

Fair Complex Board Meeting Notice

Washington County Fair Complex Board

Wednesday, January 3, 2007

4:30 - 6:30 p.m.

Chair
A. Richard Vial

Vice Chair
Herbert Hirst

Treasurer
W. Rafe Flagg

Secretary
Kathy Christy

Board Member
Ken Madden

Board Member
Dan Logan

Board Member
Michael Steward

Executive Director
Don G. Hillman

Standing Committees

Airshow & Airport Interface
Herbert Hirst

Booster /Coalition Liaison
Dan Logan
Michael Steward

Development Committee
A. Richard Vial , Chair
Herbert Hirst, Board Member
W. Rafe Flagg, Board Member

Fair Visioning Committee
Kathy Christy, Chair
Dan Logan, Board Member
Ken Madden, Board Member

The Washington County Fair Complex Board is comprised of seven members appointed by the Board of County Commissioners. Each Fair Complex Board member is appointed for a three-year term.

The Fair Complex Board has the exclusive management of the grounds, and all other property owned, leased, used or controlled by the County and devoted to the use of the Fair Complex, and is entrusted and charged with the entire business management, and financial and other affairs of the Fair Complex.

The Fair Complex, a division of the County, produces the annual County Fair & Rodeo and manages year-round facilities rented for consumer shows, public expositions and special gathering. The Fair Complex Board meets monthly or as necessary, develops the Fair Complex's annual operating budget, and provides overall policy direction for the management of Fair Complex activities and facilities. The Fair Complex's day-to-day activities are the responsibility of the Complex Executive Director, who serves at the pleasure of the Fair Board.

In compliance with the American with Disabilities Act (ADA), this material, in alternate formats, or special accommodations for the meeting, will be made available by calling (503) 648-1416 at least 48 hours prior to this meeting

All public meetings are recorded.

The agenda items listed below are provided in PDF format. The latest free Acrobat reader may be downloaded from: www.adobe.com

Fair Complex Board Agenda
Oral Communications
Consent Agenda
Special Reports
Old Business
New Business
Announcements
Correspondence
Other Matters of Information
Oral Communication
Executive Session
Meeting Procedures



Call to Order

Oral Communications for Non-Agenda Items

Oral Communication is limited to two minutes per individual, ten minutes total.

Consent Agenda

All Consent Agenda items shall be approved without discussion and with one motion except those items removed from the Consent Agenda by a Board Member or a member of the public attending the meeting so requesting. If a matter is removed, the Chair will indicate when it will be discussed in the regular agenda.

1. Financial Statements ([PDF](#))
 - a. Budget Overview - November 2006 ([PDF](#))
 - b. Balance Sheet - November 2006 ([PDF](#))
 - c. Other, if any
 2. Fair Complex Board Minutes - December 2006 ([PDF](#))
 3. Facility Use Schedule - January 2007 ([PDF](#))
 4. Other, if any
-

Special Reports

1. Airshow & Airport Interface Committee - Herbert Hirst, Board Member
 2. Fair Visioning Committee - Kathy Christy, Board Member
 3. Booster/Coalition Liaison - Dan Logan, Board Member
 4. Treasurer's Report - W. Rafe Flagg, Board Member
 5. 4-H Report - Terry Palmer, OSU Extension Agent
 6. Operations Report - Don G. Hillman, Executive Director ([PDF](#))
 7. Other, if any
-

Old Business

1. Redevelopment Update, if any ([PDF](#))
 2. Renaissance Festival Update, if any
 3. Other, if any
-

New Business

1. 2007-08 Budget (First Draft) - Staff ([PDF](#)) ([PDF](#))
2. Election of Officers - 2007

3. Other, if any
-

Announcements



1. Calendar of Events ([PDF](#))
 2. Washington County Board of Commissioners - Appointments ([PDF](#))
 3. Other, if any
-

Correspondence



1. Letters and Cards, if any ([PDF](#))
 2. Other, if any
-

Board Oral Communications



Other Matters of Information



1. Booster Meeting Minutes - December 2006 ([PDF](#))
 2. OSU Newsletter ([PDF](#))
 3. Newspaper Articles ([PDF](#))
 4. Other, if any
-

Oral Communications



Limited to four minutes per individual - twenty minute total.

Executive Session, if necessary



Pursuant to ORS 192.660 (2) Ch) to consult with Legal Counsel

Adjourn



Washington County Fair Complex

Balance Sheet
November 2006

ASSETS

Current Assets

Cash

Fairplex..Petty cash..	\$ 250
Fairplex..Petty cash.Finance- Petty Cash.	-
Fairplex..Cash drawer..	-
Fairplex..Cash drawer.Frite Lites.	-
Fairplex..General Cash Account..	137,187
Fairplex..USNB WASHCO ACH Clearing..	-
Fairplex..CCB-General Account..	3,745
Fairplex..CCB-Money Market Account..	578,097
Fairplex..CCB-ATM Account..	2,875
Fairplex..Gasb 31 cash general port..	-
Fairplex..CCB-ATM Cash Drawer..	4,920
Total Cash	\$ 727,074

Accounts Receivable

Fairplex..Accounts receivable - Sub..	4,977
Fairplex..Due from other funds.Other 4-H.	(10)

Prepays

Prepaid items	15,931
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Total Current Assets

\$ 747,971

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Fairplex..Accounts Payable..	\$ (103)
Fairplex..Accounts payable- other..	-
Fairplex..Deposits payable-subsidia..	(300)
Fairplex..Retainage payable..	-
Total Payables	\$ (403)

Other Current Liabilities

Fairplex..Amounts due to others..	\$ (802)
Fairplex..Conversion Account..	-
Fairplex..Payroll payable..	-
Fairplex..Due to other funds..	-
Fairplex..Deferred revenue- unavail..	-
Fairplex..Unearned Revenue..	-
Fairplex..Unearned Revenue.Main Exhibit Hall.	(400)
Fairplex..Unearned Revenue.Cloverleaf Building.	-
Fairplex..Unearned Revenue.Grounds/General.	-
Fairplex..Unearned Revenue.Parking-Operations.	-
Fairplex..Unearned Revenue.Airshow.	75
Fairplex..Unearned Revenue.Rodeo Admissions.	-
Fairplex..Unearned Revenue.Deferred Advertising Inco.	-
Fairplex..Unearned Revenue.Deferred Airshow Income.	(75)
Fairplex..Unearned Revenue.Deferred Commercial Exhib.	12,950
Fairplex..Unearned Revenue.Deferred Concession Reven.	(3,500)
Fairplex..Unearned Revenue.Deferred Sponsorship Inco.	(7,253)
Fairplex..Unearned Revenue.Deferred Facilities Renta.	(15,859)
Fairplex..Unearned Revenue.Livestock Entry Fees.	3
Fairplex..Unearned Revenue.Camping Fees.	40
Total Deferred Revenues	\$ (14,820)

Total Liabilities

\$ (15,223)

Equity

Fairplex..Fund Balance..	\$ (719,829)
Net (Income)/Loss for the Period	(12,919)
Net Equity	\$ (732,748)

Total Liabilities and Equity

\$ (747,971)

WASHINGTON COUNTY FAIR COMPLEX
Budget Overview July 2006 - June 2007

Description		November 2005	July 2006	August 2006	September 2006	October 2006	November 2006	Year to Date 2006/07	Budget 2006/07	%	COMMENTS
1	Opening Balance		\$ 634,348	\$ 717,630	\$ 681,571	\$ 638,504	\$ 719,828	\$ 634,348	\$ 469,660		
	Interim Operating Revenues										
2	Parking	\$ -	\$ 11,086	\$ 740	\$ -	\$ -	\$ -	\$ 11,826	\$ 21,000	56%	Lower than expected parking receipts from Air Show.
3	RV Park	380	360	1,440	1,180	740	470	4,190	10,000	42%	
4	Rentals	23,611	6,256	4,440	38,576	(964)	9,535	57,843	235,000	25%	No Dog Show in July.
5	Concessions	52	-	124	1,029	-	-	1,153	6,000	19%	No Dog Show in July.
6	Misc Income	1,884	3,188	4,067	(447)	2,333	4,172	13,313	7,000	190%	Mostly reimbursement of security services.
	Total Interim Operating Revenues	\$ 25,927	\$ 20,890	\$ 10,811	\$ 40,338	\$ 2,109	\$ 14,177	\$ 88,325	\$ 279,000	32%	
	Interim Operating Expenses										
7	Personal Services	\$ 27,018	\$ 14,462	\$ 27,955	\$ 41,980	\$ 28,038	\$ 28,028	\$ 140,463	\$ 379,842	37%	Includes salaries applicable to development activities.
8	Supplies	1,484	1,842	9,456	2,693	4,102	1,316	19,409	20,000	97%	
9	Professional Services	2,125	918	1,810	3,261	237	865	7,091	12,500	57%	
10	Advertising	244	-	-	-	-	472	472	5,000	9%	
11	Communications (ATM)	44	-	85	10	70	-	165	500	33%	
12	Utilities	7,259	31	759	3,061	2,061	7,282	13,194	71,000	19%	
13	Repair and Maintenance	1,126	12,901	17,415	(11,392)	9,610	8,255	36,789	54,000	68%	September - ME modifications moved to line 88.
14	Rentals	455	-	959	-	95	-	1,054	5,000	21%	
15	Dues and Memberships	-	60	-	-	-	-	60	1,750	3%	
16	Training and Travel	-	-	-	-	-	348	348	1,500	23%	
17	Insurance	-	-	14,212	211	-	169	14,592	14,500	101%	Premium paid annually.
18	Postage	8	-	38	-	38	-	76	1,000	8%	
19	Printing internal	-	29	18	-	-	-	47	750	6%	
20	Telephones	585	-	-	-	566	594	1,160	6,500	18%	
21	Special Expenses	292	926	909	1,001	636	650	4,122	5,000	82%	
22	County Legal	203	-	-	2,044	6,273	1,727	10,044	5,000	201%	
23	County Indirect Cost	1,242	1,494	1,494	1,494	1,494	1,494	7,470	17,925	42%	
24	Total Interim Operating Expenses	\$ 42,085	\$ 32,663	\$ 75,110	\$ 44,363	\$ 53,220	\$ 51,200	\$ 256,556	\$ 601,767	43%	
25	Net Interim Revenues/Expenses	\$ (16,158)	\$ (11,773)	\$ (64,299)	\$ (4,025)	\$ (51,111)	\$ (37,023)	\$ (168,231)	\$ (322,767)		

WASHINGTON COUNTY FAIR COMPLEX
Budget Overview July 2006 - June 2007

Description		November 2005	July 2006	August 2006	September 2006	October 2006	November 2006	Year to Date 2006/07	Budget 2006/07	%	COMMENTS
Fair Revenues											
26	Commercial Booth Rentals	\$ -	\$ 93,700	\$ 3,350	\$ (2,600)	\$ -	\$ -	\$ 94,450	\$ 79,000	120%	September-correction for miss-coded concession revenues.
27	Dept. of Agriculture	46,456	-	-	-	-	46,456	46,456	41,000	113%	
28	Parking Fees	-	6,972	74,807	100	-	-	81,879	75,000	109%	
29	Admissions	(60)	2,772	22,263	(14)	14	-	25,035	25,000	100%	
30	Sponsorships	-	46,850	18,500	-	939	-	66,289	75,000	88%	Unable to secure DockDogs sponsor.
31	Carnival Income	-	81,865	-	-	-	-	81,865	77,000	106%	
32	Advertising	-	-	-	-	-	-	-	1,500	0%	
33	Entry Fees	-	6,371	510	-	-	-	6,881	3,300	209%	Entry fees increased in 2006.
34	Concessions	-	13,200	67,514	2,600	-	-	83,314	83,000	100%	
35	Other Revenues	5,133	1,475	4,159	4,837	-	890	11,361	9,500	120%	
36	Total Fair Revenues	\$ 51,529	\$ 253,205	\$ 191,103	\$ 4,923	\$ 953	\$ 47,346	\$ 497,530	\$ 469,300	106%	
Fair Expenses											
37	Personal Services	\$ 11,755	\$ 5,803	\$ 21,051	\$ 18,695	\$ 12,461	\$ 12,456	\$ 70,466	\$ 172,525	41%	
38	Supplies	-	8,548	5,378	495	2,202	(741)	15,882	8,000	199%	New gridwall for Arts/photo Exhibits. Office furniture.
39	Professional Services	-	15,185	23,702	7,658	9,330	604	56,479	63,000	90%	
40	Advertising, Promotions, etc.	-	4,221	88,469	315	6,540	(1,001)	98,544	98,000	101%	
41	Printing	-	1,287	-	-	-	-	1,287	1,250	103%	
42	Utilities	-	-	4,915	6,044	-	-	10,959	7,500	146%	
43	Repair & Maintenance	-	65	976	75	-	523	1,639	3,000	55%	
44	Rentals	-	601	13,982	-	-	4,921	19,504	25,000	78%	
45	Dues and memberships	-	128	-	-	1	-	129	1,000	13%	
46	Travel and Training	675	-	197	274	146	275	892	4,000	22%	
47	Insurance	-	-	14,212	91	-	70	14,373	14,500	99%	Premiums paid annually.
48	Postage	-	-	39	86	126	-	251	750	33%	
49	Telephone	-	617	908	716	-	-	2,241	2,000	112%	
50	County Legal	574	-	-	-	-	-	-	500	0%	
51	Other/Special Expenses	3,285	77,674	2,127	882	23,277	-	103,960	119,000	87%	Some expenses yet to be paid.
52	Awards - Competitive Exhibits Programs	-	29,826	5,666	(100)	-	-	35,392	45,000	79%	Some expenses yet to be paid.
53	County Indirect Costs	1,242	1,494	1,494	1,494	1,494	1,494	7,470	17,925	42%	
54	Total Fairtime Expenses	\$ 17,531	\$ 145,449	\$ 183,116	\$ 36,725	\$ 55,577	\$ 18,601	\$ 439,468	\$ 582,950	75%	
55	Net Fairtime Revenues/Expenses	\$ 33,998	\$ 107,757	\$ 7,987	\$ (31,802)	\$ (54,624)	\$ 28,745	\$ 58,063	\$ (113,650)		

