

# NOTICE OF MEETING

Washington County Fair Complex Board  
Regular Meeting: Tuesday, January 11, 2005, at 3:30 p.m.  
Executive Session: Tuesday, January 11, 2005, at 4:30 p.m.\*  
Floral Building  
Hillsboro, Oregon 97124

A. Richard Vial, President  
Kathy Christy, Vice President  
Herbert Hirst, Member  
Dan Logan, Member  
W. Rafe Flagg, Treasurer  
Kathy Schmidkofer, Secretary  
Ken Madden, Member

## Standing Committees

**Air Show & Airport Interface**  
Herbert Hirst, Board Member

**County Fair & Rodeo Operations**  
Kathy Christy, Board Member  
Kathy Schmidkofer, Board Member

## 198 Days to the 2005 Washington County Fair & Rodeo

- A. **Call the Regular Meeting to Order:** All matters noticed and listed on this agenda, in any category, may be considered for action in any order at the discretion of the Board President. Items not so noticed may be discussed at the discretion of the Board President, but cannot be considered for action.
- B. **Oath of Office** - Board Members Logan and Madden.
- C. **Public Welcome – Audience Time:** This time is provided for members of the audience to comment on any item(s) not on the regular agenda. At the discretion of the Board President, each individual's comments may be limited to two minutes. Audience members, when recognized by the Board President, may also comment at the time agenda topics are being discussed by the Board. It is requested that those addressing the Board state their full name, address and organization represented.
- D. **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, it shall then be considered, discussed and voted on individually, after the Consent Agenda has been approved.
  1. Financial Statements
    - A. Budget Overview – July - December 2005
    - B. Balance Sheet – July – December 2005
    - C. Other, if any
  - A. Fair Board Minutes – December 2004
  - B. Facility Use Schedule – January 2005
  - C. Other, if any

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In compliance with the Americans 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.

### ***E. Special Reports***

1. 4-H Report – John Baggott, OSU Extension Service
2. Fair Boosters Report – Ed Kristovich, Booster President
3. Air Show & Airport Interface Committee – Herb Hirst
4. County Fair & Rodeo Operations Committee/Fair Visioning Committee – Kathy Christy/Kathy Schmidlkofer
5. Treasure's Report – W. Rafe Flagg
6. Operations Report – Don G. Hillman, Executive Director
7. Other, if any

### ***F. Old Business***

1. Redevelopment Update, if any
2. Vision Committee Recommendations
3. Board Appointments – Update
4. Other, if any

### ***G. New Business***

1. 2005-06 Budget Discussions/2005 Admission & Amphitheatre Policy
2. Board Reorganization/Governance – Draft
3. Board Resolution – Rodeo Committee
4. Other, if any

### ***H. Announcements***

1. Calendar of Events
2. Other, if any

### ***I. Correspondence***

1. Letters and Cards, if any
2. Other, if any

### ***J. Board Oral Communications***

### ***K. Other Matters of Information***

1. Rodeo Committee December 2004 Meeting Minutes (if any/available)
2. Newspaper Articles, if any
3. Website Activity
4. Other, if any

### ***L. Adjourn***

\*Executive Session pursuant to ORS 192.610-192.690 to discuss Real Estate matters and/or Personnel issues immediately following the regular Fair Complex Board meeting, if deemed necessary.

## CONSENT ITEMS

County of Washington

Washington County Fair Complex  
873 NE 34<sup>th</sup> Avenue  
Hillsboro, Oregon 97124  
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## FAX MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** July – December 2004 Financial Statements

Find attached the July – December 2004 Budget Overview and Balance Sheets. They were produced by the Washington County Finance Department's WIZARD program and reflect accounting activity through the month of December 2004. Here are some observations noted by staff.

**Line 45 – Commercial Booth Rental.** For budgeting purposes, this account was previously combined with Concessions. In breaking out the two categories for the new WIZARD accounting system, it appears that in computing the estimate for the 2004/05 budget, a 35% factor (similar to concessions, carnival, etc.) was incorrectly applied to this category resulted in the budget estimate being overstated by approximately \$15,000.

**Line 46 – Dept. of Agriculture.** This revenue is scheduled to be received in January.

**Line 48 – Admissions.** Reflects low attendance for Sunday Concert.

**Line 55 – Other Revenues.** Included a \$5,000 estimate for Corporate Picnics. No picnics materialized during this year's fair.

**Line 81 – Total Fairtime Expense.** There are still payment outstanding for charges related to manure removal, Sunday concert, etc.

**Line 89 – Rodeo Sponsorships.** Approximately \$3,400 is still to be collected.

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July - December 2004**

1/5/05

**Mission Statement:** 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 expositions and special gatherings. | 6. Promote a sense of community among County residents.               |

	Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	Year to Date 2004/05	Adopted 2004/05	%	Notes
1	Opening Balance	\$ 397,999	\$ 145,239	\$ 351,993	\$ 299,382	\$ 375,413	\$ 393,093		\$ 379,757		
2											
3	Interim Operating Revenues										
4											
5	Parking	\$ 75	\$ 28,965	\$ 70	\$ -	\$ 7,697	\$ -	\$ 36,807	\$ 26,000	142%	
6	RV Park		930	1,680	332	1,910	543	5,395	15,350	35%	
7	Rentals	13,005	4,100	16,531	18,312	28,721	21,164	101,833	174,894	58%	
8	Concessions	2,813	200	1,078	100	100	200	4,491	6,000	75%	
9	Misc Income	6,181	2,425	1,794	297	213	-158	10,752	10,500	102%	
10											
11	Total Interim Operating Revenues	\$ 22,074	\$ 36,620	\$ 21,153	\$ 19,041	\$ 38,641	\$ 21,749	\$ 159,278	\$ 232,744	68%	
12	Interim Operating Expenses										
13	Personal Services	\$ 14,081	\$ 23,727	\$ 28,541	\$ 38,147	\$ 27,311	\$ 27,351	159,158	\$ 306,419	52%	
14	Supplies	4,636	3,116	2,367	201	424	445	11,189	22,000	51%	
15	Professional Services	672	783	-	473	-	629	2,557	8,000	32%	
16	Advertising	273	748	33	395	277	199	1,925	6,000	32%	
17	Printing	-	-	-	-	-	-	-	1,000	0%	
18	Communications	32	75	44	44	87	-	282	-		
19	Utilities	489	2,613	5,605	3,124	3,906	4,034	19,771	77,000	26%	
20	Repair and Maintenance	6,736	3,553	241	2,271	2,017	1,940	16,758	45,000	37%	
21	Rentals	665	796	484	215	215	215	2,590	6,000	43%	
22	Dues and Memberships	-	30	30	55	337	311	763	1,125	68%	
23	Training and Travel	-	-	393	-	-	-	393	400	98%	
24	Insurance	13,009	-	-	28	-	-	13,037	13,250	98%	
25	Postage	-	-	-	49	77	-	126	1,600	8%	
26	Printing internal	190	-	10	778	-	-	978	-		
27	Telephones	-	-	655	494	625	467	2,241	6,500	34%	
28	Special Expenses	131	402	1,945	(680)	109	821	2,728	11,000	25%	
29	County Indirect Cost	-	3,319	-	769	3,319	135	7,542	13,936	54%	
30											
31											
32	Total Interim Operating Expenses	\$ 40,914	\$ 39,162	\$ 40,348	\$ 46,363	\$ 38,704	\$ 36,547	\$ 242,038	\$ 519,230	47%	
33											
34	Net Interim Revenues/Expenses	\$ (18,840)	\$ (2,542)	\$ (19,195)	\$ (27,322)	\$ (63)	\$ (14,798)	\$ (82,760)	\$ (286,486)		

