



## CCPLB MEETING MINUTES: July 7, 2022

### ATTENDEES

**MEMBERS PRESENT:** Darin Edmonds, Laura Chapman, Chuck Land, Charlene Camblin, Skyler Pownall, Bob Maul, Larry Mills

**MEMBERS ABSENT:**

**LEGAL COUNSEL:** Frank Stevens

**STAFF:** Pam Altenberg, ReNae Keuck, Heather Kuhrt, Mikenzie Ochs, Louis Martell, Will Hastreiter, Trevor Lynde,

**STAFF ABSENT:** Keith Howard

**GUESTS:** Robin Kuntz *Public*, Nathan McLeland *City of Gillette Liaison*, Jake Goodrich *Gillette News Record*, Jack Greer *307 Horse Racing*, Brad Murphy *Ford Wyoming Center*, Andy Turnquist *Pronghorn Archery Club*

### 1. CALL TO ORDER

Campbell County Public Land Board Meeting was held on July 7, 2022, at CAM-PLEX. The meeting began at 6:30 PM. The meeting was presided over by Chairman Darin Edmonds.

### 2. APPROVAL OF CCPLB AGENDA

#### A. To approve the July 7, 2022, Agenda as amended

**Discussion:** To amend the agenda to add item 6H. Construction Hail Damage Update

Motion: To approve the agenda as amended

Moved: Ms. Camblin

Second: Mr. Land

Vote: Motion passed unanimously

### 3. APPROVAL OF MINUTES

#### A. To approve the June 9, 2022, CCPLB Meeting Minutes

**To approve the May 12, 2022, Executive Session Minutes**

**DISCUSSION:** Mr. Pownall abstained from voting due to his absence of the June 9, 2022, meeting.

Moved: Mr. Land

Second: Ms. Camblin

Vote: Motion passed

### 4. CONSENT AGENDA; APPROVAL OF WARRANTS

#### A. The Warrants for the June 9, 2022, meeting were reviewed.

- June 2022 Accounts Payable Voucher Numbers 3423 - 3774 in the amount of \$249,571.80

- June 2022 Manual Purchase Order Numbers 11048- 11110 in the amount of \$347,543.26

- June 2022 Payroll Warrants in the amount of \$146,093.72 for the period of 06/01/2022 – 06/29/2022

**DISCUSSION: None**

Moved: Ms. Chapman

Second: Mr. Pownall

Vote: Motion passed unanimously

## 5. CITIZEN INPUT

**DISCUSSION: None**

## 6. BOARD PROCESS

### A. Executive Director Search Update, Brad Murphy, Casper Events Center

Mr. Brad Murphy, General Manager of the Ford Wyoming Center, is employed by the Oakview Group Management Company. Mr. Murphy presented to the Board an overview of the Oakview Group Management Company and how this company manages facilities. The Oakview Group Management Company currently operates over three hundred facilities in the United States. This company buys buildings, builds buildings, and privately manages facilities. Tim Leiweke, CEO of the Oakview Group Management Company, is partners with Irving Azoff, Manager for The Eagles, Fleetwood Mac, and the Red-Hot Chili Peppers to name a few. Access to inner company resources is the key to Oakview Management's success. The Ford Wyoming Center is run as a business/entrepreneurship. All employees in Casper, WY, were retained when the Oakview Group Management Company acquired the Casper Events Center. Current vendors, tenants, and events are maintained upon inception of a facility. The Oakview Group Management Company drives ancillary revenues to obtain successful results. At the close of the previous fiscal year, June 30, 2022, the Ford Wyoming Center held \$538K in corporate sponsorship dollars. This dollar amount grew from \$80K when the Casper Events Center signed on with the Management Company. Ticket Sales grew from 150K attendees to currently 200K+ attendees. In a 5-week period, May 26, 2022 – July 4, 2022, the Ford Wyoming Center logged 60,000 attendees through their building. Advertising revenues are made from fascia board sales, naming rights, etc. Advertising is sold continually and appears everywhere throughout the property. The Management company's platform is to build on the current base, structure, and move forward. No assets of facilities and properties are taken away from the community, economic impact is still maintained, and the dollars stay within the community. There are management fees and incentive fees that are paid to, and retained by, the company, but such fees are normal in doing business. Ms. Chapman asked what would happen to small events such as quinceaneras, birthday parties, meetings, etc. Mr. Murphy reported all events are maintained as well as adding others. Marketing is the key to being successful in getting people through the venue doors. Vendors and caterers pay approximately 30% to be able to sell their products at events. Current CAM-PLEX employees become employees of the Oakview Group Management Company. Incentive monies are paid as earned – last year \$60K was paid to Casper Employees. Employees are likely to either be sent to other sister facilities to facilitate events as needed, as well as employees from other facilities coming to CAM-PLEX as necessary. Casper, WY currently has fifteen (15) full time employees along with two hundred seventy-seven (277) part-time employees. Ownership of property and all assets of facilities is maintained by current owners. The Oakview Group Management Company