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WASHINGTON COUNTY FAIR COMPLEX Budget Overview July 2006 - June 2007										
Description	November 2005	July 2006	August 2006	September 2006	October 2006	November 2006	Year to Date 2006/07	Budget 2006/07	%	COMMENTS
Rodeo Revenues										
56 Admissions	\$ (40)	\$ 4,398	\$ 21,485	\$ -	\$ -	\$ -	\$ 25,883	\$ 30,000	86%	Rodeo sanctions changed to NPRA.
57 Sponsorships	-	14,250	4,225	2,000	-	-	20,475	47,500	43%	
58 Queen Fees	-	-	-	-	-	-	-	-	0%	
59 Miscellaneous	-	-	-	-	-	-	-	-	0%	
60 Total Rodeo Revenues	\$ (40)	\$ 18,648	\$ 25,710	\$ 2,000	\$ -	\$ -	\$ 46,358	\$ 77,500		
Rodeo Expenses										
61 Supplies	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 1,000	8%	
62 Professional Services	-	27,500	5,458	-	123	-	33,081	57,000	58%	Rodeo sanctions changed to NPRA.
63 Advertising	-	-	2,770	-	-	-	2,770	5,000	55%	Mostly hospitality expenses.
64 Rentals	-	-	2,479	-	-	705	3,184	5,000	64%	Savings used to increase prize money.
65 Training and Travel	-	-	-	-	-	-	-	-	0%	
66 Other Misc Expenses	80	1,712	900	-	-	-	2,612	10,000	26%	Savings used to increase prize money.
67 Awards/Prizes	-	4,000	-	-	-	-	4,000	-	0%	Fair Complex contributed \$500 per event.
68 Total Rodeo Expenses	\$ 80	\$ 33,294	\$ 11,607	\$ -	\$ 123	\$ 705	\$ 45,729	\$ 78,000	59%	
69 Net Rodeo Revenues/Expenses	\$ (120)	\$ (14,646)	\$ 14,103	\$ 2,000	\$ (123)	\$ (705)	\$ 629	\$ (500)		
Frite Lites Revenues										
70 Admissions	\$ 10,309	\$ -	\$ -	\$ -	\$ 38,955	\$ 2,508	\$ 41,463	\$ 65,000	64%	Includes Haunted Houses.
71 Concessions	1,075	-	-	-	-	-	-	4,000	0%	Payment received in December.
72 Sponsorships	(4,000)	-	-	-	5,023	-	5,023	30,000	17%	No title sponsor in 2006.
73 Other Revenues	-	-	-	-	376	585	961	1,000	96%	Glow Sticks.
74 Total Frite Lites Revenues	\$ 7,384	\$ -	\$ -	\$ -	\$ 44,354	\$ 3,093	47,447	\$ 100,000		
Frite Lites Expenses										
75 Personal Services (Temp. Salaries)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47	47	\$ 2,500	2%	Most expenses yet to be paid.
76 Supplies	528	-	-	-	2,923	408	3,331	5,000	67%	Most expenses yet to be paid.
77 Professional Services	21,809	-	-	-	394	5,853	6,247	40,000	16%	Most expenses yet to be paid.
78 Advertising	31,123	-	-	-	-	14,596	14,596	35,000	42%	Most expenses yet to be paid.
79 Other Expenses	3,460	-	-	1,503	1,711	-	3,214	2,500	129%	Most expenses yet to be paid.
80 Total Frite Lites Expenses	\$ 56,920	\$ -	\$ -	\$ 1,503	\$ 5,028	\$ 20,904	\$ 27,435	\$ 85,000		
81 Net Frite Lites Revenues/Expenses	\$ (49,536)	\$ -	\$ -	\$ (1,503)	\$ 39,326	\$ (17,811)	\$ 20,012	\$ 15,000		

WASHINGTON COUNTY FAIR COMPLEX
Budget Overview July 2006 - June 2007

Description		November 2005	July 2006	August 2006	September 2006	October 2006	November 2006	Year to Date 2006/07	Budget 2006/07	%	COMMENTS
Non-Operating Revenues											
82	Hotel/Motel Taxes	\$ 62,525	\$ -	\$ 14,848	\$ 9,321	\$ 145,390	\$ 51,698	\$ 221,257	\$ 550,000	40%	
83	Transfer from General Fund	-	-	-	-	-	-	-	500,000	0%	Fire Hydrant Project if necessary.
84	Interest	1,141	2,557	2,617	2,256	2,506	2,648	12,584	7,500	168%	Higher interest rates and higher cash balances.
85	Total Non-Operating Revenues	\$63,666	\$2,557	\$17,465	\$11,577	\$147,896	\$54,346	\$233,841	\$1,057,500	22%	
Non-Operating Expenses											
86	Purchase/Lease	\$ 11,595	\$ 613	\$ 10,510	\$ 1,116	\$ 503	\$ 10,400	\$ 23,142	\$ 100,563	23%	Quadrant Property/Equipment/Light Displays/Bleachers.
87	Land Improvements - Fire Hydrant Project	-	-	-	1,090	68	-	1,158	600,000	0%	Modifications required by Fire Marshall.
88	Buildings and Structures - Main Exhibit Hall	-	-	-	11,613	-	857	12,470	20,000	62%	Modifications required by Fire Marshall.
89	Equipment	-	-	-	5,240	800	3,375	9,415	15,000	63%	
90	Development Reserve	2,356	-	805	207	148	-	1,160	65,000	2%	
91	Total Non-Operating Expenses	\$13,951	\$613	\$11,315	\$19,266	\$1,519	\$14,632	\$47,345	\$800,563	6%	
92	Net Non-Operating Revenues/Expenses	\$49,715	\$1,944	\$6,150	(\$7,689)	\$146,377	\$39,714	\$186,496	\$256,937		
93	Net Fair Complex Revenues/Expenses	\$124,355	\$83,282	(\$36,059)	(\$41,516)	\$45,166	\$30,146	\$81,019	(\$150,980)		
94	Ending Fund Balance/Contingency	\$124,355	\$717,630	\$681,571	\$640,055	\$683,670	\$749,974	\$715,367	\$318,680		

Adjustment to BFB for 47.88 due to prior period adjustment in Oct 06
Adjustment to BFB for 23.35 due to prior period adjustment in Nov 06

Washington County Fair Complex

Balance Sheet
November 2006

ASSETS

Current Assets

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Total Liabilities

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Equity

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Net Equity	\$ (732,748)

Total Liabilities and Equity

\$ (747,971)

Minutes
Washington County Fair Complex Board
Wednesday, December 6, 2006

Convened: 4:30 pm

FAIR BOARD:

Chairman Rich Vial
Vice Chairman Herb Hirst
Board Member W. Rafe Flagg
Board Member Kathy Christy
Board Member Ken Madden
Board Member Dan Logan - Excused
Board Member Mike Steward - Excused

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 time for Oral Communication for comments from the public on items not on the regular agenda. With no individuals from the public requesting time to speak, Chair Vial moved on to the Consent Agenda.

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 – Vice Chair Hirst reported that the Airshow will be held on the August 11th & 12th. Not sure which jet team will be present. Members of the Airshow Committee are currently at their Air Show Convention (ICAS).

B. Fair Visioning Committee Report – None.

C. Boosters/Coalition Liaison Report – With Board Members Logan and Steward excused, Boosters President Dave Rohrer reported that following the Fair Complex Board meeting that the Boosters at their meeting tonight will be discussing their options regarding Fair Complex Board appointments and what action they will be taking. President Rohrer also reported that the Boosters would be having a potluck at their meeting tonight.

D. Treasurer Report – Board Member Flagg reported that staff is working with the County Chief Financial Officer to provide additional detail for the Frite Lites program.

E. 4-H Report – Terry Palmer, OSU Extension Agent, reported that they are making plans for the upcoming County Fair and that she has met with Fair Coordinator, Leah Perkins to discuss the 4-H budget. Ms Palmer further noted that they are recruiting for vacant superintendent positions; the Day Camp will not be at the County Fair this year; and that the Horse Fair will be held the second week in July. Ms Palmer thanked the Board for allowing use of the buildings for events and club meetings.

F. Operations Report – Executive Director Hillman reported that the Hmong New Year festival went well; the AKC Dog Show is moving back to the Expo Center and the 4-H Horse Fair will be taking over those dates; and that Terry Amato, Sponsorship Coordinator, has signed new rodeo sponsors.

G. Other, if any – None

3. Old Business

A. Redevelopment Update – Chair Vial stated that there is no update.

Board Member Flagg inquired about the question that was asked last month as to whether the OPUS Letter of Intent needs to formally be closed by the Fair Complex Board.

Executive Director Hillman reported that he had spoken to County Counsel and they said that it is in the hands of the County Commissioners.

B. Other – Board Member Christy gave an update on the 4-H Scholarship for Jeannie Leeson.

4. New Business.

A. Renaissance Festival – Executive Director Hillman referred to page 33 of the Board packet and also noted the additional articles that have been printed, a packet of photos, and information from the Royal Faires website. Hillman reported that representatives from Royal Faires visited the Fair Complex in September looking for a place to locate a new renaissance festival. Staff has done research to find out information about these types of events and Royal Faires.

Executive Director Hillman explained that this part of Oregon is being looked at because of its central location and demographics. Hillman reported that he recently visited the North Carolina Renaissance Festival operated by Royal Faires, to see firsthand the facilities and event.

Executive Director Hillman noted that most Renaissance Festivals are located in rural settings outside of major metropolitan areas, so people have to driving some distance to get to the events. Royal Faires is very interested in our metropolitan area, the adjacent

light rail system and Washington County's progressive demographic. Hillman further noted that Royal Faires would like the proposed Renaissance Festival to be up and running by July 2008. Royal Faires expects to locate a Renaissance Festival somewhere in Oregon, but prefers it to be here at the Fair Complex.

Chair Vial asked Hillman if staff's current thinking is that this event would be compatible with the County Fair.

Executive Director Hillman reported that it was compatible with the County Fair and that many concepts have been discussed so as to allow the County Fair to be protected and stand alone. After staff met with Board Member Logan, he suggested that there was enough acreage at the Fair Complex to accommodate both events and that staff should be able to determine how both events could operate at the same time. Hillman continued by saying that the most important aspect of a County Fair is the livestock facilities and most other things associated with the County Fair, such as the carnival, entertainment, exhibits, etc., are portable in nature.

Chair Vial asked if the organizers from the Renaissance Festival were looking at July and August to hold their event.

Executive Director Hillman reported that it was.

Chair Vial asked about the Rodeo Arena.

Executive Director Hillman explained that the footing for rodeo was that same for jousting and that the arena could be shared by both events with the arena hosting rodeo in the evenings during the County Fair.

Chair Vial asked if the showings would be on the County Fair portion of the layout.

Executive Director Hillman reported that they were. Hillman also talked briefly about cross promoting and marketing.

Board Member Madden asked how this process would work.

Executive Director Hillman explained that this is an interim event requesting a 20-year agreement with the organizers from Royal Faires making certain improvements to the facilities to support their activities.

Chair Vial asked what would happen to other events that are held at the Fair Complex.

Executive Director Hillman reported that the Main Exhibit Hall will still be available for others to use throughout the remainder of year.

Chair Vial asked representatives from Royal Faires to address the Board.

Bob Levine, CFO of Royal Faires, introduced himself and other members of his team, Jeff Siegel and David Bank. Mr. Levine explained that renaissance festivals operate around the country with his company having started the one in Arizona, 19 years ago, and one in North Carolina, 13 years ago. Their company decided they wanted to start another festival and their research brought them to Oregon, and eventually the Washington County Fair Complex.

Mr. Levine noted that there is another site in Oregon who has expressed an interest, but they are putting them on hold for now because they feel that the Fair Complex is more suited to their needs.

Mr. Levine noted that there are 19 other major renaissance festivals being held nationwide stating that they are individually owned and not a franchise. He further explained that these festivals are about food, entertainment and crafts, and is an audience participation event. There are 12 entertainment stages and over 100 street entertainers, hundreds of artisans selling handmade items, and a 5000 seat jousting arena.

Mr. Levine explained that they feel the annual Washington County Fair is a good fit with the Renaissance Festival and they would like to have the County Fair be with them for all 14 days instead of its current four-day format. Mr. Levine explained that they would be investing \$2-3 million in upgrades to the existing infrastructure.

Board Member Flagg asked how long it took to get to the attendance numbers that they are currently seeing at their other locations.

Mr. Levine reported that they started with around 5000 people per day and every year thereafter, the average increased around 1000 people per day.

Board Member Flagg asked how many local individuals could be involved.

Mr. Levine reported that in the beginning it would be mostly national touring individuals, but as the event progresses it would do a turn around to be primarily local vendors and actors. Levine also noted that most of the major shows run in August and September. The only major show in July and early August is the one outside of Chicago and some of those vendors are looking for other options. Mr. Levine indicated that he needs to be able to sign these people in February and March at the Arizona show in order to get them for the proposed 2008 Renaissance Festival.

Board Member Flagg also asked if they had done an economic impact study to see what impact these festivals have on a community.

Mr. Levine stated that they have not had a reason to have such a study commissioned, but the artisans and entertainers stay in hotel rooms, buy groceries, gasoline and other services.

Board Member Christy asked how flexible the facades and the festival locations would be should a new exposition building be built and would need some of the property where the festival maybe located.

Mr. Levine stated that he would not say no to anything at this time. The contract would have to have flexibility on both sides, but they just need to know if the Fair Complex Board would even want them here, if not, they will move on.

Chair Vial asked about noise conflicts in relation to livestock rings.

Mr. Levine said that their entertainment is not loud rock music or anything like that, but it's more like chamber music. They do mic their entertainers, but it's not loud. Mr. Levine noted that they are more concerned about the noise from the County Fair with the carnival rides, concerts and the noise from the Airport.

Chair Vial asked how they keep things secure.

Mr. Levine reported that they would build a stucco wall around the site; it would not be chain link. The entrance would be a castle with gates and after they close each day, the grounds would be locked. They also hire security.

Executive Director Hillman asked about how the finances would be handled.

Mr. Levine stated that this was still being discussed; everything is still on the table. It's currently proposed that Royal Faires pay a minimum fee for use of the facility with a charge for parking being kept by the Fair Complex. \$500,000 is currently being asked and it's not out of the question. Currently their investors for the Arizona festival are getting a \$150,000 return, and the investors of the North Carolina festival are getting a \$50,000 return. Mr. Levine states that they never go in under funded. They will need \$2-3 million to put in to the facility with those improvements staying with the Fair Complex when they leave.

Board Member Madden asked if they owned or leased the property at their current festivals.