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July - December 2004**

1/5/05

Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	Year to Date 2004/05	Adopted 2004-05	%
<b>Fair Revenues</b>									
35 Commercial Booth Rentals	\$ 43,957	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,600	\$ 48,557	\$ 64,325	75%
36 Dept of Agriculture	-	-	-	-	-	-	-	38,000	
37 Parking Fees	1,055	76,755	-	-	-	-	77,810	81,000	96%
38 Admissions	724	30,776	-	652	-	-	32,152	60,000	54%
39 Sponsorships	36,750	8,500	-	11,250	-	5,500	62,000	60,000	103%
40 Carnival Income	-	67,572	-	-	-	-	67,572	65,000	104%
41 Advertising	1,150	300	-	-	-	-	1,450	1,500	97%
42 Entry Fees	4,147	299	-	-	-	-	4,446	4,600	97%
43 Rentals	-	(11)	-	-	-	-	(11)	-	
44 Concessions	12,850	67,064	-	-	-	-	79,914	81,675	98%
45 Other Revenues	248	7,166	-	-	-	-	7,414	12,600	59%
46									
47 <b>Total Fair Revenues</b>	<b>\$ 100,881</b>	<b>\$ 259,421</b>	<b>\$ -</b>	<b>\$ 11,902</b>	<b>\$ -</b>	<b>\$ 9,100</b>	<b>\$ 381,304</b>	<b>\$ 468,700</b>	<b>81%</b>
48 <b>Fair Expenses</b>									
49 Personal Services	\$ 6,634	\$ 13,007	\$ 11,481	\$ 16,950	\$ 11,577	\$ 11,255	\$ 70,904	\$ 184,548	38%
50 Supplies	8,558	1,750	529	16	6	-	10,859	12,500	87%
51 Professional Services	20,577	41,458	13,880	750	(1,230)	-	75,435	72,000	105%
52 Advertising, Promotions, etc.	88,278	3,416	-	-	1,784	45	93,523	100,000	94%
53 Printing	-	-	-	-	-	-	-	3,000	0%
54 Communications	-	-	-	-	-	-	-	-	
55 Utilities	-	1,936	1,099	-	-	-	3,035	14,000	22%
56 Repair & Maintenance	-	2,773	14	-	-	-	2,787	2,500	111%
57 Rentals	1,178	3,997	173	-	-	579	5,927	8,000	74%
58 Dues and memberships	-	-	-	-	-	775	775	750	103%
59 Travel and Training	-	-	-	613	210	277	1,100	4,500	24%
60 Insurance	13,009	-	-	-	-	-	13,009	13,250	98%
61 Postage	-	-	-	-	-	-	-	900	0%
62 Printing	1,198	-	-	-	-	-	1,198	-	
63 Telephone	506	800	-	-	-	-	1,306	2,500	52%
64 Other/Special Expenses	77,987	23,174	2,811	1,325	19,876	2,316	127,489	132,650	96%
65 Awards	27,996	11,826	(1,570)	-	2,476	22	40,750	46,150	88%
66 Indirect	-	3,319	-	510	3,319	-	7,148	14,436	50%
67 Capital	-	-	-	-	-	-	-	-	
68									
69 <b>Total Fairtime Expenses</b>	<b>\$ 245,920</b>	<b>\$ 107,456</b>	<b>\$ 28,417</b>	<b>\$ 20,164</b>	<b>\$ 38,019</b>	<b>\$ 15,269</b>	<b>\$ 455,245</b>	<b>\$ 611,684</b>	<b>74%</b>
70									
71 <b>Net Fairtime Revenues/Expenses</b>	<b>\$ (145,040)</b>	<b>\$ 151,965</b>	<b>\$ (28,417)</b>	<b>\$ (8,262)</b>	<b>\$ (38,019)</b>	<b>\$ (6,169)</b>	<b>\$ (73,941)</b>	<b>\$ (142,984)</b>	

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July - December 2004**

										1/5/05
Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	Year to Date 2004/05	Adopted 2004-05	%	
<b>Rodeo Revenues</b>										
72 Admissions	\$ 2,679	\$ 34,752	\$ -	\$ -	\$ -	\$ -	37,431	\$ 50,600	74%	
73 Sponsorships	150	22,922	-	6,900	(1,750)	-	28,222	57,600	49%	
74 Queen Fees	-	-	-	-	-	-	-	1,750	0%	
75 Miscellaneous	765	628	-	-	-	-	1,393	3,000	46%	
76										
77										
78 <b>Total Rodeo Revenues</b>	<b>\$ 3,594</b>	<b>\$ 58,302</b>	<b>\$ -</b>	<b>\$ 6,900</b>	<b>\$ (1,750)</b>	<b>\$ -</b>	<b>\$ 67,046</b>	<b>\$ 112,950</b>		
79										
<b>Rodeo Expenses</b>										
80										
81 Supplies	\$ 2,861	\$ 121	\$ (407)	\$ -	\$ -	\$ -	2,575	\$ 3,000	86%	
82 Professional Services	14,351	488	1,046	-	1,229	-	17,114	16,375	105%	
83 Advertising	448	2,492	468	-	-	-	3,408	5,000	68%	
84 Rentals	7,142	1,402	-	1,325	-	-	9,869	10,000	99%	
85 Training and Travel	-	-	-	-	-	-	-	2,500		
86 Stock Contract	20,000	-	-	-	-	-	20,000	22,000	91%	
87 Other Misc Expenses	1,855	1,293	604	-	590	588	4,930	10,000	49%	
88 Awards/Prizes	35,850	770	-	-	-	776	37,396	35,500	105%	
89										
90 <b>Total Rodeo Expenses</b>	<b>\$ 82,508</b>	<b>\$ 6,566</b>	<b>\$ 1,711</b>	<b>\$ 1,325</b>	<b>\$ 1,819</b>	<b>\$ 1,364</b>	<b>\$ 95,293</b>	<b>\$ 104,375</b>	<b>91%</b>	
91										
92 <b>Net Rodeo Revenues/Expenses</b>	<b>\$ (78,913)</b>	<b>\$ 51,736</b>	<b>\$ (1,711)</b>	<b>\$ 5,575</b>	<b>\$ (3,569)</b>	<b>\$ (1,364)</b>	<b>\$ (28,246)</b>	<b>\$ 8,575</b>		
93										
94										
95										
<b>Frite Lites</b>										
96										
97 Frite Lite Revenue	\$ -	\$ -	\$ 600	\$ 16,530	\$ 25,587	\$ 4,600	\$ 47,317	\$ 60,500	78%	
98 Frite Lite Expenses	-	434	2,008	25,480	1,815	1,042	30,779	38,750	79%	
99										
100 <b>Net Frite Lites Revenues/Expenses</b>	<b>\$0</b>	<b>(\$434)</b>	<b>(\$1,408)</b>	<b>(\$8,950)</b>	<b>\$23,772</b>	<b>\$3,558</b>	<b>\$16,538</b>	<b>\$21,750</b>		

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July - December 2004**

1/5/05

<b>WASHINGTON COUNTY FAIR COMPLEX</b>										
<b>Budget Overview July - December 2004</b>										
									1/5/05	
	<b>Non-Operating</b>									
101	<b>Non-Operating Revenues</b>									
102	Hotel/Motel Taxes	\$ -	\$ 4,536	\$ 3,888	\$ 118,142	\$ 37,591	\$ 13,123	\$ 177,280	\$ 518,000	34%
103	Interest	471	613	454	458	342	1,080	3,418	5,000	68%
104										
105	<b>Total Non-Operating Revenues</b>	<b>\$471</b>	<b>\$5,149</b>	<b>\$4,342</b>	<b>\$118,600</b>	<b>\$37,933</b>	<b>\$14,203</b>	<b>\$180,698</b>	<b>\$523,000</b>	<b>35%</b>
106										
107	<b>Non-Operating Expenses</b>									
108										
109	Purchase/Lease	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 3,678	\$ 67,790	5%
110	Land Improvements	-	-	-	-	-	-	-	-	
111	Buildings and Structures	-	-	-	-	-	-	-	-	
112	Equipment	8,889	(1,493)	-	-	-	-	7,396	15,044	49%
113	Development Reserve	936	-	1,709	2,997	1,761	-	7,403	50,000	15%
114										
115	<b>Total Non-Operating Expenses</b>	<b>\$10,438</b>	<b>(\$880)</b>	<b>\$2,322</b>	<b>\$3,610</b>	<b>\$2,374</b>	<b>\$613</b>	<b>\$18,477</b>	<b>\$132,834</b>	<b>14%</b>
116										
117	<b>Net Non-Operating Revenues/Expenses</b>	<b>(\$9,967)</b>	<b>\$6,029</b>	<b>\$2,020</b>	<b>\$114,990</b>	<b>\$35,559</b>	<b>\$13,590</b>	<b>\$162,221</b>	<b>\$390,166</b>	
118										
119	<b>Net Fair Complex Revenues/Expenses</b>	<b>(\$252,760)</b>	<b>\$206,754</b>	<b>(\$48,711)</b>	<b>\$76,031</b>	<b>\$17,681</b>	<b>(\$5,183)</b>	<b>(\$6,189)</b>	<b>(\$8,979)</b>	
120										
121	<b>Ending Fund Balance/Contingency</b>	<b>\$145,239</b>	<b>\$351,993</b>	<b>\$303,282</b>	<b>\$375,413</b>	<b>\$393,093</b>	<b>\$387,910</b>		<b>\$370,778</b>	
Note: Difference in September ending Fund Balance and October beginning fund balance of \$3,898.37 is due to A/P entries made for August and September after prior reports were run.										



