

Minutes
Washington County Fair Complex Board
Wednesday, April 19, 2006

Convened: 4:30 pm

FAIR BOARD:

Chair Rich Vial

Vice Chair Herb Hirst

Board Member W. Rafe Flagg

Board Member Kathy Christy - Absent

Board Member Ken Madden

Board Member Dan Logan

Board Member Mike Steward - Absent

STAFF:

Don Hillman, Executive Director

Lisa DuPre, Marketing/Events Director

Leah Perkins, Fair Coordinator

Chair Vial called the meeting to order at 4:30 p.m., and welcomed the audience. Chair Vial opened Public Oral Communication time for comments not on the regular agenda items.

Joe Evers – Asked permission to write the implement dealers a letter to let them know what is going on.

Sharon Cornish – Not satisfied with the information regarding the lease negotiations with the City of Hillsboro. Does not believe this is still under negotiation. Next step will be taking this matter to the district attorney. Wants to know what is being done.

Merle Eakin – Concerned about the Comcast acreage near the MAX Light Rail Line. Wants to know if we still own the property; do they pay rent; is there a contract. Staff is being paid too much for not getting anything done. He recommends that the facility be shut down tomorrow, get a caretaker and pay them \$30,000 to be security and groundskeeper. Then let the Boosters put on the fair two weeks a year or the staff needs to be re-designated and not paid as much.

Dave Rohrer – Upset about the article in the *Oregonian*. The Boosters have been very positive and the article did a lot of damage.

Chair Vial introduced Brad Anderson our new County Counsel.

1. **Consent Agenda**

Motion by Board Member Hirst to approve the Consent Agenda. Second by Board Member Flagg. Motion carried 5-0.

2. **Special Reports**

A. Airshow & Airport Report – Board Member Hirst reported that the Airshow had presented their dates to ICAS, one of the dates is the County Fair, and the second date is the Hardy Plant Sale. This was done without his knowledge or discussion with the Fair Board.

B. Fair Visioning Committee Report – Nothing to report at this time.

C. Boosters/Coalition Liaison Report – Board Member Logan reported that the Boosters are ready, pending Board approval, to proceed with the face-lift program. Also reported that the Boosters talked about the water line extension and rent on the ball fields. Districting committee is on hold.

Chair Vial reported that the Fair Complex received today a proposal from the City regarding the Sports Complex lease, and that the proposal has not yet been presented to the County, but at least it is in writing so negotiations can move forward.

D. Treasurer Report – Board Member Flagg reported that the financials were prepared by the Washington County CFO. Board Member Logan asked about the Bi-Mart payment. Executive Director Hillman reported that they have made a payment and will pay the remaining balance by the end of the month. Board Member Madden asked if the Spirit Mountain sponsorship is for more money. Executive Director Hillman reported that it is.

E. Operations Report – Executive Director Hillman reported that the Board packet is now on-line. With assistance from Board Member Madden, a contractor has been found for the Main Exhibit Hall door project. Flow tests have been conducted on the existing hydrants. This project is schedule to commence sometime after the 2006 County Fair. Staff attended an E-Coli training workshop on how to protect consumers. Staff will provide more information at a later date. Moving forward with the PRCA Rodeo presented by Madden Industrial. The Rodeo volunteers are on board and working with John Growney. Board Member Flagg asked if contractor performance would be written into the contract. Executive Director Hillman reported that since we are getting the rodeo for cost, there would be no performance clause in the contract. Executive Director Hillman also reported that may have the rodeo queen participate in pre-fair promotions, will also be talking to the rodeo volunteers about having the coronation on opening day of the fair and would like to make this a scholarship program. Reminded the Board members that May 4th is the day of the tour of the military facility in Baker City.

F. Other, if any – None

3. **Old Business**

A. **Redevelopment Update** – Chair Vial reported that the *Oregonian* article was accurate and that there is no movement at this time.

B. **Other, if any** – None

4. **New Business**

A. **Booster's Phase I implementation Plan** – Executive Director Hillman reported that this request was received on March 29th. Hopes that the Boosters will give a presentation explaining the timeline, contractors, etc.