Mr. Levine noted that they lease both properties at a much lower level, but unlike the other two sites, the Fair Complex already has the infrastructure. Mr. Levine also noted that there is a small renaissance festival in Corvallis on one weekend in September, they are a dedicated group and they do include members of the SCA.

Chair Vial asked others to come forward from the audience that wished to make comments on this agenda item.

Judy Willard – Thinks this is a great opportunity. She has seen and been associated with an event like this in Southern California, and in the day where families are spread apart, this type of event helps bring families together. It also has a great economic impact from

the tourists it would bring in, from hotel rooms to gas stations. It would have a trickle down effect.

Merle Eakin - Thanked Bob Levine for the presentation, it was exciting to hear. Mr. Eakin noted that he personally doesn't know if this is a really good deal or a really bad deal. He also noted that there is a committee that is supposed to be set-up and needs to have the committee organized first. The time frame is too quick and feels too skeptical. Also they were told that the Main Exhibit Hall is about to fall down, so they needed to beware. Also, there is not enough parking and the Airshow was not mentioned.

Board Member Christy asked Executive Director to address parking during the County Fair.

Executive Director Hillman noted that we have plenty of parking and that even on our busiest night, when cars are being parked on the Quadrant property, there was still parking spaces available on the west side of 34th Avenue. Hillman stated that there would be approximately 50 acres of parking available to support the County Fair and Renaissance Festival if they were to operate at the same time. There is ten acres of parking on the west side of 34th Avenue, 20 acres of parking on the east side of 34th Avenue, and there is 20 acres of parking at the Sports Complex.

Board Member Madden noted that we have to make a decision as to whether this is something worth pursuing and define our relationship with Royal Faires. Then we can present this to the Committee mentioned by Mr. Eakin.

Chair Vial indicated that he would be asking for a motion to either instruct staff to continue discussions with Royal Faires or to instruct staff to discontinue their discussions at this time.

Dillon Willey – Concerned about the SCA (Society for Creative Anachronism). Her recommendation is that the Fair Complex checkouts the SCA, read their bylaws, check their websites, and see what their beliefs are. Certain aspects could be enjoyable, but there are risks. There are about 125 members in Washington County and they are very strong in Ashland and Albany.

Linda Moekler – Indicates that she represent the Middle Aged Housewives and believes that given the contentious relationships that exist between the various groups in the audience, the recent redevelopment efforts over the last two years, and the County Commissioners' commitment to form a work group to look at the uses for the Fair Complex, it would be imprudent to move forward with a 20-year lease before the committee finishes it work in early Spring. Also noted that some people view this is an attempt to short circuit the public process.

Board Member Madden noted that the Fair Complex did not approach this group, but that this group came to us with this proposal. Board Member Madden acknowledged that certain individuals and groups look at the Board with criticism and animosity, but both sides need to open their minds and move forward.

Board Member Christy noted that the Board has a responsibility to look in to matters such as this and bring it forward for discussion.

Judy Marsh – Thanked Executive Director Hillman for meeting with members of the Boosters. Wanted to report that she talked to Board Member Logan and he said he did not draw the line on the map that is currently being shown, but that the line that he would draw would include Friendship Square.

Kathy Wnorowski – Asked if this has to be taken to the County Commissioners. Also noted that she has been to these festivals and the traffic is incredible, this needs to be investigated. Asked Board Member Christy why the Fair Complex has to look in to new business venture.

Chair Vial clarified that due to the long term nature of this event, the agreement would have to go before the County Commissioners.

Board Member Christy noted that the Fair Complex has to be fiscally responsible and to make sure that the Complex operates in the black. Looking in to proposals such as this is prudent.

Inez Griffels – Hasn't heard anybody mention the Horse Fair. She is a horse leader and knows that 4H uses the arena for a week in July.

Chair Vial indicated that Horse Fair would be considered carefully as to compatibility.

Ed Kristovich – Stated that the name of this facility should be the Washington County Fair & Culture Complex. This festival would be adding culture. Asked about financing of the event and if this event needed stockholders. Seems like a pretty good idea. Also thanked Don Hillman for doing a good job of explaining this at the meeting.

Debbie VanRoekle – Asked that her questions be answered either at the next Board meeting or in writing. (1) Does the Fair Board plan on honoring the County Commissioners comprehensive plan? (2) What are the plans for Horse Fair and the arena on a 12-month basis? (3) Has any research been done on the renaissance festivals being held in Lane and Clackamas Counties? (4) Has the land on the east side of 34th Avenue been considered? (5) What is the plan for parking? Ms VanRoekle stated that she has been e-mailing people in North Carolina and she said that traffic is a nightmare because of this event and it already takes from an hour to an hour-and-a-half to park at our County Fair.

Board Member Madden commented on the question regarding honoring the Commissioners' comprehensive plans about the Fair Complex and noted that there is no reason to oppose the County Commissioners' efforts.

Mark Leiberg – Lives on the other side of the MAX light rail. Has been walking his dog on this property for years and the property is never used except for the fair. It just sits

there. This is a prime piece of real estate. This is the perfect opportunity and it doesn't interfere with other things that go on here. Should not be passed up. Also noted that the County Fair in Veneta Oregon is very successful, much like a Renaissance Festival, and has a lot of national and local artisans.

Barbara Johnson – Wondering about drinking at the event and how would the liquor license be handled? Would this compete with the Farmers Market or the County Fair? How would it impact the sports fields? Would this compete with Robin Hood Days in Sherwood? Will this event need a zoning change? What about parking? Why can't this event be held in August and September?

Chair Vial noted that this event would not require a zone change.

Ron VanRoeckle – Asked what the estimated income would be from this event and if the Fair Complex has signed a lease with the City regarding the ball fields.

Chair Vial stated it is unknown, but the goal could be \$500,000. There is a lot of details to be work out. Also noted that the Fair Complex has not signed a lease with the City regarding the ball fields.

Billy Scudder – Before moving to Oregon, he learned to be a performer by working at Renaissance Faires in California. Has lived in Oregon for two years and now teaches theater and mime to school children. This festival will bring education to children. Mr. Scudder also noted that he is an ordained minister.

Chair Vial provided the organizers an opportunity to provide additional comments.

Bob Levine – Wanted to let people know that he feels that the MAX light rail will go a long way to mitigating parking problems.

Jeff Siegel – Clarified that Royal Faires has no participation with the SCA as an organization. Some members of the SCA might take part in their event, but they are not affiliated with Royal Faires. Mr. Siegel explained that their event is to entertainment everyone. Mr. Siegel also addressed the concerns about traffic congestion in North Carolina and stated that their traffic is bad Monday through Friday as well, as it is throughout the country.

Bob Levine – Wants to let the Board know that February 1st is not a deadline, but a timetable. He can not let it drag out to July, but if he could know by the beginning of April that would be OK. Would like to spend the next 30 to 90 days to see if they can work out the details with the Fair Complex.

Motion by Board Member Hirst to direct staff to move ahead with discussions with Royal Faires. Second by Board Member Madden.

Board Member Christy stated that she feels whatever comes out of the Commissioners' committee regarding the future uses of the Fair Complex that they can work with this and adjustments can be made. Does not see it as a conflict with that committee.

Chair Vial stated that the maximum amount of flexibility would need to be built in to any agreement so that a buy-out or a move could take place, and that there is still along way away from a decision.

Board Member Madden stated that he supports pursuing this proposal and the Commissioners' proposed committee to look at future uses of the Fair Complex. Encourages public support of both as we move forward.

Board Member Flagg stated that it's not often that an interim event comes along that has the potential to generate this kind of revenue that also includes improvements. Stated that he is not compelling Executive Director Hillman to enter into negotiations, but would see it prudent to move forward with more investigation.

Chair Vial called for the vote. Motion Carried 5-0.

B. 2007-08 Budget Discussions – Executive Director Hillman informed that Board that a draft budget for Fiscal Year 2007-08 will be brought before them in January 2007. Hillman explained that the current model is running smoothly. Will be bringing back all of the same arena events including the NPRA Rodeo, Dock Dogs and this year the Tuality stage will feature more cover and tribute bands.

Executive Director Hillman also noted that staff will recommend transferring a specific budget amount to 4H for them to administer themselves. This would be more efficient for both parties.

Interim rental activities will continue as it does currently and will have another 10% rate increase.

Staff will look at re-structuring Frite Lites to capture full-time employee time dedicated to the event and/or use temporary employees. Securing a title sponsor is important for this event to move forward in 2007.

Staff will continue working on additional upgrades if recommended by the Fire Marshal.

Staff is very interested in purchasing an electronic message board.

Staff will look at replacing the Dodge Truck and the Ford Tractor.

Chair Vial clarified that the draft would be reviewed by the Board in January, with a public hearing and adoption of the proposed budget in February with it then being sent to the County for inclusion in the County-wide budget.

C. Other, if any –

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

Tom Black – Asked if any decisions or movement had been made on the ball fields. Also told the Board that a committee is being formed, the master plan from 1994 still exists, and that the committee will be addressing a future master plan.

Chair Vial noted that no decision has been made regarding the ball fields.

At 6:30 pm, with no further business before the Board during its regular session, Chair Vial recessed the Board meeting to move in to Executive Session to discuss the Executive Director’s Annual Evaluation.

Motion by Board Member Hirst to move in to Executive Session. Second by Board Member Christy. Motion carried 5 - 0.

Motion by Board Member Hirst to adjourn the Executive Session and to return to regular session. Second by Board Member Christy. Motion carried 5 – 0.

Chair Vial reported that no action was taken in Executive Session.

With no further business before the Board, Chair Vial adjourned the meeting at 7:04 p.m.

Don G. Hillman
Recording Secretary

Rich Vial
Board Chair

WASHINGTON COUNTY FAIR COMPLEX FACILITY SCHEDULE January-2007

(Highlighted events are at no charge)

Wednesday, January 3, 2007

****Floral Building** Fair Board Meeting
****Floral Building** Booster Meeting
****Complex** 4-H Night

Wednesday, January 10, 2007

Cloverleaf Building Martial Arts Class
****Complex** 4-H Night

Saturday, January 13, 2007

Main Exhibit-North Cat Show

Sunday, January 14, 2007

Main Exhibit-North Cat Show

Wednesday, January 17, 2007

Cloverleaf Building Martial Arts Class
****Complex** 4-H Night

Friday, January 19, 2007

Main Exhibit Hall Gem Faire

Saturday, January 20, 2007

Main Exhibit Hall Gem Faire
****Floral Building** 4-H Parrot Pals

Sunday, January 21, 2007

Main Exhibit Hall Gem Faire
****Floral Building** 4-H Parrot Pals

Wednesday, January 24, 2007

Main Exhibit-North Dog Training Class
Cloverleaf Building Martial Arts Class
****Complex** 4-H Night

Saturday, January 27, 2007

Main Exhibit Hall Glass Show

Sunday, January 28, 2007

Main Exhibit Hall Glass Show

Wednesday, January 31, 2007

Main Exhibit-North Dog Training Class
Cloverleaf Building Martial Arts Class
****Complex** 4-H Night

County of Washington

Washington County Fair Complex
873 NE 34th Avenue
Hillsboro, Oregon 97124
Phone: (503) 648-1416
Fax: (503) 648-7208
donh@faircomplex.com
www.faircomplex.com

MEMORANDUM

Date: December 28, 2006

To: Washington County Fair Complex Board
Washington County Fair Complex

From: Don G. Hillman, Executive Director
Washington County Fair Complex

Re: December 2006 Operations Report

Message Board – Staff is continuing to work on updating the Message Board located at the corner of NE 34th Avenue and Cornell Road with an electronic system that will allow more messages to be displayed over any 24-hour period as well as reduce staff time in manually changing messages on a weekly, and sometime daily basis.

Main Exhibit Hall – The Fire Marshall has requested that the fire alarm system in the Main Exhibit Hall be further modified to bring the system up to current code. This will involve have a new alarm panel installed at an additional cost of approximately \$2500.

Fire Hydrant Project – The County will assist with the bidding of this project. Bid should be on the street soon, with a bid opening date shortly thereafter.

Fire Department Training – The Fair Complex has offered two portable buildings to the City of Hillsboro Fire Department for training purposes. One portable building is the Rajneesh restroom facility acquired a number of years ago when the Rajneesh facilities located in central Oregon were sold. This facility was never put in to service. The other portable building is a BMX Officials' stand that has been stored in the Maintenance Compound for some years. Both facilities are in disrepair and of no use to the Fair Complex. Both buildings will be moved to the field south of the Rodeo Arena and burned for training purposes.



WASHINGTON COUNTY
OREGON

December 19, 2006

John Bartell
Vice President, Opus NW
1500 SW First Avenue
Portland, Oregon 97201

Re: Fairgrounds Redevelopment Notice of Termination

Dear Mr. Bartell:

As you are aware, October of this year marked the passage of the two-year period in the Letter of Intent (LOI) between Washington County and Opus NW regarding the Fairgrounds redevelopment project. The two-year period passed without Opus NW exercising its option to extend the LOI.

While we are aware through conversation and your press release of your decision not to extend the LOI beyond the two-year period, we believe it is prudent to formally terminate the LOI. Therefore, pursuant to Section 5.6 of the LOI, Washington County hereby provides notice of termination of the LOI.

Thank you for your interest and work on this project.

Sincerely,

Robert Davis
County Administrator

Cc: Board of Commissioners
County Counsel
Don Hillman
Kathy Wnorowski

County Administrative Office
155 North First Avenue, Suite 300, MS 21, Hillsboro, OR 97124-3072
phone: (503) 846-8685 • fax: (503) 846-4545

RECEIVED DEC 20 2006

County of Washington

Washington County Fair Complex
873 NE 34th Avenue
Hillsboro, Oregon 97124
Phone: (503) 648-1416
Fax: (503) 648-7208
donh@faircomplex.com
www.faircomplex.com

MEMORANDUM

Date: December 28, 2006

To: Washington County Fair Complex Board
Washington County Fair Complex

From: Don G. Hillman, Executive Director
Washington County Fair Complex

Re: Proposed 2007/08 Budget

Find attached a draft of the proposed FYE 2007/08 Budget for the Washington County Fair Complex.

The budget was prepared based upon certain assumptions summarized below.

Facility Rental Program – Except for the previously Board approved rental rate increases, there is no significant growth expected in this program for the next fiscal year. Lacking modern or updated event facilities, and given the existing facilities' limited flexibility, current age, and overall condition, staff is forecasting revenues consistent with 2006/07.