Washington County Fair Complex  
Balance Sheet  
December 31, 2004

**ASSETS**

Current Assets

Cash

Fairplex..Petty cash..	\$ 200
Fairplex..Cash drawer.Frite Lites.	500
Fairplex..General Cash Account..	30,481
Fairplex..USNB WASHCO ACH Clearing..	-
Fairplex..CCB-General Account..	5,943
Fairplex..CCB-Money Market Account..	291,766
Fairplex..CCB-ATM Account..	9,685
Total Cash	\$ 338,575

Accounts Receivable

Fairplex..Accounts receivable - Fin..	\$ 29,137
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Prepays

Prepaid items	\$ 28,888
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**Total current Assets**

**\$ 396,600**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Fairplex..Accounts Payable..	\$ 21
Fairplex..Accounts payable- other..	-
Fairplex..Deposits payable-subsidia..	(1,100)
Total Payables	\$ (1,079)

Other Current Liabilities

Fairplex..Deferred revenue- unavail..	\$ -
Fairplex..Deferred revenue -unearne.Deferred Commercial Exhib.	(1,150)
Fairplex..Deferred revenue -unearne.Deferred Concession Reven.	-
Fairplex..Deferred revenue -unearne.Deferred Facilities Renta.	(15,630)
Fairplex..Deferred revenue -unearne.Deferred Airshow Income.	-
Fairplex..Deferred revenue -unearne..	5,744
Fairplex..Deferred revenue -unearne.Deferred Sponsorship Inco.	1,800
Fairplex..Deferred revenue -unearne.Deferred Advertising Inco.	-
Fairplex..Deferred revenue -unearne.Grounds/General.	2,095
Fairplex..Deferred revenue -unearne.Main Exhibit Hall.	-
Fairplex..Deferred revenue -unearne.Cloverleaf Building.	(468)
Total Deferred Revenues	\$ (7,609)

Total Liabilities

\$ (8,688)

Equity

Fairplex..Fund Balance..	\$ (393,095)
Net (Income)/Loss for the Period	5,184
Net Equity	\$ (387,912)

**Total Liabilities and Equity**

**\$ (396,600)**

**Minutes**  
**Washington County Fair Board**  
**Wednesday, December 20, 2004**

**Convened:** 3:00 pm

**FAIR BOARD:**

President Rich Vial  
Vice President Kathy Christy  
Board Member W. Rafe Flagg  
Board Member Herb Hirst  
Board Member Kathy Schmidlkofer

**STAFF:**

Don Hillman, Executive Director  
Lisa DuPre, Marketing/Events Director  
Leah Perkins, Fair Coordinator

**PRESS:**

None

President Vial called the meeting to order at 3:00 p.m., and welcomed everyone. President Vail then called for audience time for people wishing to address to board on items not on the agenda.

**1. Consent Agenda**

President Vial asked the board and the public if any items were requested to be removed from the Consent Agenda.

**Motion by Board Member Hirst to approve the Consent Agenda. Second by Board Member Christy. All in Favor. Motion carried.**

**2. Special Reports**

- A. Rodeo Report** – None
- B. 4-H Report** – None, John Baggott, OSU Extension Service, was absent.
- C. Boosters Report** – None
- D. Operations Report** – Executive Director Hillman stated none other than what is in the board packet.
- E. Airshow & Airport Report** – Board Member Hirst gave updates of the Hillsboro Airport Master plan, announced that the dates for the 2005 Airshow are

September 9<sup>th</sup> through September 11<sup>th</sup>, the Thunderbirds will be featured and the layout will be similar to the layout of 2004. The committee is looking at ways to resolve walking distance for the patrons.

- F. **Fair "Visioning Committee" Report** – No Report
- G. **Treasurer Report** – Board Treasurer Flagg reported that more detail is still being worked on and an update will be expected after the first of the year. Executive Director Hillman discussed cash balance and revenue shortfalls, staff cutbacks and reduced spending. President Vial asked about development cash reserves if Interim Rentals had to be ceased due to development activities. Discussion ensued regarding interim rentals during development
- H. **Other, If any** - None

3. **Old Business**

- A. **Redevelopment Update** – President Vial discussed the tentative plan from Opus Northwest LLC., and asked staff to schedule meetings in early February for a public presentation of the preliminary master plan. Would like to see two meetings, one for the general public and the other for a plans review committee.
- B. **Plans Review Committee** – President Vial asked staff and the Visioning Committee to come up with names for the plans review committee.
- C. **Fair Complex Board Appointees** – President Vial stated the appointment was going to be made in January.
- D. **OFA Convention** – Executive Director Hillman explained that OFA Convention sign-up needed to be given to him by December 31<sup>st</sup>. President Vial encouraged board members to attend.
- E. **Other** - None

4. **New Business**

- A. **Staff Report – 2005 Rodeo** – Executive Director Hillman explained the staff recommendations as per the memo in the board packet. Discussion ensued.

President Vial asked about the Rodeo Committee. Executive Director Hillman reported that the members that still want to be involved have contacted either himself or John Growney.

President Vial noted that the board had to make a decision on either the staff recommendations or the Rodeo Committee proposal.

**Motion by Board Member Hirst to accept the staff recommendation for the 2005 rodeo. Second by Board Member Christy. Motion carried 3-0. Board Member Schmidlkofer abstained.**

President Vial discussed ways to formally inform the Rodeo Committee, thank them for their years of service, and give them clear direction on how they can still participate. Discussion ensued on how they could be recognized.

Board Member Flagg asked staff to issue a press release that a rodeo is still happening.

**B. Staff Report – Vision Committee Recommendations–** President Vial asked for public comment on the staff recommendations.

**Sheila Day** – Member of the Visioning Committee and the Fair Boosters, explained that she was disappointed by the staff report and felt that the committee was not listened to or ideas validated.

Board discussion regarding the staff recommendations ensued.

**Motion by Board Member Hirst to reprogram the automated phone system to give the caller the option to talk to an operator first, year round. Second by Board Member Christy. All in Favor. Motion carried.**

President Vial asked staff for a proposal about which ideas from the Visioning Committee need to be considered.

**Motion by Board Member Flagg to have staff come back next month with a specific website re-design proposal. Second by Board Member Hirst. All in Favor. Motion carried.**

**Motion by Board Member Hirst to have staff come back next month with a specific proposal for the printing and distributing of exhibitors flyers and/or printed handbooks. Second by Board Member Christy. All in favor. Motion carried.**

**Lyle Speischaert** – on behalf of himself, asked the board to consider engaging the people who have an interest in the fair. Feels that the structure of the board is not clear. Wants the board to consider a more formal restructuring of how the board and staff operate as suggested in the insert in the board packet. Would like to see an ad hoc citizen committee, other than the Visioning Committee.

President Vial asked Board Members Christy and Schmidlkofer to meet with the Visioning Committee and staff, to come up with a specific proposal so specific action can be taken.

- C. **2005 Airshow Dates/Hardy Plant Sale** – Discussion regarding Airshow dates and how they conflict with the summertime Interim Rental Program. Also discussed Airshow parking.
- D. **Board Reorganization Structure** – President Vial talked about a permanent Development Committee. Asked Board Members Flagg and Hirst to serve along with himself with Board Member Christy as 1<sup>st</sup> Alternate, Board Member Logan 2<sup>nd</sup> Alternate, Board Member Madden as 3<sup>rd</sup> Alternate and Board Member Schmidlkofer as 4<sup>th</sup> Alternate.

President Vial noted that a reorganization proposal had been received via County Commissioner Duyck. Executive Director Hillman noted that this discussion may have originated from a memo from Lyle Speischaert in November of 2001. It has also been brought up during development conversations.

**Rich Gerard** - Save Our Fair Coalition, indicated that he had met with Commissioners Duyck and Brian. Commissioner Duyck designed the reorganization proposal and indicated that the discussion came out of the 2001 proposal to have a board that manages the facility and a board that manages the fair. Would like to sit down with Executive Director Hillman to discuss this concept and have staff comments. Discussion ensued.

**Motion by Board Member Flagg to have staff prepare a draft white paper and gather input from interested board members. Second by Board Member Christy. All in Favor. Motion carried.**

Board Member Hirst – Would like to see the Visioning Committee formalized as a sub-committee of board members to handle issues of the fair.

- E. **Other, if any** — Discussion regarding the elimination of funding for FFA in the Governor’ budget.

**Motion by Board Member Flagg to request the County Commissioners to have its lobbyist support adding back funding for FFA. All in Favor. Motion carried.**

- 5. **Announcements** – None other than what was in the packet.
- 6. **Correspondence** - None other than what was in the packet.
- 7. **Board Oral Communications** - None other than what was in the packet.
- 8. **Other Matters of Information** -
  - A. **Rodeo Committee November 2004 Minutes (if any/available)**
  - B. **Booster November 2004 Minutes (if available)**
  - D. **Newspaper Articles, if any**

- E. Website Activity
- F. Other, if Any

With no further business before the Board, President Vial adjourned the meeting at 4:30 pm.

Motion by President Board Member Christy to Adjourn. Second by Board Member Flagg. All in Favor. Motion carried.