Dave Rohrer, Booster Chair– Explained to the Fair Board that their plan is self-explanatory and the work will be done at the Boosters' expense. Discussion ensued between Dave Rohrer and Board Members.

Motion by Board Member Madden to approve the proposal from the Booster to perform Phase I Face Lift with the change that the Beef and Dairy Barns will not be re-skinned, must be done in time for the move-in for Horse Fair, all work must be done and Executive Director Hillman will obtain lien releases. Second by Board Member Logan. Motion carried 5-0.

B. **Facility Usage Audit** – Executive Director Hillman reported that this list was requested at the February Board Meeting and went over the list. Discussion ensued.

Chair Vial asked about space for the car dealers; Curtis Trailers' use during the fair; what they pay; and if they provide insurance. Chair Vial noted that the Boosters mentioned on their cover sheet of the Phase I Project, that they would be promoting their vision from the Gazebo during the County Fair. Chair Vial stated that he is concerned about providing political space to the Boosters to oppose the Fair Board, and that they have been an intense political element for the last couple of years.

Chair Vial instructed Executive Director Hillman to make sure that all the organizations that use the facility have an agreement and insurance on file.

Board Member Hirst commented that the Boosters are supposed to boost the County Fair, but they have gone beyond that. Stated that he has no problem with providing them space if it relates directly to the County Fair, but if they are doing other things, they need to pay like everyone else since we don't do this for other groups. Board Member Hirst also mentioned that there needs to be an agreement with the Boosters on use of Fair Complex facilities.

Chair Vial asked staff if political parties are charged for their space during the County Fair. Staff reported that they pay \$500 per booth.

Board Member Hirst was excused at 5:30 pm.

C. Other, if any – Chair Vial asked if the Board could talk about the Forest Grove site. Chair Vial reported that the media has lead the Forest Grove discussed and wondered if the Board needs to take a position at this time.

Board Member Madden suggested that if we are cutting back on the implement dealers at the fair, letters should be sent.

5. **Announcements** – None.
6. **Correspondence** - None other than what was in the Board packet.
7. **Board Oral Communications** - None.
8. **Oral Communications – Second Session**

Linda Mokler – Indicated that she was disturbed by Chair Vial’s comments and that the Boosters were forced into being a political group. Ms Mokler asked how much County taxpayer money the fair receives other than the hotel/motel taxes; whether the fair is a self-supporting agency; if the hotel/motel tax money would go with the fair to Forest Grove or stay with the Expo Center; what percentage of Washington County residents use the facility; what is the assessed value of the property and on what authority is this transaction taking place; and how the Fair Board can promise a fairgrounds in Forest Grove on property it does not own when condemnation has not gone through.

Dave Rohrer – The Boosters’ non-profit charter states that they help with facilities and the fair. Board Member Hirst’s comments do not make sense. Boosters are trying to help. Concerned that the development plan is not big enough; not friendly; the pro forma is so flawed that anyone can see that it won’t work; and that the pro forma needs to be reviewed. Concerned about the longevity of the fairgrounds. Current management has lost all connections with vendors and sponsors.

Merle Eakin – Does not agree with Board Member Hirst. This property is dear to the Boosters. Thinks that the Boosters need to have a booth next to a Fair Board booth and let the people decide what plan is better.

Judi Palumbo – Andy Duyck’s letter and the News Times Article are missing from the Board packet on the website. She provided a copy for the record.

Board Member Logan asked as to the current policy on meeting dates and would like to see a policy set for board meetings with the exception of emergencies. Chair Vial asked Board Member Logan to work with staff on preparing a resolution.

9. **Other Matters of Information -**

A. Newspaper Articles

B. Other, if Any

With no further business before the Board, Chair Vial adjourned the meeting.

Motion by Board Member Flagg to adjourn. Second by Board Member Logan. Motion carried 4-0.

Don G. Hillman
Recording Secretary

Rich Vial
Board Chair