Discussion – From a practical standpoint, the Main Exhibit Hall, with its 24,000 square foot footprint, is the only viable rental facility. However, it lacks basic amenities such as readily accessible restrooms, air conditioning, adequate heating, adequate interior and exterior lighting, paved parking, etc., which tends to limit many rental opportunities. Based upon recent inquiries, the Fair Complex is considered by most to be the rental facility of last resort.

Since 2005, there is no longer a July Fourth celebration, and the large AKC Dog Show, once held in mid-July, has moved to the Expo Center in Portland. Parking revenues attributable to the Oregon International Air Show is dependent on the presence of a jet team. In 2006, no jet team was booked and parking revenues were down considerably. A jet team has been booked for 2007; however, the center of the show may shift further north impacting those choosing to park at the Fair Complex lots.

Beginning with events scheduled after January 1, 2008, and due to the age and condition of the Fair Complex's current table and chair inventory, events using the Main Exhibit Hall will be required to obtain those items from an outside source, i.e. decorator. This is becoming more the operating philosophy at other event centers in that the cost to replace inventory, and the labor costs required to maintain the inventory, to move inventory between buildings, and the required set-up and tear-down of each chair and/or table, is becoming cost prohibitive.

The proposed budget does include the cost to replace the table and chair inventories for the Cloverleaf and Floral Buildings with those inventories remaining in those facility to keep down labor costs to move the inventory between facilities. Most of the Complex's current inventory of tables and chairs will be transfer to State Surplus for public sale.

Note: The proposed Renaissance Festival & Artisan Marketplace, scheduled for July 2008, should not have a negative impact on facility rental activities during FYE 6/30/07.

Fairtime Program – Staff expects no significant increase in attendance or revenues associated with the 2007 County Fair.

Discussion – From a customer perspective, a lack of amenities and progressive programming will continue to impact the growth of fairtime attendance.

As to amenities, the Fair Complex lacks improved parking, adequate restrooms, air-conditioned exhibit facilities, drinking fountains, level walking surfaces, etc. Lack of these types of basic amenities will moderate any sustainable increases in attendance.

From a marketing perspective, a lack of new programming focused specifically to Washington County's more urban/suburban residents, will moderate significant increases in attendance. Washington County residents currently enjoy an abundance of local events and activities throughout the summer competing for their attention and leisure/entertainment dollar, especially those held just before, during and after the Washington County Fair.

Until the new modern facilities are developed, or the existing facilities significantly updated, it is very doubtful that the annual County Fair will enjoy significant increases in attendance to generate a net profit and end its long-term reliance on Hotel/Motel taxes. As such, staff recommends the existing "Free-Admission" model as opposed to a Paid-Admission model, or a hybrid of the two. The Free Admission model has the most upside potential in terms of increased attendance. After many, many years of paid admission and no relative long-term increase in attendance, reverting back to a Paid-Admission model, could return years on continued decreasing attendance.

Last but not least, from a marketing perspective, it is far easier to attract new customers with the Free-Admission model than a Paid-Admission model. This later model could

easily cost a family of four upwards of \$24 - \$32 in admissions based upon an \$8 adult and \$4 child admission formula.

As to any proposed fee adjustments, staff is recommending that admission prices for all arena events be set at \$10. With the NPRA Rodeo admission already priced at \$10, this would result in the admission price for the truck pull and demolition derby increased from \$7.00 to \$10.00.

To help mitigate the high cost of livestock bedding and its removal, staff is studying how other fairs and livestock events approach this matter. It has been suggested that the first bedding be provided at no cost to exhibitors with any additional bedding provided at cost. If it is possible to have the bedding or its removal provided at no charge, or at a reduced cost, such saving would be passed on to exhibitors.

Rodeo – Staff is recommending a repeat of the two-performance NPRA sanctioned rodeo produced by Growney Brothers Rodeo Company with the Fair Complex contributing \$500 per rodeo event for a total prize money per event of \$1000.

Discussion – Reverting back to the NPRA sanctioned rodeo in 2006 seems to have moderated, if not reversed the trend of having rodeo costs exceed admission and sponsorship revenues. In fact, the 2006 Rodeo may result in a small profit. The success of the 2006 event has the prospects of attracting more sponsors for 2007, some of which have already been secured.

In reviewing past rodeo statistics, it does not appear to be an issue of the amount of money spent on this program; the number of cowboys; the length of the performance; the amount of prize money; the number of specialty acts; the popularity of the bull fighters; the amount of hospitality offered; or the advertising focus. Being more conservative in the production and cost of the rodeo appears to be the best course of action.

Note: The proposed Renaissance Festival & Artisan Marketplace, scheduled for July 2008, should not have a negative impact on the 2007 County Fair & Rodeo.

Frite Lites – This event was established in 2003, in part to provide another program hosted by the Fair Complex to the benefit of County residents. Although the addition of the Haunted Houses in 2005 and 2006, increased total admission revenues and provided for a wider audience appeal, the profitability of the event is marginal given the use of full-time staff and the loss of its title sponsor. Staff is recommending that this event be restructured to use primarily less costly temporary employees and consider deferring the event until 2008 should a title sponsor not be secured by May 2007. Full-time staffing can be modified or redirected as necessary if appropriate.

Note: The proposed Renaissance Festival & Artisan Marketplace, scheduled for July 2008, may affect the Frite Lites program for October 2007, if there are construction activities in and around the Friendship Square where the Frite Lites event is staged.

General Equipment – Staff is proposing to budget for the replacement of the 1991 Dodge ¾ Ton Pickup and the Ford Tractor in that both pieces of equipment have exceeded their useful lives and should be replaced before operational reliability becomes an issue. Replacement equipment would include a one-ton truck to assist with moving the portable bleachers off-site and a late model small tractor with attachments.

Staff is also proposing to purchase tables and chairs specifically for use in the Cloverleaf and Floral Buildings with these tables and chairs being stored in each facility to reduce excessive wear and tear as well as labor costs when they are moved between facilities.

Electronic Message Board – Staff is proposing to replace the existing two manually changeable reader boards with an electronic message board capable of having the messages entered, changed, and controlled by a computer. Currently, messages are changed manually accounting for up to six man hours per week.

Staff will also research how other facilities use their electronic message boards to enhance rental revenues and sponsorships. It is hoped to have a new message board operable no later than mid July 2007.

Fire Marshall Deficiencies – The City Fire Marshall, accompanied by the City Electrical Inspector, performed a visual inspection of the facilities in October 2006. The full results of the inspection have yet to be determined. A \$25,000 line item is included in the proposed budget to continue facility modifications to bring the circa 1950 facilities in to code compliance.

Development Activities – It is recommended that the Board and staff continue to actively pursue a conversation regarding the future of the Fair Complex. Until new modern, multipurpose facilities are built or the exiting facilities significantly updated to meet the growing needs of Washington County, all programs will be affected and their growth constrained or abated. \$20,000 is included in the budget to support those efforts.

WASHINGTON COUNTY FAIR COMPLEX
Budget FYE 6/30/2008 (DRAFT)

The Washington County Fair Complex, home of the annual County Fair & Rodeo, is funded primarily through its entrepreneurial business operations and industry. Approximately 55 percent of the Fair Complex funding comes from operating revenues generated from user fees and services generated through facility rental, parking, food & beverage businesses, RV Park, and annual County Fair & Rodeo. The remaining 45 percent comes from lodging industry tax subsidy, government grants, and investment earnings. The Washington County Fair Complex receives no property tax support for operations.

The mission of the Washington County Fair Complex is to provide excellent facilities and services in a self-supporting manner for the following purposes:

1. Preserve the annual County Fair & Rodeo and its' heritage.
2. Promote the "World-Class" agriculture of the County.
3. Provide a welcoming environment for all volunteers.
4. Commitment to life-long learning with a special emphasis on youth.
5. Promote year-round facilities for consumer trade shows, public exhibitions, and special gatherings.
6. Promote a sense of community among residents of Washington County.

	Description	Actual 2004/05	Actual 2005/06	Estimated 2006/07 (5)	Budget 2006/07 (5)	Proposed 2007/08	COMMENTS
1	Opening Balance	\$ 397,999	\$ 456,459	\$ 634,348	\$ 376,372	\$ 660,142	
	Interim Operating Revenues						
2	Parking	\$ 36,732	\$ 21,088	\$ 11,826	\$ 21,000	\$ 21,000	No Jet Team in 2006. No July 4th or July Dog Show.
3	RV Park	10,706	8,035	9,000	10,000	9,000	Estimated at 2006/07 Levels.
4	Rentals	225,938	266,057	220,000	235,000	220,000	(1) 10% Rent Increase Scheduled. No Boat/RV Storage. N
5	Concessions	5,660	5,317	3,000	6,000	3,000	No July 4th or July Dog Show.
6	Misc Income	13,770	12,209	15,000	7,000	15,000	Pre-Paid Event Security, Surplus Equipment Sales Procee
7	Total Interim Operating Revenues	\$ 292,806	\$ 312,706	\$ 258,826	\$ 279,000	\$ 268,000	
	Interim Operating Expenses						
8	Personal Services (SAIF & Temps.)	\$ 336,244	\$ 354,372	379,842	\$ 379,842	\$ 379,842	Personal Services and OPE adjusted by County when ado
9	Supplies	20,589	23,931	20,000	20,000	20,000	Janitorial & First Aid Supplies, Office Supplies, Electrical S
10	Professional Services	8,862	13,595	12,500	12,500	12,500	Pre-Paid Event Security, Webmaster, Electrician, etc.
11	Advertising and Marketing	4,141	2,072	1,000	5,000	1,000	Special Announcements, etc.
12	Communications (ATM)	526	1,199	500	500	500	Telephone Fees Associated with ATM.
13	Utilities (Water/Sewer/Elect/Natural Gas)	56,611	58,949	65,000	71,000	65,000	Electricity, Natural Gas, Garbage Service, Front Office Pro
14	Repair and Maintenance	48,815	46,505	51,000	54,000	57,000	Ongoing Activities Associated with Facility and Grounds,
15	Equipment Rentals	4,531	3,484	2,500	5,000	5,000	Photo Copier. Miscellaneous Equipment Rentals.
16	Dues and Memberships	1,052	1,975	1,500	1,750	1,500	Chamber Dues, etc.
17	Training and Travel	944	569	1,400	1,500	1,500	Associated with non-Fair Activities.
18	General Liability & Equipment Insurance	13,037	13,539	13,539	14,500	15,500	Split Between Fairtime & Interim.
19	Postage	435	209	250	1,000	250	Split Between Fairtime & Interim.
20	Printing Internal	4,107	333	500	750	500	Non-Fairtime Printing.
21	Telephones	5,723	6,770	6,500	6,500	6,500	Split Between Fairtime & Interim.
22	Special Expenses	5,799	3,428	5,000	5,000	5,000	Board Related Expenses, etc.
23	County Counsel - Legal Services	1,913	5,321	10,000	5,000	5,000	Non-Fairtime Activities.
24	County Indirect Cost	13,276	14,904	14,908	17,906	22,000	County Administrative Expenses Split Between Fairtime &
25	Total Interim Operating Expenses	\$ 526,605	\$ 551,155	\$ 585,939	\$ 601,748	\$ 598,592	
26	Net Interim Revenues/Expenses	\$ (233,799)	\$ (238,449)	\$ (327,113)	\$ (322,748)	\$ (330,592)	

	Description	Actual 2004/05	Actual 2005/06	Estimated 2006/07 (5)	Budget 2006/07 (5)	Proposed 2006/07	COMMENTS
	Fair Revenues						
27	Admissions	\$ -	\$ -	\$ -	\$ -	\$ -	Free Admission Fair since 2004.
28	Commercial Booth Rentals	48,557	78,575	94,450	79,000	82,500	Expected between 2005 & 2006 levels. Includes Farm Imp
29	Dept of Agriculture	35,141	46,456	46,456	41,000	46,000	Lottery Funds distributed to each County Fair via Dept. of
30	Parking Fees	77,810	74,665	81,879	75,000	77,500	Expects Continued Increase in MAX Ridership.
31	Admissions (Truck Pull/Demo Derby)	32,152	24,739	25,035	25,000	32,500	Truck Pull and Demolition Derby Admissions increased to
32	Sponsorships	62,000	64,433	66,289	75,000	72,500	New Sponsorships being signed early.
33	Carnival Income	67,572	77,361	81,865	77,000	80,000	Expected between 2005 & 2006 levels.
34	Advertising	1,450	-	-	1,500	1,500	Miscellaneous Advertising - Auction Ring, Show Rings, etc
35	Entry & Camping Fees	4,486	40	6,881	3,300	6,500	2006 Entry/Camp Fees \$2,371/\$4,450. Camping fees incre
36	Food and Beverage Concessions	79,242	83,106	83,314	83,000	83,000	Expected at 2006 levels.
37	Other Revenues (ATM/Merch/Etc.)	7,974	8,426	11,361	9,500	10,000	Miscellaneous Revenues.
38	Total Fair Revenues	\$ 416,384	\$ 457,801	\$ 497,530	\$ 469,300	\$ 492,000	
	Fair Expenses						
39	Personal Services (SAIF & Temps.)	\$ 163,705	\$ 170,257	\$ 172,525	\$ 172,525	\$ 172,525	Personal Services and OPE adjusted by County when ado
40	Supplies	11,362	8,848	15,882	8,000	12,000	Paper Products, Shop Supplies, Office Supplies, Office Fu
41	Professional Services	76,173	63,754	56,479	63,000	60,000	Security, Parking, Cleanup, etc.
42	Advertising, Promotions, etc.	98,506	99,040	98,554	98,000	100,000	No Pre-Publicity Event Proposed.
43	Printing	1,198	1,718	1,287	1,250	1,500	Flyers, Daily Schedules, etc.
44	Utilities (Water/Sewer/Elect/Natural Gas)	3,035	6,739	10,959	7,500	12,000	Portion of July Charges.
45	Repair & Maintenance	3,207	2,265	1,636	3,000	2,500	Minor Repairs to support Fairtime related activities.
46	Equipment Rentals	5,927	24,759	19,504	25,000	22,000	Bleachers, ADA Ramp, Food Court Generators, Light Tow
47	Dues and Memberships	965	580	129	1,000	1,000	Association Dues - OFA, WFA, IAFE, etc.
48	Travel and Training	4,303	5,512	4,000	4,000	4,000	Related to Fairtime Activities.
49	General Liability & Equipment Insurance	13,009	13,539	14,373	14,500	15,500	Split Between Fairtime & Interim.
50	Postage	825	437	500	750	500	Split Between Fairtime & Interim.
51	Telephone	1,306	742	2,241	2,000	2,500	Split Between Fairtime & Interim.
52	County Counsel - Legal Services	-	642	-	500	500	Related to Fairtime Activities.
53	Other/Special Expenses	134,355	113,928	106,960	119,000	125,000	(2) Family/Community/Main Stages, Walk-Around, Tents, I
54	Awards & Competitive Exhibits Program	43,228	26,828	44,392	45,000	45,000	4H, FFA and Open Class Judges, Premiums and Related
55	Indirect County Charges	13,786	14,904	17,925	17,925	22,000	County Administrative Charges Split Between Fairtime & I
56	Total Fairtime Expenses	\$ 574,890	\$ 554,492	\$ 567,346	\$ 582,950	\$ 598,525	
57	Net Fairtime Revenues/Expenses	\$ (158,506)	\$ (96,691)	\$ (69,816)	\$ (113,650)	\$ (106,525)	