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Don G. Hillman  
Recording Secretary

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Rich Vial  
Board President



# WASHINGTON COUNTY OREGON

## Fair Complex

### FACILITY SCHEDULE FOR JANUARY-2005

**\*\* (Highlighted events are those that are "No Charge")**

#### Monday, January 03, 2005

**\*\*Cloverleaf Bldg. 4-H Guide Dog Meeting**

**\*\*Main Exhibit-North 4-H Club Meeting**

**\*\*Main Exhibit-South 4-H Club Meeting**

**\*\*Main Exhibit-North 4-H Club Meeting**

#### Tuesday, January 04, 2005

**\*\*Cloverleaf Bldg. 4-H Guide Dog Meeting**

#### Wednesday, January 05, 2005

**\*\*Main Exhibit-South 4-H Dog Club Meeting**

Cloverleaf Bldg. Martial Arts Class

#### Saturday, January 08, 2005

Main Exhibit-North Gun & Knife Show

#### Sunday, January 09, 2005

**\*\*Floral Bldg. 4-H Rabbit/Bird Clubs**

Main Exhibit-North Gun & Knife Show

#### Monday, January 10, 2005

**\*\*Main Exhibit-South 4-H Club Meeting**

**\*\*Main Exhibit-North 4-H Club Meeting**

#### Tuesday, January 11, 2005

Main Exhibit-North Dog Training Classes

**\*\*Floral Building Fair Board Meeting**

#### Wednesday, January 12, 2005

Cloverleaf Bldg. Martial Arts Class

**\*\*Floral Bldg. 4-H Wagon Train Meeting**

#### Saturday, January 15, 2005

Main Exhibit-South Company Party

Main Exhibit-North Sports Fishing Show

#### Sunday, January 16, 2005

Main Exhibit-North Sports Fishing Show

#### Tuesday, January 18, 2005

Main Exhibit-North Dog Training Classes

#### Wednesday, January 19, 2005

Cloverleaf Bldg. Martial Arts Class

**\*\*Main Exhibit-South 4-H Dog Club Meeting**

**\*\*Floral/Misc. Sites Sheriff's Riot Team Training**

#### Thursday, January 20, 2005

Main Exhibit Cummins Tool Sale

#### Friday, January 21, 2005

Main Exhibit Cummins Tool Sale

#### Sunday, January 23, 2005

**\*\*Floral Bldg. 4-H Rabbit/Bird Clubs**

#### Monday, January 24, 2005

**\*\*Main Exhibit-North 4-H Club Meeting**

#### Tuesday, January 25, 2005

Main Exhibit-North Dog Training Classes

#### Wednesday, January 26, 2005

**\*\*Floral Bldg. 4-H Wagon Train Meeting**

Cloverleaf Bldg. Martial Arts Class

Main Exhibit-North Dog Obedience Class

#### Saturday, January 29, 2005

Main Exhibit Hall Glass Show

#### Sunday, January 30, 2005

Main Exhibit Hall Glass Show

#### Monday, January 31, 2005

**\*\*Main Exhibit-North 4-H Club Meeting**

## SPECIAL REPORTS



County of Washington

Washington County Fair Complex  
873 NE 34<sup>th</sup> Avenue  
Hillsboro, Oregon 97124  
Phone: (503) 648-1416  
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www.faircomplex.com

## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** December Operations Report

December was a slow month with few rental activities and most of the staff using their compensatory time off earned during the summer.

# OLD BUSINESS

County of Washington

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** Airport Master Plan

Find attached a discussion regarding the Fair Complex 25 acres previously mentioned in the Hillsboro Airport Master Plan.

December 17, 2004

Washington County comments on Chapter 5 - Hillsboro Airport Master Plan Development Alternatives:

Overall, the County supports the Master Plan directive of continuing and enhancing the Hillsboro Airport's current role as a corporate and limited commercial general aviation facility. It is our understanding that the future expansion concept selected for the Master Plan is likely to consist mainly of a combination of the proposals depicted in alternatives A, B and C. From the Washington County perspective, there are aspects of each concept plan that seem promising. The County's position regarding Alternative A is generally neutral. We do have some concerns, however, with the portions of Alternatives B and C that identify expansions beyond the existing airport property boundary.

The most significant of these is airport expansion to the south and the realignment of Cornell Road it would necessitate. This scenario appears to be contingent upon a few critical variables—namely acquisition of Fair Complex property, a possible need for legislative action by the Board of County Commissioners to amend the County's Transportation Plan, and the securing of resources to fund the Cornell Road realignment project.

The Fair Complex property is owned by the County and managed by the Fair Board. The County and Fair Board are currently in the midst of redevelopment planning efforts for which we have contracted with OPUS NW. The portion of the Fair Complex property that is the subject of the airport expansion concept is located along the frontage of Cornell Road. This area has the highest appraised value and is critical to the viability of the evolving redevelopment concept. Over the past week staff with the Port, County, Fair Complex and OPUS NW have collaboratively attempted to identify scenarios in which the Fair Complex/Cornell Road elements of Alternatives B and C could be implemented in a way that is workable or beneficial to the Fair Complex redevelopment concept. These efforts have not proven fruitful, causing the County to conclude that the Fair Complex/Cornell Road elements of Alternatives B and C are unlikely to be compatible with the Fair Complex redevelopment concept. The Fair Complex redevelopment is rapidly taking shape; plans will soon be finalized and ground may be broken before the end of 2005.

There also are technical matters to be considered regarding the road realignment alternatives. There are capacity issues at the intersection of 25<sup>th</sup>/28<sup>th</sup> Avenues and Cornell Road. In addition, because the segment of Cornell Road targeted for realignment in Alternatives B and C is already built to the ultimate standard according to current plans, there is no reason for the County to anticipate investment of more than maintenance dollars into this facility. We also feel that the realignment of Evergreen Road depicted in Alternative C is likely to carry political liability so soon after the last realignment project. Furthermore, there currently are no available sources of County funding for either road realignment project.

The County is very interested in the alternatives selection process and will continue to coordinate with Port staff in their advancement of these scenarios. Thank you for the opportunity to provide feedback on the alternative future expansion concepts presented at the December 2<sup>nd</sup> PAC meeting.

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

**From:** Leah E. Perkins-Hagele, Fair Coordinator  
Washington County Fair Complex

**Re:** Requested proposals

At the December 20<sup>th</sup> board meeting, staff was asked for proposals on Website Redesign and printing of Exhibitor Flyers and/or handbooks as requested by the Visioning Committee, to be available at the January 11<sup>th</sup> board meeting.

Due to being out of the office on vacation from the 20<sup>th</sup> of December through January 3<sup>rd</sup>, these proposals will not be available until the February 2<sup>nd</sup> board meeting.

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** Board Appointment

The pending board appointment from Commissioner Rodgers has been postponed until January 18, 2005.

Attached is the agenda item appearing on the January 4, 2005, Board of County Commissioners agenda.

# AGENDA

## WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Boards and Commissions (All CPOs)

Agenda Title: APPOINT MEMBER TO THE WASHINGTON COUNTY FAIR BOARD

Presented by: Don Hillman, Executive Director, Washington County Fair Complex

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### SUMMARY (Attach Supporting Documents if Necessary)

Through this agenda item the Board of County Commissioners (the Board) is asked to make one appointment to the Washington County Fair Board. The term of Rich Vial, who holds the District 3 position, expired December 31, 2004.

Due to the expiration of other Fair Board member terms and the expansion of the Fair Board from five to seven members, recruitment of Fair Board candidates was ongoing for the better part of 2004. With a sizable pool of qualified Fair Board candidates already existing, your Board opted to forego another recruitment for the District 3 position. Applications from 8 individuals have been received.

Fair Board terms are three years in duration, and the District 3 appointee will serve through December 31, 2007. 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:

Make one appointment to the Fair Board for a term to expire December 31, 2007.

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### COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

Agenda Item No.	<u>4.b.</u>
Date:	<u>01/04/05</u>

**FAIR BOARD**

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**Description** The Fair Board is comprised of five 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 3      **Applicants - 8**

<b>Candidates</b>	<b>Represents District (Resident of District)</b>	<b>Term Expires</b>	<b>First Appointed</b>
<i>Current Member Seeking Reappointment</i>			
Richard Vial	3 (4)	12/31/04	1999
<i>New Applicants</i>			
David Barno	4		
Jim Clymore	4		
Richard Girard	2		
Sandra Howard	4		
Robin Marsh	4		
Loren Rogers	4		
David Russell	4		

**Continuing Members**

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Kathy Christy	1 (2)	12/31/05	1998
W. Rafe Flagg	2 (2)	12/31/06	2004
Kathy Schmidlkofer	4 (4)	12/31/05	2004
Dan Logan	4 (4)	12/31/07	2004
Herbert Hirst	At-Large (4)	12/31/06	2004
Ken Madden	At-Large (2)	12/31/07	2004



# NEW BUSINESS

County of Washington

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www.faircomplex.com

## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** FYE 6/30/06 Budget Discussion

The Fair Complex FYE 2005/06 budget is due to the County in early February. Here are the assumptions being made by staff regarding programming for the upcoming budget.