manages the properties for the current owners. Mr. Murphy gave an example of a management agreement which is derived from examining 5 years of history from the potential client. After the benchmark revenue goal is made, the City of Casper, WY keeps 80% of revenue and the Oakview Group Management Company keeps 20% of revenue. Mr. Maul asked about equine events and if CAM-PLEX could still provide facilities for events. Mr. Murphy said the Oakview Group Management Company works with all groups to ensure future events can continue and CAM-PLEX will continue to set event rates. Mr. Murphy encouraged anyone who has questions to contact him. Ms. Camblin handed out information regarding a timeline for the Executive Director Search. A list of different search sites was handed out along with costs to be incurred for usage of these sites. Applications will be reviewed by the search committee (Darin Edmonds, Skyler Pownall, and Charlene Camblin) after the closing date of August 1, 2022. Management Companies contacted are the Oakview Group Management Company and ASM Global, Joe McCollough, Director of Operations at the Colorado Convention Center.

**B. 307 Horse Racing Season Recap**

Mr. Jack Greer, 307 Horse Racing, presented to the Board a season recap of 2022. Mr. Greer reported season statistics for the 2022 season. 119 races were run. 15 live races race days. Other events include Indian Horse Relay Races and the Silks and Spur Bronc Match. Average number of races per day were 7.9 per day over 15 days. 307 Horse Racing put up \$816K in purse money. Horseman contributions which are entry fees for races \$173K bringing total purse money to \$980K. Average amount of money given away each day was \$54K. 685 starters, 239 of which were quarter horses, 167 Wyoming Bred Quarter Horses. 255 thoroughbreds, and twenty-four mixed (paints and appaloosa horses. 741 total # of horses entered races. Total overall entries were 1171 horses. Mr. Greer thanked CAM-PLEX for a wonderful season and stated he and his company look forward to working with CAM-PLEX for many years to come.

**C. Archery Club Lease Discussion**

Mr. Andy Turnquist, representative of Pronghorn Archery Club approached the Board in efforts to expand the area of the club's current property lease agreement of forty acres. He is asking the Board to update the Lease to include the additional forty acres that is currently being used by the club which would bring the total leased acreage to eighty acres. Mr. Hastreiter will evaluate oilwell pump operation to see how much activity is happening and report information to the Board at the next scheduled meeting.