	Description	Actual 2004/05	Actual 2005/06	Estimated 2006/07 (5)	Budget 2006/07 (5)	Proposed 2007/08	COMMENTS
	Rodeo Revenues						
58	Admissions	\$ 37,431	\$ 29,956	\$ 25,883	\$ 30,000	\$ 25,000	NPRA Sanctions - Admissions: \$10.
59	Sponsorships	28,222	43,365	23,175	47,500	27,500	Estimated higher than 2006 levels with NPRA sanctions for
60	Queen Fees	-	-	-	-	-	No fundraising activities anticipated - Use NPRA Queen w
61	Miscellaneous	1,393	-	-	-	-	Forego merchandise sales - costs higher than revenues.
62	Total Rodeo Revenues	\$ 67,046	\$ 73,321	\$ 49,058	\$ 77,500	\$ 52,500	
	Rodeo Expenses						
63	Supplies	\$ 2,575	\$ 720	\$ 82	\$ 1,000	\$ 250	Miscellaneous.
64	Professional Services	37,114	50,312	33,081	57,000	35,000	Rodeo Producer, EMTs, Security, etc.
65	Advertising, Promotions & Hospitality	4,556	8,758	2,770	5,000	3,000	Includes Sponsor Requested Hospitality.
66	Rentals	9,870	6,814	3,184	5,000	3,500	Bleachers, Generators, Tents, etc.
67	Training and Travel	-	77	-	-	-	None Expected.
68	Other Misc Expenses	5,594	10,606	2,612	10,000	3,000	Includes Sponsor Fees.
69	Awards/Prizes	37,396	1,300	4,000	-	4,000	Fair Complex to contribute \$500 per event.
70	Total Rodeo Expenses	\$ 97,105	\$ 78,587	\$ 45,729	\$ 78,000	\$ 48,750	
71	Net Rodeo Revenues/(Expenses)	\$ (30,059)	\$ (5,266)	\$ 3,329	\$ (500)	\$ 3,750	
72	Total Fair/Rodeo Rev/(Expenses)	\$ (188,565)	\$ (101,957)	\$ (66,487)	\$ (114,150)	\$ (102,775)	
	Frite Lites Revenues						
73	Admissions	\$ 14,874	\$ 37,464	\$ 41,463	\$ 65,000	\$ 45,000	Admission Fees.
74	Concessions	-	1,075	742	4,000	1,000	Food and Beverage. Boosters paid no concession fee in 2
75	Sponsorships	32,100	31,000	8,100	30,000	30,000	Sponsors. No title sponsor in 2006.
76	Other Revenues	832	653	961	1,000	1,000	Truck Rides, Glow Sticks, etc.
77	Total Frite Lites Revenues	\$ 47,806	\$ 70,192	\$ 51,266	\$ 100,000	\$ 77,000	
	Frite Lites Expenses						
78	Personal Services (Temp. Salaries)	\$ 1,677	\$ 2,055	\$ 1,275	\$ 2,500	\$ 10,500	Setup Labor, Admissions Staff, etc.
79	Supplies	3,036	6,962	4,043	5,000	5,000	Glow Sticks, Candy, etc.
80	Professional Services	2,497	26,406	22,682	40,000	25,000	Haunted Houses (2005 & 2006), Canoe Ride, Security, Ca
81	Advertising	19,645	31,466	15,244	35,000	17,500	TV, Print, Radio, etc.
82	Other Expenses	7,142	4,701	3,594	2,500	4,000	Replacement bulbs, etc.
83	Total Frite Lites Expenses	\$ 33,997	\$ 71,590	\$ 46,838	\$ 85,000	\$ 62,000	
84	Net Frite Lites Revenues/(Expenses)	\$ 13,809	\$ (1,398)	\$ 4,428	\$ 15,000	\$ 15,000	

	Description	Actual 2004/05	Actual 2005/06	Estimated 2006/07	Budget 2006/07	Proposed 2007/08	COMMENTS
	Non-Operating Revenues						
85	Hotel/Motel Taxes	\$ 563,038	\$ 645,664	\$ 645,000	\$ 550,000	\$ 645,000	Estimated at 2006/07 Levels.
86	Loan from County (Bleachers/Hydrants)	-	123,901	50,000	500,000	-	No additional County loans expected for FYE 2007/08.
87	Interest	8,610	17,901	17,500	7,500	17,500	Higher Rates and Higher Monthly Balances.
88	Sports Complex Lease - City of Hillsboro	-	-	-	-	-	No Revenues Budgeted.
89	Total Non-Operating Revenues	\$571,648	\$787,466	\$712,500	\$1,057,500	\$ 662,500	
	Non-Operating Expenses						
90	Lease Payments (Principal & Interest)	\$ 70,034	\$ 101,987	\$ 102,534	\$ 100,563	\$ 131,358	(3) Quadrant Property/Fork Lift/Light Displays/Bleachers/F
91	General Equipment	18,483	138,255	15,000	15,000	40,000	Replace Dodge PU and Ford Tractor. Items over \$5,000.
92	Electronic Message Board (2007/08)	-	-	-	-	40,000	(4) Replace Readerboards at 28th & 34th Avenue w/Electr
93	Fire Marshall Deficiencies (2007/08)	-	-	-	-	25,000	Fire Marshall Deficiencies corrected as necessary.
94	ME Hall Fire System Upgrades (2006/07)	-	-	15,000	20,000	-	2006/07 - Main Exhibit Hall Fire Alarms and Extend Sprink
95	Fire Hydrants Project (2006/07)	-	-	150,000	600,000	-	2006/07 - Additional Fire Hydrants.
96	Development Reserve/Expenses	16,803	28,781	15,000	65,000	20,000	Consultants, Market Studies, Fees to Support Blue Ribbon
97	Total Non-Operating Expenses	\$105,320	\$269,023	\$297,534	\$800,563	\$256,358	
98	Net Non-Operating Rev/(Expenses)	\$466,328	\$518,443	\$414,966	\$256,937	\$406,142	
99	Total Fair Complex Revenues	\$ 1,395,690	\$ 1,701,486	\$ 1,569,180	\$ 1,983,300	\$ 1,552,000	
100	Total Fair Complex Expenses	\$ 1,337,917	\$ 1,524,847	\$ 1,543,386	\$ 2,148,261	\$ 1,564,225	
101	Total Net Revenues/(Expenses)	\$ 57,773	\$ 176,639	\$ 25,794	\$ (164,961)	\$ (12,225)	

NOTES:

- (1). Main Exhibit Hall - Transfer the rental, set-up and tear-down of tables and chairs for Main Exhibit Hall to a contracted decorator. Purchase new inventory for Cloverleaf and Floral Building.
- (2). Demo Derby/Truck Pull/Assoc. Costs - \$15,000/\$5,000; Main Stage Acts/Assoc. Costs - \$12,000/\$24,000; Grounds Acts/Assoc. Costs - \$25,000/\$10,000; DockDogs - \$12,000. Draft Ho
- (3). Quadrant Property (\$42,457/\$2,489); Fork Lift (\$5,163/\$875); Light Displays (\$18,750/\$1,824); Bleachers (\$30,000/\$2,925); Fire Hydrant (\$25,000/\$1,875).
- (4). New electronic message board should result in enhanced revenues via event frequency fees and fairtime sponsors mentions. Rental rates TBD.
- (5). Revenues and Expenses were estimated using information available through November 2006. Estimates may have to be adjusted based upon December 2006 and/or January 2007 act

***Calendar of Events
January – May 2007***

Date	Event	Location
<i>January</i>		
1	New Year's Day	Office Closed
3	Board Meeting	Floral Building (4:30 PM)
3	Booster Meeting	Floral Building (7:00 PM)
4 - 7	Oregon Fairs Association Convention	Red Lion Jantzen Beach
14 - 17	Western Fairs Association Convention	Reno, NV
22	Martin Luther King Jr. Birthday	Office Closed
<i>February</i>		
7	Board Meeting	Floral Building (4:30 PM)
7	Booster Meeting	Floral Building (7:00 PM)
19	Presidents Day	Office Closed
<i>March</i>		
7	Board Meeting	Floral Building (4:30 PM)
7	Booster Meeting	Floral Building (7:00 PM)
<i>April</i>		
4	Board Meeting	Floral Building (4:30 PM)
4	Booster Meeting	Floral Building (7:00 PM)
<i>May</i>		
2	Board Meeting	Floral Building (4:30 PM)
2	Booster Meeting	Floral Building (7:00 PM)
28	Memorial Day	Office Closed

Subject to Change Monthly

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Boards and Commissions (All CPOs)

Agenda Title: APPOINT MEMBERS TO THE WASHINGTON COUNTY FAIR BOARD

Presented by: Robert Davis, County Administrative Office

SUMMARY (Attach Supporting Documents if Necessary)

Through this agenda item the Board of County Commissioners (the Board) is asked to make four appointments to the Washington County Fair Board. The terms of W. Rafe Flagg (District 2), Ken Madden (At-Large), Daniel Logan (District 4) and Herbert Hirst (At-Large) expire December 31, 2006. All four members are seeking reappointment.

Applications from 18 individuals have been received for these appointments.

Fair Board terms are three years in duration, and today's appointees will serve through December 31, 2009. The Fair Board meets monthly, develops the Fair Complex's annual operating budget, and provides overall policy direction for management of Fair Complex events and facilities. A summary of the applicants and current Fair Board membership is attached.

DEPARTMENT'S REQUESTED ACTION:

COUNTY ADMINISTRATOR'S RECOMMENDATION:

Appoint W. Rafe Flagg, Herbert Hirst, Daniel Logan and Ken Madden, to the Fair Board for a term to expire December 31, 2009.

Agenda Item No.	<u>3.a.</u>
Date:	12/19/06

Fair Board

Description The Fair Board is comprised of seven members appointed by the Board of County Commissioners. The Fair operation, a division of the County, produces the annual County Fair & Rodeo and manages year-round facilities rented for consumer shows, public expositions and special gathering. The Fair Board meets monthly, develops the Fair Complex's annual operating budget, and provides overall policy direction for the management of Fair Complex activities and facilities.

Members 7

Length of Term 3 years

Current Vacancies 1 - District 2 **Applicants** 18
 1 - District 4
 2 - At-Large

Candidates	Represents District (Resident of District)	Term Expires	First Appointed
<i>Current Member Seeking Reappointment</i>			
W. Rafe Flagg	2 (2)	12/31/06	2004
Daniel Logan	4 (4)	12/31/06	2004
Herbert Hirst	At-Large (4)	12/31/06	2004
Ken Madden	At-Large (2)	12/31/06	2004
<i>New Applicants</i>			
Bill Granger	4		
Byron Schmidlkofer	4		
Christopher Barry	4		
David Russell	4		
Edmin Kristovich	4		
Inez Griffels	4		
Judy Marsh	4		
Judy Palumbo	4		
Katherine Luttrell	3		
Kathy Wnorowski	4		
Lyle Spiesschaert	4		
Merle Eakin	4		
Ronald Reichen	4		
Thomas Black	4		

Continuing Members

Kathy Christy	1	12/31/08	1998
Richard Vial	3 (3)	12/31/07	1999
Michael Steward	4 (4)	12/31/08	2006

Kathy Wnorowski
942 NE Darnielle Drive
Hillsboro, OR 97124
(503)844-9513

Mr. Tom Brian, Chair
Washington County Board of Commissioners
Washington County
Administrative Office
155 N. First Avenue, Suite 300
Hillsboro, OR 97124

Dear Commissioner Brian:

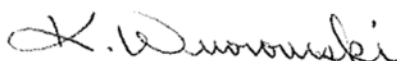
I would like to request that you agendize the matter of the Letter of Intent with Opus Developers and officially vote to sever that agreement.

I feel it is a necessary step to put on the public record that the Board of Commissions have determined the Letter and any agreements reached with Opus have expired and any future negotiations with this company will be agendized as a "new" item and be voted on by the Commission as such.

I was told by the Fair Board that this action had to be taken by the County Commission since they are the primary signator on the Letter of Intent. Once you have voted on this, I will return to the Fair Board and ask them to take the same step since Mr. Vial is also a signator on the Letter.

Thank you for consideration.

Sincerely,



Kathy Wnorowski
Hillsboro, OR

Cc: Washington County Fair Board
Hillsboro Argus
Beaverton Valley Times
Forest Grove News-Times
The Oregonian

RECEIVED DEC 11 2006

Washington County Fair Complex Boosters
MEETING MINUTES - December 6, 2006

The meeting was called to order by President Dave Rohrer. Those present introduced themselves. Minutes from the last meeting were approved as mailed. Treasurer's report was distributed and approved. We had the largest Booster meeting attendance of the year.

It was announced that the County Commissioners have re-appointed 4 existing Fair Board members back to the Board. This has occurred even after a large amount of new applications were submitted to the Commissioners.

Strategic Committee - Lyle Spiesschaert

Discussed -

- No rent from Sports Complex
- Fair Complex debt, including Frite Lites
- Declining local business support
- Disconnect of local Organizations support

A hand-out was distributed with detailed information

Oregon Fairs Association - Convention Jan. 4-7, 2007

Members interested in attending should let the Secretary know. Specifics will be provided.