### Interim Operations

1. Rental activities will be budgeted at 2004/05 levels with a 10% increase in rental revenue due to the rate increases approved by the Board in 2003..
2. Air Show Parking revenue will be estimated at 60% of the 2004 receipts due to increased awareness of free parking available at the Intel Lots.
3. No additional revenue will be estimated from the expiration of the City of Hillsboro Sports Complex until lease terms are renegotiated.

Note: It is estimated that this program will operate with a net operating loss of approximately \$280,000 - \$300,000.

### Fairtime Operations

1. The "free admission" format will be continued for 2005.
2. Fairtime revenues will be projected at 2004 levels.
3. Fairtime expenses will be projected at 2004 levels with slight increases due to increasing prices for goods and services.
4. Separate admission will be charged for arena events except the Draft Horse Show.
5. Local and regional entertainment will be featured on the Tuality Healthcare Stage.

6. Competitive Exhibits located in the south Main Exhibit Hall will be relocated to the Armory.
7. Additional commercial exhibits will be located in the south Main Exhibit Hall.
8. Some Commercial Exhibit Booth fees, depending upon their location, will be increase up to \$100.
9. The Amphitheatre will be used only if the activities are sponsored or underwritten by a third party (radio show, church groups, etc.).
10. Portable bleachers will be purchased to replace seating lost from the demolition of the Grandstands. Funding for the bleachers will be amortized over five years.
11. The Landscape/Garden Art area featured in 2004 will be expanded and relocated.
12. Daylong activities (dog agility trials, etc.) will be planned for Friendship Square.
13. Per Fire Marshall request, the Food Court will be reconfigured so that each stand is at least twenty feet apart.
14. Camping fees will be re-set to cover the cost of the services provided.

Note: It is estimated that this program will operate with a net operating loss of approximately \$125,000 - \$150,000, not including the amortized cost of the portable bleachers

#### Frite Lites

1. This program will be continued for its third year with revenues and expenses estimated based upon 2004 levels.
2. The future of this event will be reassessed prior to the 6/30/06. The redevelopment will likely affect how this event is staged and produced.

Note: It is estimated that this program will operate with a net operating income of approximately \$10,000 - \$20,000, not including the amortization cost of the light displays.

#### Non-Operating Revenues and Expense

1. Revenues and expenses will be budgeted at 2004/05 levels.
2. Development expenses will estimated at \$50,000.

#### Staffing

1. Based upon our experience with the County's WIZARD accounting system, a permanent accounting position will be established and funded.
2. The current vacant Maintenance Repair Worker position will be abolished and temporary staff will continue to be used to support interim facility rentals and fairtime activities on an as needed basis.

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** Amphitheatre Policy

Questions have risen regarding the current practice regarding the use of the amphitheatre.

Other than fairtime, the amphitheatre is available year-round for a fee.

As to fairtime, up through the 2002 County Fair, the amphitheatre was used on a daily basis. Performances were generally held at 8:00 PM and lasted up to 90 minutes. Performances were generally free with fair admission. The amphitheatre has a capacity of approximately 4,000. For 2002, the amphitheatre hosted The Calling, Carrot Top, Johnny Limbo & the Lugnuts, and Hit Explosion. Sound, lights, staging, stagehands, catering, security, transportation, etc., cost approximately \$17,000 for the four days.

During the 2003 County Fair, a new entertainment venue was developed and located on the east side of the Main Exhibit Hall. This new venue is sponsored by Tuality Healthcare and offers daylong, live professional entertainment featuring primarily local and regional talent. In 2003, the amphitheatre was used only on Saturday and Sunday.

For the 2004 County Fair, the amphitheatre was used only on Sunday.

Not using the Amphitheatre on a regular basis was motivated primarily as a cost saving measure to reduce the annual subsidy for the County Fair recognizing that big-name entertainment no longer drives incremental increases in paid attendance. With the proliferation of big-name artists featured in a number of local venues throughout the summer, residents no longer look towards the County Fair as their primary opportunity to see such artists.

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** Governance Structure

Find attached a discussion requested by Commissioner Duyck regarding the Fair Complex organization and governance structure.

In summary, Oregon law provides the Fair Complex Board with broad powers and it appears that any proposed change in the organization of the Fair Complex Board or its governance structure, rests with the Fair Complex Board itself. Specifically, Oregon law provides that the Fair Complex Board has exclusive management control over the grounds and property, and is charged with its entire business management and financial affairs (ORS 565.230).

It should be understood however, that the Board of County Commissioners exercises a great deal of influence on the Fair Complex activities in having appointment authority over the members that serve on the Fair Complex Board.

Please note that the attached is in draft form and comments by the Board are welcome.

**Date:** January 5, 2005

**Re:** Washington County Fair Complex Reorganization - Governance Discussion

## **INTRODUCTION**

At the request of County Commissioner Duyck and at the direction of the Washington County Fair Complex Board, staff has been asked to research varying organizational structures for the Washington County Fair Complex as a premise for the possible changes to its governance structure. A copy of Commissioner Duyck's initial reorganization discussion is attached.

Paramount to the overall discussion of a governance structure is the premise that board members, appointed or elected, must represent the public's best interest. Board members who have specific program preferences or support policy or practices that do not serve the public's best interest can cause great harm to the organization and the public that it serves. Perhaps good governance is best practiced by those board members who recognize their role as responsible trustees of the public's assets and who exercise their powers to advance the organization and programming that benefits the public as a whole rather than special interest groups whose desires and requests do not serve the greater good.

The discussion regarding possible reorganization of the Fair Complex Board is being somewhat driven by the planned redevelopment of County property currently being managed by the Fair Complex and the likelihood that new modern public facilities will be designed and constructed in the near future. The proposed redevelopment and addition of new modern public facilities, will put a different emphasis and focus than that utilized for the current operations of the Fair Complex. However, consistent throughout this discussion, it is understood that the new modern exposition facilities will be the home of the Washington County Fair.<sup>1</sup>

A second driving factor is that during the decade of the 1990's, the annual County Fair experienced decreasing attendance during a time when the County population had unprecedented growth. Declining attendance during times of accelerated population growth necessitates an inner look at the relevancy of programming being offered to residents during that time to determine whether other programming is more appropriate.

The annual County Fair currently does not generate sufficient revenue to cover its production costs. This fact, plus years of declining attendance, has resulted in the Fair

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<sup>1</sup> The Fair Complex is probably best known to Washington County residents for the production of the annual County Fair and secondarily, for its year-round facility rental programs that hosts a variety of trade shows, events and festivals. This is likely to change with the proposed redevelopment of the Fair Complex properties with many Washington County residents visiting the Fair Complex, perhaps for the first time, to take in various trade shows, events and festivals being hosted in the new exposition facilities.

Complex Board making programming changes to reduce the cost of the annual County Fair, and at the same time, attract more attendance. These changes have included compressing the fair into a four-day format, curtailing Amphitheatre concerts, reducing the cost of producing the PRCA Rodeo, and creating a “free admission” policy with separate admission for arena events.

## BACKGROUND

Oregon Revised Statutes (ORS) 565.230 provides that “(1) the county fair board has the **exclusive management** (emphasis added) of the ground and all other property owned, leased, used or controlled by the county and devoted to the use of the county fair, and is entrusted and charged with the entire business management and financial and other affairs of such fair. (2) In order that the fairgrounds and buildings may be utilized to the fullest extent for pleasure, recreation and public benefit, the board shall at all times have the authority to provide park facilities for the public or to issue licenses and grant permits for holding of any exhibitions, shows, carnivals, circuses, dances, entertainments or public gatherings upon the fairgrounds.”

As allowed pursuant to ORS 565.210, the Washington County Board of Commissioners has appointed a seven-member board to carry out the above referenced statutory provisions. Prior to January of 2005, a five-member board had governed Fair Complex operations.

The new seven-member board is represented by two county residents from District 4, two county residents At-Large and one county resident each appointed by County Commissioners from Districts 1, 2 and 3. Terms for each of the Fair Complex board members are staggered.

The Washington County Fair Board manages approximately 101 acres of County property. Built upon the property are numerous buildings of varying age and stages of repair. Most of the existing buildings were built to host an annual county fair. The major portion of the existing property was purchased in 1952. The site is referred to as the “Fair Complex.”

