize the City Manager to execute an Exclusive Negotiating Agreement and associated consultancy contracts with Almquist, Inc. for food and beverage opportunities at the Great Park and incorporate an annual review of the Agreement.

**ACTION: A second friendly amendment to the substitute motion was made by Director Khan, accepted by Vice Chairman as the maker, and unanimously carried to:**

Recommend the City Council approve and authorize the City Manager to execute an Exclusive Negotiating Agreement and associated consultancy contracts with Almquist, Inc. for food and beverage opportunities at the Great Park, incorporate an annual review of the agreement, and establish a subcommittee consisting of Vice Chairman Agran and Director Khan.

\* The second amended substitute motion carried and takes precedence over all prior motions; therefore, votes were not taken on the prior motions.

**2.2 MULTI-YEAR FACILITY USE AND SPONSORSHIP AGREEMENT WITH OC PROFESSIONAL SOCCER, LLC**

Chris Slama, Director of Community Services, introduced Cory Hilderbrand, Community Services Manager, and Steven Stewart, Community Services Superintendent, who presented the staff report and responded to questions. Dan Rutstein, President of Business Relations for Orange County Soccer Club (OCSC) also responded to questions, and spoke in support of the proposed agreement as it would generate additional value to the City and members of the public.

Alan Meyerson, Irvine resident, expressed concerns related to sponsorship and maintenance; and in support of understanding maintenance costs prior to approving the proposed agreement.

Jeremy Ficarola, Irvine resident, spoke in support of the agreement and keeping OCSC in Irvine.

Board discussion included: clarifying the definition of “exclusivity” as it related to sponsorships, as well as associated revenue sharing and other terms of the proposed agreement; inquired about including the City seal if the scoreboard was replaced in the future; questioned annual maintenance costs for the stadium; inquired about monthly training uses of the stadium; inquired about use by other organizations, and which received priority, if any; discussed naming rights; suggested the offering of a broker’s fee for potential sponsorships; inquired about the City Council’s role in approving naming rights; inquired about exclusive rights for scoreboard advertising; discussed opportunities for local children to use the stadium; inquired about annual revenue for the City and how it would be used; questioned the rationale for the timeframe of the agreement; inquired about whether concessions stands would be available for games, who would be responsible for operation, and the recipient of associated revenue; questioned concession offerings and

merchandise sales; and suggested that naming rights be deferred and considered under a separate contract.

**ACTION:** Moved by Director Kim, seconded by Director Treseder, to:

Recommend the City Council approve the Multi-Year Facility Use and Sponsorship Agreement with OC Professional Soccer, LLC, with the removal of all provisions pertaining to stadium naming rights.

**ACTION:** A substitute motion was made by Chairman Carroll to:

Continue this item to the October 24, 2023 meeting of the Great Park Board, and direct staff to work closely with OCSC and all five Great Park Board Directors, principally with Chairman Carroll, to achieve a common solution.

The motion failed for lack of second.

**ACTION: A substitute motion was made by Director Khan, seconded by Vice Chairman Agran, and unanimously carried to:**

Recommend the City Council approve the Multi-Year Facility Use and Sponsorship Agreement with OC Professional Soccer, LLC, **as amended** to remove Section 5.1 in its entirety and replace with the following:

*“Nothing in this provision precludes either a) OCSC discussing stadium rights with third parties; or b) the City and OCSC negotiating a separate agreement that provides for, among other things, the allocation of revenues from naming rights, provided, however, that any agreement for the grant of stadium naming rights remains subject to City Council review and approval in its sole and absolute discretion.”*

\* The substitute motion carried and takes precedence over the main motion; therefore, a vote was not taken on the main motion.

**ADJOURNMENT**

**Moved by Director Kim, seconded by Director Treseder, and unanimously carried to adjourn the meeting of the Great Park Board at 4:16 p.m.**

  
\_\_\_\_\_  
CHAIRMAN, GREAT PARK BOARD

  
\_\_\_\_\_  
SECRETARY/CLERK OF THE BOARD

\_\_\_\_\_  
November 14, 2023