HOLIDAY POTLUCK

Over 50 members joined together for a tasty Potluck. Plenty of food was enjoyed by all. A 'fun' drawing was held for those present. The special gift was a large plate of decorated cookies donated by Judy Marsh - and won by Ed Kristovich. Other small items were given out in the drawing. Thanks to the Booster volunteers that set up the tables (and took them down), and the folks that arranged the food for this event. Thanks to all - and HAPPY HOLIDAYS

Respectfully submitted,

Sheila Day, Secretary



NEXT MEETING: Jan. 3, 2007

Floral Bldg
Fair Complex

OSU EXTENSION FACULTY
SERVING WASHINGTON
COUNTY*

Staff Chair, Forestry and Christmas Trees
Chal Landgren 725-2102

4-H Youth Development
Terry Palmer 725-2111
Lisa Conroy 725-2113

Citizen Involvement (CPO)
Linda Gray 725-2116
Patt Opdyke 725-2117

Family and Community Development
Jeanne Brandt 725-2107

Nutrition Education Program
Janice Smiley 725-2049
Maureen Quinn 844-7458

Watershed Health
Samuel Chan 722-6718

Commercial Horticulture 678-1264

Agriculture

Grass & Legume Seeds, Grains & Forages
Susan Aldrich-Markham 434-8917
Small Farms

Nick Andrews 678-1264 x 49
Commercial Tree Fruits/Nuts

Jeff Olsen 434-7517
Dairy
Troy Downing 842-3433
Livestock, Forage crops
Gene Pirelli 623-8395

Master Gardener Hotline 725-2300

General Information 725-2300

*All 503 area code
Email format:
firstname.lastname@oregonstate.edu

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Agriculture, Family and Community Development, 4-H Youth, Forestry, and Extension Sea Grant programs, Oregon State University, United States Department of Agriculture, and Washington County cooperating. The Extension Service offers its programs and materials equally to all people.

OSU to You

December 2006/January 2007

OSU Extension Service engages the people of Oregon with research-based knowledge and education that focus on strengthening communities and economies, sustaining natural resources, and promoting healthy families and individuals.

Christmas trees and needle drop



One of the traits that bother users of real Christmas trees is needles on the floor. It drives some to plastic or aluminum trees. It is one of the traits being experimented with on a number of field trials in Washington County.

Ten research trials in various stages and ages are now in place. Most are genetic screening plots to look at identifying fast growing and great looking Christmas trees from hundreds of individuals. "On the Douglas-

fir and Nordmann fir experiments we are also trying to find trees that do not lose needles," reports Chal Landgren, extension forester. "First we identify the "cream of the crop" as far as growth, density and tree quality. Once we have selected the best 5 or 10 trees, we either take branches or whole trees up to WSU Puyallup where they are displayed in warm house-like conditions." Needle loss is measured. Needle-shedding trees are dropped from the experiment.

For example, in a trial planted in 1997 with Douglas-fir had 2 great looking trees (actually families) which had very low needle drop for up to 4 weeks after they were set in water stands. In spring of 2003 cuttings from those individuals were grafted into a seed orchard in Lebanon, Or. In 2008 researchers may get a little seed from these families to begin to plant seedlings with very low needle drop.

In these experiments, the end goal is to find better trees for consumers, faster growing trees for producers and ways to save production costs while remaining sustainable in the long run.

Photo: Nordmann fir branches from hundreds of trees are screened for needle loss at WSU laboratory

4-H Wildlife Stewards

4-H Wildlife Stewards promotes science learning and environmental stewardship with their school-based programs. Seven schools in Washington County participate.

Raleigh Hills Elementary PTO awarded \$5000 for their habitat project. Every student helped put the native plants in.

Hopkins Elementary 4-H Habitat Club researched, planned, and planted a Lewis & Clark garden. The dedication included two poems written by students about the garden. The Brookwood Elementary Learning Garden is taking shape. With the help of a \$5,600 grant from Hillsboro Schools Foundation, 9 wooden planter boxes and pathways with bark mulch are in place. In spring, an Artist-In-Residence, Anne Stecker, will work with students to create a tiled mural for the garden space.

The goal of the Woodward Gardens at Mary Woodward Elementary is to teach students elements of science through hands-on experience. Inlay Elementary students study the 200 square foot bioswale located on the site. They look at plant life in the bioswale and how a bioswale affects water quality by testing the water.

Deer Creek Elementary Students have four and a quarter acres to observe, collect data, and investigate. The living classroom includes wetlands, a bioswale, and a bird and butterfly garden with study stations developed by students connecting the features.

Peter Boscow Elementary Students created a 256 square foot bird and butterfly garden where teachers conduct lessons. First and second graders conduct bird studies and conduct mapping projects. An amphitheatre is being planned for the site.

Photo: Hopkins students prepare and decorate a bird bath for their garden.



RECEIVED DEC 15 2006

EXTENSION EVENTS

January 11. **Winter Safety.** SHARC, Hillsboro. 10:00 am . No charge.

January 24. **Mold in Buildings.** Training for professionals. \$30. 8:30 am – 12:30 pm.

January 24. **Mold in Homes.** \$10. For homeowners and renters. 6:30 – 8:00 pm. See Extension website for more details.

Citizen Participation Organization (CPO) meetings. Monthly meetings in most areas of the county. Call 503-725-2124 for meeting information in your neighborhood or visit the web site at <http://www.oregonstate.edu/extension/washington/citizen.htm>



Dorothy Beaton, Executive Director of the Agricultural Research Foundation congratulates Don Logan

Don Logan Honored as OSU Diamond Pioneer

The College of Agriculture at OSU host an annual lunch to honor the pioneers of Oregon agriculture. Diamond Pioneer award winners must be at least 75 years of age. There is no cap on the oldest winners. Don Logan of Dixie Mountain was selected as a 2006 recipient. His contributions to agriculture in Washington County are numerous and include his pioneering efforts in Christmas tree production and experimentation. His work to promote agriculture in the county and tireless community service efforts also stood out. *Congratulations, Don!*

Washington County OSU TO YOU is a bi-monthly publication of the OSU Extension Service in Washington County highlighting the activities and accomplishments of local programs. More information on all program areas and events can be seen on our website at <http://extension.oregonstate.edu/washington> or our location at 18640 NW Walker Road, Suite 1400, Beaverton, OR 97006 (CAPITAL Center Entrance D1).

Help support 4-H at the movies!



Pigs, Spiders and Children

Charlotte's Web, written in 1952 by E.B. White is coming to the big screen this December. In the movie, 4-H member Fern saves Wilbur, a runt piglet from slaughter. When he becomes too big to remain at her home, Wilbur moves on to Mr. Zuckerman's farm, where the spider Charlotte, enters his life. For every movie ticket purchased through www.fourhcouncil.edu, Hollywood Movie Money will make a \$1 donation to 4-H to support Oregon's 4-H program.

Community members may not have the help of Fern or Charlotte to assist with raising pigs, but they can turn to Gene Pirelli, regional Extension Livestock and Forage specialist. Gene is OSU Extension's Swine Specialist and provides information and guidance to swine producers all over Oregon. Animal nutrition and feeding, livestock management, livestock facilities, grazing, hay production and pasture management are additional topics in his area of expertise. During the past 10 years, most of his research and education efforts have been in pasture management and the use of selenium-enriched fertilizer for pastures and hayfields. See information on:

http://extension.oregonstate.edu/yamhill/pages/livestock_forage.html

If spiders are an issue that interest or annoy people, they can contact OSU Master Gardeners for help with identification and control. These trained volunteers are on duty from 9:00- 4:00 pm daily at the Washington County Extension office. They help community members diagnose plant problems, control pests and manage yard waste.

So if it's pigs, spiders or children, OSU Extension Service has the answers.

Thanksgiving and Other Nutrition education for older Russian community members

The transition to senior years in a new country amid tradition and food changes-whoa. Marina Boyko, OSU Extension Service Nutrition Program Educator, teaches nutrition education for older immigrants from Russia and Ukraine at community care facilities where they spend their days. Subsidized-care facility managers bring in rich experiences for these older adults who would otherwise be alone during the day, and often don't drive. Marina combines technical expertise with cultural awareness to help improve the health choices new arrivals can make through education.

"Participants are trying to take good care of themselves- nutrition, safety. They learn the variety of foods that stores here carry: so many new fruits and vegetables- celery, kiwi, broccoli, bok choy, white mushrooms, banana, pumpkins, are eaten now that they know them. We never had a lot of bananas in Russia in the past-just a taste because they were expensive and not many in the market. The seniors learn about low-fat cooking because many have diabetic and weight issues. Thanksgiving history tradition and food I know and I can share with them, like Thanksgiving turkey and why we eat it. Or stuffing, they had not seen how Americans stuff turkey, and I also showed them how for safety it is actually nice to cook it in a separate dish, and uses for leftover turkey. Russians eat a lot of potatoes, but they also saw yams in the store and wanted to know "What is that?" We tasted and now most of them eat yams (which as one of the most nutrient dense foods is a real value, too)."

The atmosphere is friendly, yet the content is research backed, current and relevant. Marina reviews new food guide pyramid guidelines, and how to use them, as well as current nutrition news like the recent food poisonings related to spinach.

"Many of these people held respected positions in their former country. Here, sometimes they are lonely and have limited communication with community members. They want to teach things to their families, but in the new country their children know more. But this gives them something to share with their children."

Marina Boyko shows sweet potatoes she introduced to Russian immigrants as part of a healthy diet.





The Oregonian

What this 'Marxist moron' learned in '06

Thursday, December 28, 2006

The Oregonian

What this 'Marxist moron' learned in '06

At this time of year, people who write newspaper columns spend hours looking over back issues to come up with some meaningful review to close out the past 12 months.

The real reason for this annual pilgrimage through old news is simple: between Christmas and New Year's Day, the politicians and civil servants we normally pester for quotes aren't working. And those are the only people who are required to talk to us.

That situation leaves us dangerously on our own.

So here are the most significant things I learned over the past year. Some, I'm told, they don't teach in journalism school. And not one came from The Oregonian's back issues.

1. There is no such thing as local news anymore. This space is supposed to be devoted to Washington County issues. But thanks to the Internet, I've managed to irritate readers in Germany and Hawaii (and probably a few points between). Luckily, neither of them threatened to cancel their subscription.

2. Anytime I wonder if anyone reads what I write, all I have to do is use the word "immigrant" in a column. Critics and bigots come out from under rocks.

My favorite was from a writer who used "patriot" as a screen name, and wrote: "Stop glorifying the invaders, you self-hating Marxist moron."

Give the guy credit for not wasting words getting to the point.

3. Second on the list of inciting responses is anything that even vaguely implies that taxes spent on education are worth the investment.

Most of the responses include at least one misspelled word.

4. If you are leaving your desk for the restroom, don't answer the phone if there is even a slim chance the caller is Dennis Mulvihill, the county's talkative lobbyist.

5. When you really want to talk to a politician who doesn't want to talk to you, use the cell phone. There's no caller ID.

6. No matter how balanced any column is about the Washington County fairgrounds, someone will call to complain if isn't. Guaranteed.

7. Any time a politician begins an e-mail saying "I don't want to pick a fight . . ." that is exactly what he

wants to do. He just doesn't want to do it in public.

8. Don't wait too long to write about people while they are still around. Bob Caufman never got enough praise in print for his tireless effort to create the Beaverton Veterans Memorial. It would be fitting if the city named the park in his honor next Memorial Day.

9. Every now and again, something written Friday afternoon doesn't look nearly as good sitting next to your coffee cup Monday morning. It's a reminder that just because you can, doesn't mean you should.

10. Not every column has to have a point. There is value in sometimes just thinking out loud, because you discover a lot of neighbors are thinking the same thing themselves.

11. The best measure of how worthwhile a column is? How long the politicians involved stay mad over it. The longer, the better.

12. Lastly, in the dark of night, driving home from a meeting in Banks, it's not a good idea to store a ChapStick and a glue stick in the same pocket of a briefcase.

I'd say more, but my lips are sealed.

Jerry F. Boone: 503-294-5960; jerryboone@news.oregonian.com or jfboone@aol.com; 1675 S.W. Marlow Ave., Suite 325, Portland, OR 97225

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The Oregonian

2006: HIGHLIGHTS, LOWLIGHTS AND OTHER DUBIOUS DISTINCTIONS

A YEAR-END REVIEW BEGINS ON PAGE 12

Thursday, December 28, 2006

The Oregonian

Sweet, sad, big, small, infinite, fleeting. News in Washington County covered all the adjectives in 2006.

The year was as sweet as the 12-year-old Murrayhill ballplayers who ventured across the country and came oh-so-close to winning a world championship. And it was as sad as sheriff's deputies killing Lukus Glenn, an out-of-control teenager, outside his Tigard-area home.

A fatal plane crash jeopardized the future of the Hillsboro air show. Then last week, show organizers snagged the U.S. Navy Blue Angels for 2007.

In Beaverton, the conjunction of two small animals -- a cat and an iguana -- caused an apartment fire.

Some sagas seemed never ending: Nike versus Beaverton, county Fair Board versus fair boosters. Other stories were fleeting: A Hillsboro teenager got in trouble for pulling his socks up high.

And some stories are becoming all too familiar. Three of the county's young men died in military service in Iraq.

Here's our recap of the moments that made us smile, cringe or cry over the past year -- with hopes that we'll see more of the first in 2007. Boys of summer: Murrayhill Little League took fans on a wild ride when the 12- and 13-year-olds became the first Oregon team in 48 years to earn a trip to the Little League World Series in Williamsport, Pa. The team ended up in third place. Top cops: The Beaverton Police Department was one of three winners worldwide of the Webber Seavey Award, recognized for its identity theft and fraud prevention program. The department shared the honor, sponsored by the International Association of Chiefs of Police and Motorola, with the District Police in Nalgonda, India, and the Royal Canadian Mounted Police. Win some: Wal-Mart won approval from the Cornelius City Council to build a supercenter on North Adair Street. Lose some: After a monthslong battle, Wal-Mart's plans to put a store in the Cedar Mill area ultimately were rejected by the Beaverton City Council. Putting the "wall" in Wal-Mart: A Forest Grove official offended neighbors in Cornelius when he suggested building a 600-foot wall next to a proposed Wal-Mart to keep shoplifters and thieves out of his community. "The implication is people from Cornelius are going to be stealing things and running into Forest Grove," Cornelius planner Catherine Sidman huffed. Good intentions, bad timeliness: New city manager David Waffle praised the Cornelius City Council in January for posting its newsletter on the Web in both English and Spanish. He noted, however, that the newsletter currently posted was a year old. Best sense of humor: Waffle started a weekly online briefing he called "Hot Off the Griddle." Oh, that trip to Hawaii: Sen. Ryan Deckert, D-Beaverton, and Sen. Bruce Starr and Rep. Derrick Kitts, both R-Hillsboro, were among legislators who got in hot water when it was revealed they violated state law by not reporting trips to Hawaii paid for by beer and wine distributors in 2002 and 2004. It's not the Big Island, but . . . Rep. Mark Hass, D-Raleigh Hills, acknowledged that he failed to report a 2003 trip to Idaho paid for by Idaho Power Co. Best proof history repeats itself: Al Young lost his May primary bid for Metro councilor after it came out that he owed the county nearly \$13,000 in back taxes. Young, a former state representative from Hillsboro, got in trouble in 1989 for owing \$25,000 in back taxes on some of the same property. Dogs gone: Organizers of a dog show expected to draw 2,000 dogs and twice that many people pulled out of the Washington County Fair Complex after they found out the Oregon

International Airshow was scheduled for the same July weekend at neighboring Hillsboro Airport.