The Fair Complex is a division of the County, produces the annual County Fair, and manages year-round facilities that are rented to the public for consumer shows, public expositions, and special gatherings. 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. The Fair Complex's day-to-day activities are the responsibility of the Fair Complex Executive Director, who serves at the pleasure of the Fair Board. The Fair Complex also employs additional employees who are responsible for fair time coordination, facility and grounds maintenance, and managing building rental activities.<sup>2</sup>

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<sup>2</sup> The Fair Complex is a department of Washington County. The Fair Complex Board is the only County appointed body that provides overall policy direction for a department of Washington County and whose top management employee serves at the pleasure of that board. All other County departments receive

## FINANCES

The Fair Complex's annual operating budget is approximately \$1,400,000 of which approximately \$716,000 is allocated to fair time activities, \$541,000 is allocated to non-fair time activities and \$133,000 is allocated to debt payment and capital outlay.

More than one-third of the Fair Complex's overall budget is funded by a countywide 7% hotel/motel tax of which the Fair Complex receives one-seventh. The Fair Complex's share of hotel/motel taxes currently subsidizes operating losses from the Fair Complex's facility rental and fair time programs of \$286,000 and \$135,000, respectively.<sup>3</sup>

The Fair Complex's facility rental program is at near capacity, but is hindered by the lack of modern exhibit/trade show space and aging facilities.

Despite an unprecedented population growth of almost 50% in the County during the 1990's, the annual County Fair paid attendance decreased by approximately 20% during the same period.<sup>4</sup> Lack of programming to attract new patrons and less attention to the growing urban interests is generally believed to be the major cause of the annual fair's decrease in attendance.<sup>5</sup>

The financial strength and integrity of the Fair Complex will be critically important during the proposed phasing of the redevelopment project. With the present demand for additional exposition facilities in the region, it is likely that the new exposition facilities will generate net revenues that exceed their operating expenses within its first year to 18

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overall policy direction from the Board of County Commissioners and only the County Chief Executive Officer and County Counsel serve at the pleasure of the Board of County Commissioners. Other boards and commissions appointed by the Board of County Commissioners are advisory only.

<sup>3</sup> Presently, the annual County Fair and the Fair Complex's facility rental activities are not self-supporting and require a subsidy from the Fair Complex's portion of hotel/motel taxes. With the prospects of new modern exposition facilities that will also serve as the home of the Washington County Fair, subsidies of any kind for either activity should be diminished/reduced as a matter of good public policy. County Code states that one-seventh of the transient room tax "... shall be distributed the Washington County Fair for the purpose of promotion and maintenance (including operation) of the fairgrounds." It could be argued that the transient room tax was not intended to subsidize expenses related to the annual County Fair, but rather to promote and maintain the fairgrounds for non-fair uses.

<sup>4</sup> Washington County has the youngest, most educated and highest paid work force of any county in Oregon. This was not necessarily the case prior to the surge of high tech industry to Washington County during the 1990's. This shift in demographics has created more opportunities for those in the more trendy recreation, amusement and leisure-time industries. Residents are more mobile than ever and regularly travel away from home for many of their recreational, amusement and leisure-time activities.

<sup>5</sup> Many county fairs lost market share over the last decade when their programming failed to meet the expectations of the public at large. It's not that agriculture programming became less important, but that other societal and economic influences became more prominent. This included the technological changes such as the worldwide web, satellite TV, as well as more families no longer having a direct connection to farm or agricultural lifestyles.



months. At the same time, it is doubtful that the current operating subsidy for the annual County Fair will be eliminated anytime soon. Therefore, it will be important to have a very efficient and effective governance structure in place to determine funding levels for the various programs.

### **CURRENT OPERATIONS**

In 2004, the Washington County Fair Complex Board adopted a new fair time operating model by offering “free admission” to the county fair and charging admission to all arena events and amphitheatre concerts. This change in the fair time operating model resulted in a 70% increase in attendance. Except for the lack of paid attendance at the rodeo and Sunday concert, this new fair time operation model was revenue neutral compared to the previous “paid gate” model with most arena and concerts free.

Some traditional fairgoers and exhibitors have questioned this change in the fairtime operating model, however, it is too early to determine whether attendance trends will flatten or continue to increase should the operating model continue in the future.

### **REDEVELOPMENT**

In November 2002, a general obligation bond levy for \$40 million failed at the polls. The bond levy would have built new modern exposition and trade shows facilities that would have replaced aging facilities at the Fair Complex and served as the home of the County Fair. No precinct voted in favor of the bond levy.

In 2003, and with the concurrence of the Washington County Board of Commissioners, the Fair Complex Board issued an RFP for the redevelopment of the Fair Complex property.

In October 2004, the Washington County Board of Commissioners, in cooperation with the Fair Complex Board, approved a Letter of Intent with OPUS Northwest LLC, for redevelopment of the properties being managed by the Fair Complex Board. The redevelopment will result in the design, financing, and construction of modern exposition facilities. A preliminary master plan is due in February 2005. The preliminary master plan will include the design, financing, and construction of modern exposition facilities. It is likely that the modern exposition facilities, once constructed and in operation, will have a major effect on the Fair Complex operations and business activities in western Washington County and the City of Hillsboro.

Over the last fifteen years, there has been a great deal of discussion regarding the possible development of the Fair Complex site. The OPUS Letter of Intent represents significant progress on this matter and may very well be the County’s and Fair Complex’s best opportunity to create facilities, serving as the home of the annual Washington County Fair, for the benefit of generations to come.

## CURRENT BOARD MAKEUP

Through 2003, the makeup of the five-member Washington County Fair Complex Board was dominated primarily by residents from Western Washington County's District 4 (Board Members Leahy, Spiesschaert, Day, and Vial). It was not until 2004, that the makeup of the five-member board shifted with two members residing outside District 4 (Board Members Christy and Flagg). In 2005, the newly expanded seven-member board will have four of its members residing in District 4 and three of its members residing outside District 4.

Many county fairs are in a state of transition. Fairgrounds were traditionally built to hold the annual county fair and occasional agricultural exhibitions. Single purpose facilities were commonplace. The annual fair was the main focus and those with a vested interest in the event and/or a farming background often dominated fair boards.

Through the early 1950's, board members of many small fairs did more than just develop overall policy direction. It was not uncommon for board members to also fill non-traditional roles by today's standards. Board members would be responsible for day-to-day activities such as mowing lawns, maintaining buildings, performing accounting duties, etc. It was often that the lines blurred between board member and employee responsibilities.

Non-fair activities were always secondary to the mission of the fairgrounds and it wasn't until the last twenty years that the mission of these organizations began to change and focus on non-fair activities. In response, the makeup of the fair board began to change with the board members representing more urban or suburban interests.

Modern day fairs are now recognized as individual business entities with policy-making boards who represent a diverse community and employ experienced professionals, educated and trained in modern business practices and astute in public administration.

## GOVERNANCE OPTIONS

There are a number of options for the Fair Complex Board and the County Board of Commissioners to consider regarding the governing structure of Fair Complex as the organization proceeds with the proposed redevelopment and confronts the challenge of making the annual County Fair more relevant to more County residents.

Although not an exhaustive list, the following is a list of possible reorganizational models.

**Model One – (As-Is)** The existing seven-member Fair Complex Board, appointed by the County Board of Commissioners, provides overall policy direction on both the new exposition facilities as well as the production of an annual County Fair, and hires staff to manage those activities. For efficiency and effectiveness, and as a practical matter, the

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT**

Fair Complex Board would most likely develop three-member subcommittees to provide direct oversight and guidance for each activity.

**Model Two** - The existing seven-member Fair Complex Board, appointed by the County Board of Commissioners, provides overall policy direction for the new public facilities, hires staff to manage those activities, but contracts with a separate entity for the production of the annual County Fair. The separate entity could be an association or non-profit organization organized specifically for that purpose.

**Model Three** - The existing seven-member Fair Complex Board, appointed by the County Board of Commissioners, provides overall policy direction for the annual County Fair and hires staff to manage those activities, but contracts with a separate entity for the operation and management of the new exposition facilities. The separate entity could be a private group, non-profit organization or another public body managing similar public facilities. The County would likely be involved, or at least consulted, on the selection process to be used. The agreement would specify the right of the Fair Complex Board to use the new public facilities to host an annual County Fair on dates certain and without fee, except for the direct costs associated with the production of the annual County Fair (labor, utilities, security, etc.).