**D. Rodeo Update**

Mikenzie Ochs, Senior Sales Manager, presented to the Board an update of progress for the National High School Finals Rodeo. All large items of setup are in place. Small things such as cones and trash can placements are in progress. Rental Campers are arriving and being set in place. James Higginbotham, National High School Rodeo Association President, and a few media members, will arrive tomorrow. The remaining Rodeo Staff will arrive Saturday and Sunday. State Directors will arrive Tuesday and Wednesday. Arenas are set and wrapped. All construction projects are complete. Most of the light plants have been received. Contestants check in, Horse check in and RV Parking has started. The Wyoming Center is set for the Trade Show. Volunteers are still being sought and recruited. Mr. Edmonds expressed CCPLB's gratitude to the City of Gillette and the Campbell County Parks & Recreation Department for helping with mowing and cleanup of CAM-PLEX in preparation for the National High School Finals Rodeo. The City of Gillette also sent eight trucks and two loaders to help cleanup stalls as well as sealed the entire sidewalk along Garner Lake Rd. and are providing sweepers.

#### **E. Camporee Update**

**Discussion:** Mr. Edmonds, Ms. Keuck, and Mr. Hastreiter met with all Lease Holder's, and all are agreeable to usage of their leased property for Camporee. Mr. Edmonds, Ms. Keuck and Ms. Kuhrt met with Vern Byrd, International Pathfinder Camporee, Center for Youth Evangelism – Operations Director, will be at CAM-PLEX July 12/13-July 23 to discuss costs associated with the Camporee event scheduled for 2024. The City of Gillette, Campbell County and CCPLB will meet and work through identifying needs rather than wants. Ms. Camblin asked about the perimeter fence. Mr. Edmonds advised this item will be discussed during this scheduled meeting.

#### **F. Master Plan Update**

**Discussion:** Ms. Chapman advised the Board there is no update at this time.

#### **G. Portable Bleachers Bid Award**

**Discussion:** Mr. Martell, Maintenance Supervisor, reported to the Board there were 2 Bids received for Highway Towable Portable Bleachers. Bid #1 was received from Kay Park Recreation in the amount of \$568,620.00. It was determined that this bid included sales tax and freight. After deduction of these two costs – the bid amount is \$509,083.00. Mr. Martell will obtain proper paperwork to reflect the new amount for documentation purposes. The budgeted amount for this project is \$542K. Estimated delivery time for Highway Towable Portable Bleachers is sometime in September.

**Motion:** To approve the bid for Highway Towable Portable Bleachers to Kay Park Recreation in the amount of \$509,083.00, in the amount up to and not to exceed \$542K.

**Moved:** Mr. Pownall

**Seconded:** Ms. Camblin

Mr. Maul and Mr. Mills abstained from voting due to lack of information

**Voted:** Motion passed

#### **H. Construction Hail Damage Update**

**Discussion:** Mr. Trevor Larson, Van Ewing Construction, Inc., submitted an updated construction progress report, via email, to Mr. Hastreiter, Director of Operations. Mr. Hastreiter shared the updates of what has been done, what will be done, and the estimated timeframe for completion.

This report is on file with the signed minutes of this meeting.

### **7. MATTERS FOR NOTING**

#### **A. CORRESPONDENCE:**

**DISCUSSION:** None

### **8. BOARD CALENDAR**

#### **i. Upcoming Board Meetings:**

- a. August 11, 2022, at 6:30 PM (Workshop begins at 6 PM) Energy Hall Conference Room
- b. September 8, at 6:30 PM (Quarterly Commissioners Meeting Begins at 6 PM)  
Energy Hall Conference Room

#### **ii. Other Meetings/Events:**

- a. None

## 9. ADJOURNMENT

Meeting adjourned at 8:37 PM.

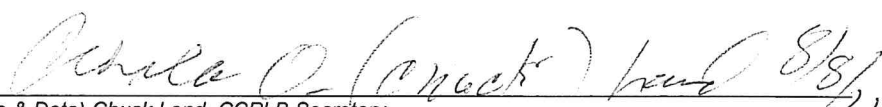
### MINUTES PREPARED BY

Pam Altenberg, August 4, 2022

### MINUTES APPROVED BY

**SECRETARY:**

[Campbell County Public Land Board]

  
(Signature & Date) Chuck Land, CCPLB Secretary