A fair to forget: Opus Northwest dropped out of a deal to redevelop the county fairgrounds. Company officials said two years of community bickering about what should happen with the property made their job impossible. Sir Lancelot to the rescue? A Renaissance festival company proposed a 20-year lease to put on a medieval fair, including jesters and jousters, at the fairgrounds. The deal could be worth \$500,000 annually to the county. Most animated undertaking: Nike founder Phil Knight announced plans to build a 30-acre campus in Tualatin to house his animation studio, Laika Entertainment. In other film news: DVD rental company Netflix Inc. announced it would move its customer service operation from the Bay Area to Tanasbourne. Best hero, confectionery division: Jake Stubbs, a Glencoe High senior, used the Heimlich maneuver to save a classmate choking on a Jolly Rancher lollipop. Best heroes, fire division: Kevin O'Keeffe and Peter Bradshaw of Aloha were honored for saving a neighbor's life in an early morning fire. The men pounded on the front door and rescued the wheelchair-dependent resident, who was in bed, before firefighters arrived. Best hero, primatologist division: Jane Goodall, the celebrity primate expert, named Washo Shadowhawk, a Beaverton teen, as one of her heroes for his volunteer work with Roots & Shoots and the Oregon Zoo. The Crips, the Bloods and the Socks: Hillsboro school officials sent sophomore Luis Vargas home in October for pulling his socks to the knees, a look they say is sported by local gang members. "I don't dress like this all the time," Vargas said. "I wear nice shirts and pants. But when I wear shorts, I pull up my socks. That's just an outfit I have." Who knew world records were like potato chips? Hillsboro set a new Guinness World Record in August for the most people wearing balloon hats at one location: 1,874. The milestone stirred hopes of fresh conquests. "We want to have more records in Guinness than any other city," said Mayor Tom Hughes, mentioning clown noses as one possibility. High price of government screw-ups, Part I: The federal government agreed to pay Brandon Mayfield and his family \$2 million for the emotional toll they suffered after the Aloha lawyer was wrongly jailed in connection with the deadly Madrid, Spain, train bombings of 2004. High price of government screw-ups, Part II: Beaverton's legal bills approached \$500,000 in its fight with Nike over public records related to annexation. The tab could grow considerably in January, depending how much of Nike's legal bills a Washington County judge orders the city to pay. The same judge ruled that city officials were in contempt of court for withholding records. Tired of being like Mike: Allen Heckard, 51, of Northeast Portland filed suit in Washington County seeking more than \$800 million from Michael Jordan and Nike founder Phil Knight. Heckard claimed his resemblance to the NBA star had denied him "the right to live a normal life." A few weeks later, Heckard dropped the suit. The show must go on: A vintage British jet fighter crashed seconds after taking off from the Oregon International Airshow in July. The crash killed the pilot, destroyed one house and damaged three others near Hillsboro Airport. After months of debate, air show organizers vowed the show would return next summer and announced in December that the U.S. Navy Blue Angels would be the headliners. Best real-life Mr. Chips: Intel donated nearly \$207,000 to Washington County public schools to match volunteer hours its employees contributed. The company also donated 200 Gateway laptops valued at \$350,000 to a pilot technology program at four schools, including Tom McCall Upper Elementary School in Forest Grove. No velvet Elvis: Goodwill Industries of the Columbia Willamette earned \$165,002 when it auctioned a donated painting from its Hillsboro store. What was thought to be cheap yard-sale art turned out to be painted by Frank Weston Benson, a French-trained American impressionist. Most valedictorians: Westview High School named every senior who earned a 4.0 grade-point average a valedictorian: 75 students shared the honor. Most new combinations: Tigard High School had to change 2,000 locker combinations after a 17-year-old student hacked into the school's computer system and posted locker combinations online, along with teachers' home addresses, phone numbers and e-mail passwords. Easing the road to college: In February, the Beaverton School District became the first in Oregon to pay for all its high-schoolers to take ACT exams, which most colleges and universities accept for admission. Nearly 9,000 students took the tests. Easing the road to, um, Wilsonville: Construction started in October on a 14.7-mile commuter rail line between Beaverton and Wilsonville. Most generous: Voters in the November election agreed to open their wallets, passing bond measures in the Beaverton and Hillsboro school districts, as well as county levies to pay for public safety and libraries. Worst news for homeowners: Residents of three Cedar Hills manufactured home parks, totaling 218 spaces, joined mobile home owners throughout the county in finding out they would lose their spaces in the next year. Development pressure makes the land more valuable for other uses, but it's often impossible to find new sites for older homes. Little people, big audience: TLC, The Learning Channel, made stars of Helvetia residents Matt and Amy Roloff and their four children in a cable reality show called "Little People, Big World." By the end of the year, more than 1.6 million viewers were tuning in to watch the adventures of the family that includes three members who have dwarfism. Little people, big accident: A pumpkin-chunkin' event turned dangerous for the Roloffs when a trebuchet, a catapultlike machine used to launch pumpkins, injured their 9-year-old son and the man who helped build the device. Worst dating strategy: An Aloha woman was sentenced to probation and community service after she called 9-1-1, wanting the name of the deputy who had knocked on her door after neighbors complained her music was too loud. The 45-year-old woman told the emergency dispatcher the deputy was "the cutest cop I've seen in God knows how long." The deputy returned and arrested her for improper use of the 9-1-1 emergency system. Worst spurned lover: Albertson's managers asked a customer to quit coming to the Peterkort store after his attentions and love letters made a clerk uncomfortable. The thwarted Romeo responded by slashing tires on 56 cars in the

parking lot.

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Hillsboro Argus

Commissioners urge caution entering renaissance fair deal

Friday, December 22, 2006

By Kurt Eckert
The Hillsboro Argus

The Argus

The county's top noblemen spoke clearly to the conservancy of the county fair complex Tuesday night: Hasten not to make long-term agreements with anyone.

The Washington County Fair Complex Board presented a conceptual plan to begin negotiations with a touring renaissance fair at the county's Board of Commissioners' meeting Tuesday night.

"If there are any land mines, any red flags - or even bright yellow ones - now would be the time to bring them up," board Chairman Tom Brian said.

Fair board Executive Director Don Hillman presented the conceptual plan, developed by fair board staff since the renaissance fair's promoters, Royal Faires, approached the fairgrounds in November.

With the idea of holding the festival during eight weekends over the late summer, preliminary plans would have the event up and running by July 2008, Hillman said. Royal Faires manages two of the 17 major renaissance fairs currently operating in the country.

After building its other two sites - in North Carolina and Arizona - from the ground up, Royal Faires would like to use the fairgrounds' existing amphitheater, exhibition hall and outdoor sports arena as its main exhibition facilities, Hillman said.

The conceptual plan includes an artist's rendering of a division of the fairgrounds into separate 25-acre parcels, so that the annual county fair and other community events could operate during the renaissance fair. The plan would include 962 much needed improved parking stalls east of the fairgrounds, as well as 40 acres of general parking, Hillman said.

The major metropolitan location in Hillsboro and access to mass transit could be a significant boon to the county fair, as well as the greater Hillsboro economy, Hillman said.

Along with those who travel with the renaissance fairs, the goal is to draw 80 percent of the vendors, artisans and craftspeople participating from the local community, Hillman said. Royal Faires would add Tudor-style facades to some of the buildings on the fairgrounds' north side, which could be used to draw other events.

Hillman said the company estimated the fair could draw 140,000 - 250,000 people a year.

To justify their investment, the Royal Faires would like a 20-year commitment from the fairgrounds. Royal Faires said they would like at least a preliminary answer by Feb. 1, 2007.

Based on an asking lease price of \$500,000 a year, the fairgrounds could sell a \$5 million dollar bond to

offset the costs of improving the fairgrounds, Hillman said.

Brian said it was important to get a better sense of the investment schedule, operating plans and guarantees offered by Royal Faires. A \$5 million bond would require a commitment of 10 years before the county saw any profit, he said.

"Who's bringing the goodies to the table?" Brian asked. "To sell a bond on a potential income is going to require considerable financial strength."

Commissioner Andy Duyck said the perceived urgency of the process was a concern in light of the recent commitment commissioners made to look at the fairgrounds with the public's input. All ideas should be discussed in front of the so-called "revitalization committee," scheduled to be formed in early February.

"If this is the best option, it's going to percolate to the top real quick," he said.

Fair board Vice Chair Herb Hirst agreed there were a lot of things the fair board needed to investigate before bringing the plan back, but needed the commissioners' permission to continue a negotiating process. He suggested members of the fair board, county commissioners and the "revitalization committee" visit the Arizona site in the spring to investigate for themselves.

"Am I prepared to tell you I think this is the best thing since sliced bread?" Hirst asked. "No, I'm not even close to that."

Attending his last meeting as commissioner, Vice Chair John Leeper said he was loathe to see any 20-year plans signed until something came along everyone in the county can agree on.

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The Oregonian

NEWS UPDATE

Wednesday, December 20, 2006

The Oregonian

Officials briefed on Renaissance fair bid

Background: Representatives of a Renaissance festival company have proposed an annual summerlong festival for the Washington County Fair Complex. They have suggested leasing about 25 acres of the 101-acre fairgrounds for 20 years. Under the proposal, Royal Faires Inc. would begin holding events with entertainment, food and crafts for seven to eight summer weekends beginning in July 2008. The private company's proposal could be worth \$500,000 a year, providing a lifeline for the financially struggling fair complex. Managers use about that much each year from the county hotel/motel tax to balance the complex's budget.

Update: Members of the fair board and fair complex staff briefed the Washington County Board of Commissioners on the proposal during a work session Tuesday. They said they wanted to hear any questions or comments from the board before they continue negotiations.

What's next: Commissioners said they thought the proposal had potential but wanted future presentations to include more information, particularly financial details. "We want it to fit, and we want it to be financially successful," said Tom Brian, chairman of the board of commissioners. Herb Hirst, the county Fair Board's vice chairman, said county leaders should consider the deal if it is worth a guaranteed \$500,000 a year, but that Royal Faires executives hadn't determined whether that works for them. Company leaders hope to complete a deal in the next two months.

Online: To read an earlier story, go online to <http://washingtoncountyupdates.blogs.oregonlive.com/> and click on "Continuing Stories."

-- Kathleen Gorman

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Rock County 4-H Fairgrounds beginning to show its age

(Published Sunday, December 17, 2006 11:31:17 PM CST)

By Stacy Vogel
Gazette staff

The latest deal to move the Rock County 4-H Fairgrounds is dead, but the fair will continue the same as always, said Wayne Flury, president of the 4-H Fair Association Board.

"We're going to continue obviously to have a fair on the fairgrounds just as has been going on for 75 years," he said.

But the proposed land swap with Mulder Dairy Farms wasn't the first talk of moving or renovating the fairgrounds, and it certainly won't be the last.

The current site dates back to 1938, when J.R. Craig sold the 181/2 acres to the county for \$5,000. The grandstand was built around the same time, said Randy Thompson, Rock County's UW Extension dairy and livestock agent.

"There's been talk over the course of time of the need to replace that (grandstand) at some point," he said. "Is that an immediate concern? I would say no."

Other concerns are more pressing, he said. The county already has authorized replacement of the roof of the Blackhawk Curling Club this spring. Other problems include electrical, plumbing and water issues, he said.

The fairground's water system was installed in the 1940s and is "showing its age," Thompson said.

"Every year when we turn on the various water systems, it's



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kind of cross your fingers and hope there aren't any leaks, or not too many leaks," he said.

But some problems just can't be solved at the fair's current location.

The fairgrounds are landlocked on Randall Avenue in the middle of Janesville, and the lack of parking and exhibition space always will present problems there, Thompson said.

The fair has lost potential revenue because it can't host popular events such as a tractor pull, demolition derby or horse show during the fair, he added.

A 2004 study from Hurtado Consulting said the fair would face falling attendance and increasing decay if it didn't go through extensive renovations or switch locations. The study recommended spending at least \$6 million to fix up the site or \$20 million to build a new fairgrounds.

After the study's release, the county board discussed setting aside 100 acres of the county farm as the future site of the fair, but eventually watered the resolution down to setting aside 100 acres of county land sometime in the future.

Major renovations to the fairgrounds aren't high on supervisors' priority lists, said Supervisor Neil Deupree, who serves as chairman of the agriculture and extension committee.

The board is focused on capital projects such as expansions of UW-Rock County and the jail. Once those are paid off, the aging Rock Haven Nursing Home will probably need attention too, Deupree said.

"By the time the jail gets paid for, and we think about a nursing home, my own personal take is it'll be at least 10 years in the future, and maybe more" before the board addresses major changes to the fairgrounds, he said.

County taxpayers already subsidize routine maintenance of the fairgrounds to the tune of about \$50,000 a year, even though rental revenues have increased significantly in the past few years from better utilization of the grounds, Thompson said.

The agriculture and extension committee has recommended spending an additional \$60,000 a year over the next five years to update the grounds, Deupree said.

And although the situation looks grim for moving or renovating the fairgrounds any time soon, Deupree wouldn't say it's impossible.

"With the extra focus on the fairgrounds that this whole land swap thing brought to the public awareness, then maybe there would be some enthusiasm for doing some of the major redos," he said.



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The fair might have more luck finding money for a move if the county goes through with an idea to sell the fairgrounds to the fair board for \$1, Deupree said. People might be more willing to donate to the project if the county doesn't own the land, he said.