**Model Four** - The existing seven-member Fair Complex Board, appointed by the County Board of Commissioners, provides overall policy direction for the new exposition facilities and annual County Fair, hires staff to manage those activities and creates a separate advisory committee to provide advice to the Fair Complex Board and staff regarding fair-related matters. The advisory committee could be recruited and appointed directly by the Fair Complex Board, or the Fair Complex Board could identify certain groups or associations closely aligned with the annual County Fair (Washington County Livestock Association, Washington County Farm Bureau, Grange, etc.) and request that those groups designate their respective representatives.<sup>6</sup>

**Model Five** - The existing seven-member Fair Complex Board, appointed by the County Board of Commissioners, provides overall policy direction for the new public facilities, hires staff to manage those activities and delegates authority for the annual County Fair to a separate “Ad Hoc Fair Board” appointed by the Fair Complex Board. The “Ad Hoc Fair Board” would set overall policy direction for the annual County Fair and hire staff to manage those activities. The “Ad Hoc Fair Board” would submit a budget to be approved by the Fair Complex Board.<sup>7</sup>

**Model Six** - The Board of Commissioners would abolish the existing seven-member Fair Complex Board and transfer the authority of the Fair Complex Board under Oregon

---

<sup>6</sup> The Fair Complex is using a similar model today with the twenty-two volunteer superintendents overseeing the competitive programs and making suggestions to staff on an ongoing basis.

<sup>7</sup> There would be questions as to whether the staff hired by the “Ad Hoc Fair Board” would be employees of the Fair Board, and if so, who would oversee the employment arrangements, etc.

Revised Statutes to a “Fair Association” incorporated under ORS Chapter 565. The County may retain title to the existing property currently managed by the existing Fair Complex Board. (ORS 565.268)

**Model Seven** - The Board of Commissioners would abolish the existing seven-member Fair Complex Board and create a “Fair District,” a municipal corporation of the State, whose five-member board would be elected by the electors of the newly formed district. The authority of the Fair Complex Board would be transferred to the newly created Fair District. The County may retain title to the existing property currently managed by the existing Fair Complex Board. (ORS 565.275)

## CONCLUSION

As noted above, there are numerous options regarding reorganization when it comes to the Fair Complex governance structure. Perhaps the most noteworthy conclusion regarding this matter is that Oregon law allows these decisions to rest solely with the Fair Complex Board itself. Specifically, ORS 565.230 provides that once appointed by the Board of County Commissioners, the seven-member Fair Complex Board has “exclusive” management of the property and is charged with the “entire” business management and financial affairs of the organization.

It should be concluded that the Fair Complex Board’s ability to cope with the current challenges, and those that are likely to arise as the Fair Complex moves forward with the proposed development, is not necessarily one of governance structure, but the skills and ability of its board members, individually and as a board, to serve the best interests of Washington County residents and to act as good trustees of County property.

At this time, it may be premature to underestimate the ability of the existing seven-member Fair Complex Board to provide adequate direction and oversight for the Fair Complex in the near term. The current skill sets of the existing seven-member Fair Complex Board are varied and diverse. They include a previously elected County Commissioner and a currently seated city council person, both skilled in development and oversight of public policy; an attorney skilled and experienced in real estate, property management and development issues; an Intel executive holding an MBA in Business Administration and who grew up in Southern Oregon during the relocation of the Jackson County Fair; an individual holding an officer position in a state-wide non-profit organization; and two newly appointed board members who hold board positions in other County and State boards and commissions.

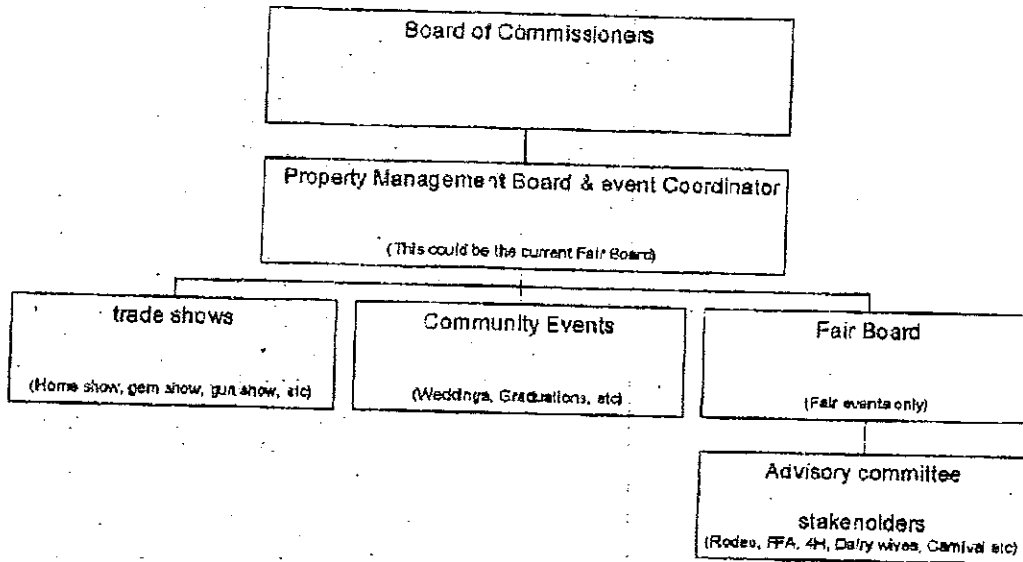
It is also important to note that the County Board of Commissioners recently increased the composition of Fair Complex Board by two members to assist it in accomplishing the above-described purposes. One of the additional members was designated as a Washington County District 4 resident to maintain that District’s representation weighting.

In addition, as a department of Washington County, the Fair Complex is expected to receive advice and assistance from the County, as appropriate, on the proposed redevelopment since it will provide the County with a long-term asset that needs prudent and responsible management. It would be shortsighted to believe that the Fair Complex should precede on its own in this endeavor. Through prudent design and planning, the proposed redevelopment will occur in phases, allowing the County and Fair Complex to weigh various affects on the organization and allowing for necessary adjustments and modifications in its governance structure if and when they become necessary.

In conclusion, it may serve well the interests of the County and the Fair Complex to allow the present seven-member Fair Complex Board to move forward without a pre-conception of any given new governance structure. Placing greater emphasis on the appointment process of future Fair Complex Board members will very likely serve the County's interest best.

Attachment

Proposed reorganizational structure



This structure has the potential to mobilize volunteers and encourage input from those who are most closely associated with the Fair event. It would also relieve Fairboard members of the duties of dealing with other events throughout the year. The advisory committee to the Fair should involve members of different aspects of the event. It could take the form of either ex-officio membership on the Fair Board itself or a separate and distinct subcommittee. In either case, the membership would be appointed from their own respective organizations. The seven voting members of the Fair Board will continue to be appointed by the Board of Commissioners as per Oregon statute. This structure allows those who may have a limited knowledge of management, yet a strong association with the Fair event, to actively participate in its production.

There are also many negative issues to be dealt with. The potential conflicts between governing bodies is probable, but could be limited through a clear set of duties and guidelines for each. A change in revenue streams would likely create the most impact on the event. Separating the Fair from other events, and even from the management of the property, could reduce economies of scale and subsidization of the Fair.

These issues should be looked at with a clear and objective look to examine the potential benefits and pitfalls of a major change.

Lastly, it should be noted that while the chart does not show it, the seven members of the Fair Board will continue to be answerable directly to the Board of Commissioners as Oregon law directs.

County of Washington

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## MEMORANDUM

**Date:** January 5, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

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

**Re:** Policy Resolution #401 – Rodeo Committee

Based upon action taken at the November and December 2004 Fair Complex Board Meeting regarding the production of the rodeo during the 2005 Washington County Fair, staff is recommending that the Fair Complex Board suspend Policy Resolution # 401.

# ANNOUNCEMENTS



*Calendar of Events*  
*December 2004 - March 2005*

Date	Event	Location
<i>January</i>		
1	Holiday	Office Closed
7 - 9	Oregon Fairs Association Convention	Jantzen Beach, Portland
11	Board Meeting	Floral Building (4:30 PM)
16-19	Western Fairs Association Convention	Reno, Nevada
17	Martin Luther King Holiday	Office Closed
<i>February</i>		
2	Board Meeting	Floral Building (4:30 PM)
2	Booster Meeting	Board Room (7:00 PM)
<i>March</i>		
2	Board Meeting	Floral Building (4:30 PM)
2	Booster Meeting	Board Room (7:00 PM)
<i>April</i>		
6	Board Meeting	Floral Building (4:30 PM)
6	Booster Meeting	Board Room (7:00 PM)

# CORRESPONDENCE

# ORAL COMMUNICATIONS

## OTHER MATTERS OF INFORMATION

Original URL: <http://www.jsonline.com/news/metro/jan05/289608.asp>

## Despite grand plans, Expo Center skating on thin ice

### Project is the victim of overly optimistic projections, bad timing

By ANNYSA JOHNSON and RICK ROMELL  
[rromell@journalsentinel.com](mailto:rromell@journalsentinel.com)

Posted: Jan. 2, 2005

West Allis - Put in motion by a powerful governor and guided forward by an old pro at the politics of development, the \$38 million Wisconsin Exposition Center at State Fair Park was a project destined to get built.

Whether it's destined to succeed is another question.

Four years ago, a key mover of the project described it like this: "We have this great plan, and we're sure that it's going to work."