But taking ownership of the grounds opens a new set of questions for the fair board, Thompson said. For one thing, the board would assume the costs of maintaining the grounds, unless it negotiated with the county to continue subsidizing it, he said.


The board also might have to deal with extra insurance and security costs if the county no longer owned the grounds, Thompson said.

The fair board is studying the proposal and expects to meet with county representatives soon, Flury said. Meanwhile, the board is keeping an open mind to any potential solutions.

"It's a great fair board when it comes to thinking outside the envelope and being optimistic," he said. "You never know what's going to develop."

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Article published Dec 15, 2006

County fair profit dips due to heat, economy

A sluggish economy and sweltering heat took their toll on the Monroe County Fair profit this year.

The fair's income took a dive this year as the first four days were plagued with 90 degree-plus readings. Corporate layoffs and some plant closings didn't help either, visitors learned at the fair association's annual meeting Thursday night.

Earnings for the fiscal year ending Oct. 31 amounted to \$82,743, a decline of \$91,438 from the \$174,181 earned in 2005. The bottom line might have gone up by \$15,000 if the fair hadn't made a two-year payment this year for rain insurance on its outdoor events, said Debbie Sabo, the fair's auditor from the firm of Cooley Hehl Wohlgamuth & Carlton.

As Judy See, county 4-H youth agent, noted, it was "just too hot to move around" the first four days of the fair.

Total revenues amounted to \$1,161,079 while expenses totaled \$1,078,336, Ms. Sabo said.

Income from general admissions rose about \$21,000, but that was mainly due to a price increase at the gate, she said. Interest on savings and investments also rose by about \$14,000. But nearly every other line item was down, she said.

Earnings fell from the midway by nearly \$27,000, space and storage rentals by \$8,000, the grandstand by \$7,000 and non-fair-week shows (such as the dog shows and truck show) by \$7,000.

The biggest days at the gate were Thursday, Friday and Saturday, which brought in two-thirds (about \$195,000) of the admission gross for the entire seven-day fair.

The fair paid a total of \$72,813 in premiums, ribbons and trophies in 2006 compared with \$75,570 in 2005. About two-thirds of that is reimbursed by the state.

The fair barely made a profit at the grandstand - \$700. The Kenny Rogers-Oak Ridge Boys show actually was \$5,500 in the red after expenses of \$144,771 were paid.

"It's getting so darn expensive" to book major musical shows, James B. Miller, the fair's entertainment chairman, told about 70 people at the meeting. "If we can just break even, that would be a success."

As is its custom, the fair provides the musicians and their workers three meals from the 4-H Dining Hall. This year, about 55 people were fed.

"It gets pretty complex and heavy weighted what you provide for them," Mr. Miller said.

Two years ago, the fair made \$33,000 on the Randy Travis concert, also held on Monday night.

Even the fair's biggest moneymaker - the demolition derby on Tuesday night - was affected by the heat this time. Gross revenue for the two shows amounted to \$68,700 compared with \$92,000 in 2005.

In 2005, the fair lost money - about \$6,000 - on two nights of Supercross motorcycle racing in the grandstand. This year, the fair offered a combine demolition derby on Friday night for the first time. The show was a huge success and made money - \$22,864.

"It just blew everyone away," Mr. Miller said.

This year, the combine derby will be held on Saturday night (Aug. 4) of the fair, which is scheduled for July 29-Aug. 4. The fair will have a rodeo on Wednesday night (Aug. 1), but still is looking for grandstand entertainment for Friday night and a daily act to perform under the white canopy, he said. A year ago, the fair paid New Odyssey \$16,000 to perform three shows daily. In 2006, it paid the Dennis Lee Show \$11,200 to do the same.

The fair spent about \$155,000 for capital improvements in 2006, about \$15,000 more than last year.

Among the challenges that lie ahead is getting more youth, women and Hispanics to come to the fair, said Larry Hammons, outgoing board president.

"We do get the 4-H kids, but not many others," Mr. Hammons said. "We have to go high-tech. Kids talk to each other, and they chatter on what they see."

He said the fair would probably do more to attract women and a growing Hispanic population, noting that some fairs already post signs in both English and Spanish.

With the 36-member fair board about to break ground on a new year-round exhibit center, decisions will have to be made on who should run the facility and what fees to charge.

"There are some formulas we'll have to look at," Mr. Hammons said.



Hillsboro Argus

Middle Ages festival gets early thumbs-up from fair board

Friday, December 08, 2006

By Kurt Eckert
The Hillsboro Argus

The Argus

The opening clashes resounded like lance against shield as the Washington County Fair Complex Board of Directors voted unanimously Wednesday to go ahead with discussions with a touring renaissance fair hoping for a long-term lease with the county fairgrounds.

Many citizens urged caution against moving ahead too quickly. Merle Eakin of Hillsboro said he didn't know if the renaissance fair was a good thing or a bad thing, but he said he was a bit crossbow-shy after the most recent dustup over the last redevelopment deal. Developer Opus Northwest decided not to renew its deal with the county after two years of squabbling produced little community agreement.

"We're all a little bit spooky, you understand," he said, addressing visiting official from Royal Faires, the company that approached the fairgrounds about a possible deal last month.

Royal Faires manages two of the 17 major renaissance fairs currently operating in the country, said company president Bob Lavigne. After a visit with officials in Benton County, the company approached the Washington County fairgrounds staff in early November.

"We have put (Benton County) on hold, because we feel Washington County is a better site," Lavigne said. The company was impressed by the existing amphitheater, the main exhibition hall and the outdoor sports arena - envisioning a main stage, a feast hall and a jousting arena, he said.

With the idea of holding the festival during eight weekends over the late summer, preliminary plans would have the event up and running by July 2008, Lavigne said. To justify their investment, the company would like a 20-year commitment from the fairgrounds. Royal Faires said they would like at least a preliminary answer by Feb. 1, 2007. Eakin said the county commissioners recently agreed to form a work group who should look at the deal first.

The fair board responded that they had a fiscal responsibility to make sure the fairground facilities explored fiduciary opportunities.

"You can't present something to a committee without deciding to pursue discussions further," said board member Ken Madden.

The unique aspect of the Hillsboro fair is that it would be within a major metropolitan area. Along with those who travel with the renaissance fairs, about 80 percent of the vendors, artisans and craftspeople would be drawn from the local community, Lavigne said.

"Our goal is to take the arts of this community and showcase them," Lavigne said.

A cast of characters create the look of a real Dark Ages festival. Except for ATM machines, if it didn't exist

in the Middle Ages, it's not at the festival. Using audience participation, the actors and vendors strive to give the crowds a taste of historical accuracy, Lavigne said.

"Once you walk into the front gates of a renaissance festival, you're fair game," he said.

Lavigne said the fair in Arizona grew rapidly from 35,000 attendees in the first year to 90,000 by the third. For most of the last decade, it's brought in about 250,000 people a year.

Judy Marsh and Debbie Van Roekel were two citizens who asked about the possibility of traffic nightmares with an event of this size moving to town, especially during the busy summer driving season.

Lavigne said he didn't believe the "faire" would clash with other large events such as the annual county fair and the Oregon International Airshow. In fact, he encouraged the fair to expand from four days to 14. The county fair would complement the "back to the basics" flavor of the renaissance festival. Part of the company's plans would include an expansion of seating in the existing outdoor arena to about 5,000. During down times between jousting matches, they could showcase different animals or other elements of the county fair, he said.

The events could serve as mutual draws, and would bring more visitors to utilize local services outside the fairgrounds, he said.

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The Oregonian

Jesters and jousters offer fair lifeline deal

Washington County - A renaissance festival company wants to pay to use 25 acres of the complex

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KATHLEEN GORMAN
The Oregonian

HILLSBORO -- Robin Hood could help save the Washington County Fair.

On Wednesday, the Washington County Fair Board will consider a proposed 20-year lease of about 25 acres of the fairgrounds to a renaissance festival company.

The proposal -- which could be worth \$500,000 a year -- would provide a lifeline for the financially struggling fair complex. Managers use more than \$500,000 a year from the county hotel/motel tax to balance the complex's budget. The annual fair, the complex's biggest event, loses money. In 2005, it was \$80,000 in the red.

A recent public-private partnership fizzled after about two years of fighting between the fair board and the Fair Boosters, a group of longtime volunteers. The plan called for turning over to a developer a large part of the 101-acre fairgrounds across the street from the Hillsboro Airport.

County officials said they were intrigued by the offer from Royal Faires Inc. but worried about moving too quickly into a long-term contract. Company leaders want a commitment by February.

"It seems to me like a great opportunity," Commissioner Andy Duyck said.

But Duyck also said he was worried about the timing of the deal.

After critics complained about a lack of public involvement in fairgrounds decisions, county commissioners agreed to create a committee of officials and community members to map the property's future. Many expected that this month or in January, leaving little time for discussion with Royal Faires.

"I'm afraid it will tie the hands of the people who are going to determine what goes on out there," said Linda Mokler, a member of Middle-Aged Housewives for Livability and Open Government, a group that has criticized fair complex management.

The Boosters, who see themselves as caretakers of a traditional annual county fair, said it was too soon to say much about the idea of jesters and jousting co-existing with ranchers and rodeos. But they are open to discussing it.

"Right now, it's not our position to make too many comments on it until they present it," said Dave Rohrer, Boosters president. He added, however, that the group will arrive at Wednesday's meeting with a list of questions.

Royal Faires has operated Renaissance festivals outside Phoenix, Ariz., and Charlotte, N.C., for more than a decade.

Its Web site declares, "Welcome to the Greatest Party Since Camelot!" And its business model calls for providing entertainment in an atmosphere reminiscent of 14th- and 15th-century Europe. The Arizona fair, the Web site boasts, includes "a medieval amusement park, a 12-stage theater, a 30-acre circus, an arts and crafts fair, a jousting tournament and a feast -- all rolled into one non-stop, day-long family adventure!"

The company's two festivals feature hundreds of artisans and costumed characters. Each attracts 10,000 to 15,000 visitors a day. If it comes to Washington County, the company expects to draw visitors from as far away as Seattle, Yakima, Boise and northern California. It would hold auditions for local talent to add to its traveling band of minstrels and other characters.

Bob Levine, Royal Faires' chief financial officer, said the business would complement the county fair, which is struggling just like county fairs across the country.

"We believe the concept is a good one," he said of the traditional county fair. "It just needs a little shot in the arm. Instead of going back 100 years, we go back 500 years."

Under the proposal with Washington County, Royal Faires would begin holding fairs for seven to eight weekends in July and August beginning in 2008.

"It will sure be a big boost for us from a financial point of view," said Don Hillman, the fair complex's executive director.

The company would erect some new structures and spruce up some of the decades-old buildings on the fairgrounds' north side. It also would expand the rodeo arena from 2,000 to 5,000 seats. Those facilities could be used for other events the rest of the year, Hillman said.

Royal Faires leaders also have suggested building a landscaped wall along busy Northeast Cornell Road to shut out some of the noise and block the street views.

Hillman said he thinks the fair complex could accommodate both the festival and the four-day county fair, which usually is held in July. The fairgrounds has more than 60 acres west of Northeast 34th Avenue that could stage both events, leaving dozens of acres for parking.

If they get the thumbs up Wednesday, fair complex staff will continue negotiations, Hillman said. Any lease agreement would need approval of the fair board and county commissioners.

Kathleen Gorman: 503-294-5958; kathleengorman@news.oregonian.com

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Fairgrounds may get Middle Ages makeover

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By Kurt Eckert
The Hillsboro Argus

The Argus

Washington County citizens could soon be referring to the fairgrounds on Cornell Road as Ye Olde Fair Complex if a lease is granted to a touring renaissance fair early next year.

With approval from the county's Board of Commissioners, Complex Executive Director Don Hillman believes such an event could be up and running by July 2008. The fair would be open each weekend in July and August. Royal Faires, the company that runs the festival, would like a 20-year commitment.

According to Hillman, there is an economy that exists solely by selling wares and entertaining at these "renaissance faires." More than 200 vendors, a host of entertainers, and a cast of characters create the look of a real Dark Ages festival. If it didn't exist in the Middle Ages, it's not at the festival.

The company was impressed by the existing amphitheater, the main exhibition hall, and the outdoor sports arena - envisioning a main stage, a feast hall and a jousting arena, he said.

Royal Faires would add "Hollywood facades" to some buildings, Hillman said. The facades would be permanent, but wouldn't interfere with other events, he said. Royal Faires would increase seating at the arena to 5,000.

Hillman estimates as many as 250,000 people from around the Northwest could attend the renaissance fair annually. The nearby MAX line was a significant draw for Royal Faires, as well, Hillman said.

To some of the citizenry, even having discussions with Royal Faires smacks of fairgrounds management trying to conduct public business without public process.

The county commissioners recently agreed to form a work group with concerned citizens to talk about the future of the fairgrounds. Linda Mokler, a member of the Middle-aged Housewives for Open Government, said fairgrounds business should be conducted "transparently," but there has been no public notification about this project, she said.

Mokler asked, "Why is there this rush into this? This should go in front of the (work group) so they can evaluate it. They shouldn't be getting into something that would tie their hands for the next 20 years."

Hillman said staff exercised due diligence making sure the event fit with the goals of the Fair Complex. Without a workable rental agreement and a commitment to rebuild some facilities, there will be no deal, he said. Current zoning already allows an event such as the renaissance fair.

"We'd be doing what we are supposed to be doing. Hosting events," Hillman said. Hillman invited the past and present leadership of the county's Fair Boosters to a presentation of preliminary ideas last week.

With "significant rent" collected from the renaissance faire, the Complex could fund projects that match the vision of the Boosters, a decade's-old organization dedicated to the preservation of the county fair and the use of the fairgrounds for year-round community events, Hillman said. The Boosters favor a park-like setting with trees and large open spaces for community use.

"We could use the money from the renaissance fair to build rolling lawns and install sprinkler systems (on the south side of the fairgrounds)," Hillman said.

Hillman said he didn't believe the "faire" would clash with other large events such as the annual county fair and the Oregon International Airshow.

The events could serve as mutual draws, and would bring more visitors to utilize local services outside the fairgrounds, he said.

One idea has the renaissance faire using the amphitheater and the main exhibition hall on the north side of the fairgrounds, while the county fair uses the animal barns and the other exhibition halls on the south. There would still be nearly 50 acres for parking, Hillman said.

Hillman said Royal Faires didn't balk at noise issues if the Airshow had a military jet team. Additionally, he felt there was ample parking at Intel and the fairgrounds to handle all visitors.

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