Today, the Expo Center stands in danger of default, the victim of overly optimistic projections and unfortunate timing.

Things may yet work out. Bookings are up in the year since the center hired a seasoned marketing hand to manage the operation. And Expo Center officials are working to restructure the facility's debt, now \$40 million.

But the center's disappointing first two years have put it on thin ice financially. And as it is currently structured, the Expo Center faces the difficult task of succeeding largely as a private entity.

"It's a stretch, and we all knew it was a stretch," former center consultant Geoffrey Hurtado said of the chances that the Expo Center would generate enough revenue to cover both operating and capital costs.

"But you have to remember back in the fall of 2000 we were looking at four or five literally rotting buildings . . . and the state was not interested in issuing \$30 (million) to \$40 million worth of bonds to build new ones."

### Expansive vision

The Expo Center, with 200,000 square feet of exhibition space, opened in August 2002 to the raves of fairgoers accustomed to the park's aging, dilapidated exhibit halls. The center was a major element in Gov. Tommy G. Thompson's sweeping plans to transform the Fair Park into a year-round entertainment venue.

"He was at the root of wanting to see a growing State Fair Park, a more vibrant place, a more financially sound place," said Robert Milbourne, at the time president of the Greater Milwaukee Committee.

Thompson's vision was expansive. The former governor, who saw himself as "a builder," believed the park should boast not just a big exposition hall but a new grandstand at its

### Expo Center



Photo/Gary Porter

The Exposition Center at State Fair Park now stands in danger of default. The 200,000-square-foot center, built at a cost of \$38 million, opened in August 2002 to high praise.

### Financial Troubles

racetrack, a year-round marketplace selling Wisconsin products, a hotel and a train station.

Only the Expo Center and the grandstand have been built, and both have caused financial problems for the fair park.

Thompson, who had become U.S. Secretary of Health and Human Services by the time the Expo Center opened, wasn't the only force pushing the new building. Also propelling the project was Milwaukee attorney William Drew, who said those behind the project had a "great plan." Drew was appointed by Thompson to a revamped State Fair Park Board in August 2000.

Drew, whom the governor had earlier named to a committee studying the park's future, brought with him an impressive resume. A former Milwaukee alderman and county official, he also had been Milwaukee's development commissioner and helped shape the city's successful Summerfest.

**Downtown center**

But some people were concerned about the size and financial viability of the State Fair project, and the speed at which it was being advanced.

"Things were happening so fast," said Michael Hunter, who served nearly a decade as Park Board chairman before Gov. Scott McCallum replaced him with Drew in February 2001.

Critics worried that the new hall would take business from the Midwest Express Center - now the Midwest Airlines Center - the tax-supported convention hall that opened in downtown Milwaukee just two years before public discussion on the Expo Center got rolling.

At the time, Drew said the Expo Center wasn't being built for conventions, which he called "the main business" of the downtown facility. But a feasibility study had projected that the Expo Center would take eight events from downtown.

The Midwest Airlines Center, slightly smaller than the Expo Center with a 189,000-square-foot exhibit hall, was built to draw conventions and the out-of-town money they bring. The Expo Center concentrates on trade shows and consumer events that draw primarily local attendees.

The Expo Center has siphoned off some business from the downtown hall, most prominently the Milwaukee Journal Sentinel Sports Show, a consumer event that also fills hotel rooms.

Meanwhile, the Midwest Airlines Center saw a significant decrease in conventions in 2003 and a further falloff in 2004, according to the budget of the Wisconsin Center District, which owns the convention hall. While 2005 is shaping up as a strong convention year downtown, the past declines have prompted the district to form a task force to try to bring more corporate and association meetings to the Midwest Airlines Center.

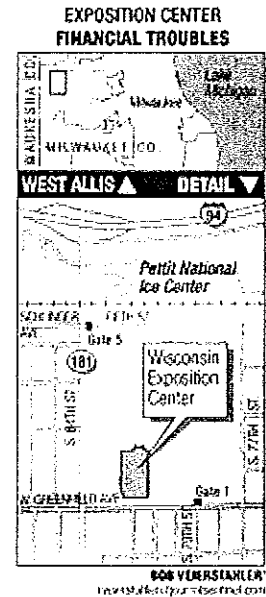
Drew blames the Expo Center's problems on inflated financial projections in the feasibility study conducted in 2000 by Hurtado and Economic Research Associates in Chicago.

"The market maybe was not there for a building that size," said Drew, who was replaced as park board and expo center chairman by Milwaukee attorney Martin Greenberg after Gov. Jim Doyle took office in November 2002.

Drew said he had no inkling the projections might be high until the building opened and a key piece of business, the coveted Sports Show, didn't bring as much revenue as the consultants projected.

**Terrorist attacks**

The timing of the Expo Center's opening couldn't have been much worse.



Expo Center map

The financial projections supporting the project were made toward the end of the last economic expansion. The place opened, however, after the economy had dipped and taken the blows of the 2001 terrorist attacks.

That hurt business nationwide. For three years - 2001 through 2003 - demand for convention and exposition space declined, even as capacity expanded by 3% to 7% annually, according to industry journal Tradeshow Week.

Timing aside, consultants tend to overestimate the financial performance of convention centers in feasibility studies, according to convention center scholar Heywood T. Sanders, a professor of public administration at the University of Texas at San Antonio.

Dan Martin, the Economic Research Associates vice president who oversaw the Expo Center study, said his firm worked for a fee and "didn't really have any interest in seeing this built or not built."

The company, which has been in business more than 40 years, often has advised clients not to go forward with projects, but the Expo Center looked like a "fairly strong" venture, he said.

He noted that the study assumed aggressive booking of the center would begin a year before it opened - something that didn't happen.

## Smaller shows

Beyond the general economic trends of the last few years, possible red flags appeared early on, in part tied to concerns by lenders.

The fair park used private financing for the Expo Center, setting up a non-profit corporation to borrow \$45 million in industrial revenue bonds through the City of West Allis. In November 2000, the Legislative Fiscal Bureau voiced concerns about the feasibility study's financial projections. And U.S. Bank, then Firststar, agreed to insure the bonds with a letter of credit only after Lehman Brothers assumed the bank's risk through a credit swap.

Many smaller shows that had leased space in the park's old exhibit halls couldn't pay the Expo Center's steep rents and moved on. The center's first president lasted little more than a year and the position sat vacant for seven months until November 2003, when Greenberg lured Sandra Lange away from the Wisconsin Center District, where she'd worked as marketing and sales director.

"The sales and management staff really didn't get assembled until Sandra Lange was hired," Hurtado said.

Lange appears to be making progress, increasing bookings, paring expenses and narrowing the Expo Center's cash deficit from \$570,000 in 2004 to a projected \$170,000 in 2005.

"We're trying to move this building forward, and we're doing a good job... But it's a steep climb," she said. "We didn't create the problem. We're trying to fix it."

The Expo Center in 2005 is projected to exhaust the last of its cash reserves set aside for operations and end the year in the red. The center can tap its \$3 million debt service fund to cover bond payments, but failure to replenish it quickly could trigger default.

In the meantime, the letter of credit from U.S. Bank - and the credit swap - expires on April 15. Failure to renew likely would send all parties to court to battle over who is responsible for the debt.

The solution, according to Greenberg, is to persuade a lender to restructure the debt to lower payments over the next three to five years while the facility builds its business.

"I have absolute confidence in Sandy's ability to bring this place to where it should be, but it's going to take some time," Greenberg said.

"I don't see profitability here for a number of years."

Greenberg also sees naming rights for the building and development of an adjacent hotel as crucial to the center's turnaround. But both are likely to be a challenge, consultants say.

Corporations that put their names on buildings want to see bookings to justify their investments, and trade show promoters are gun-shy about booking a building facing financial uncertainty.

A preliminary feasibility study on a hotel said it would work only with city and state support, and the state may look askance at any proposal requiring commitment of its land.

Greenberg said he would begin meetings with U.S. Bank and Lehman Brothers in January. Lehman Brothers' attorney declined to comment. Greenberg said the investment firm wants out of the deal, insisting that Lehman Brothers assumed the debt believing the center would eventually be taken over by the state.

Both Greenberg and Drew said they knew of no such commitments and that there was nothing in writing holding the state liable.

A court fight, Greenberg said, "is in nobody's best interest."

"I would like to see it work out so nobody gets hurt," Greenberg said. "What happens if it defaults? You have to ask Lehman Brothers what they do with it. They can run it as an exposition center or sell it for what it can get."

From the Jan. 3, 2005, editions of the Milwaukee Journal Sentinel  
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Everything Oregon

## Fair officials: Redevelopment plans for complex moving along

Thursday, December 30, 2004

By Ian Rollins

The Argus

The Washington County Fair Complex is "farther down the road than it's ever been" toward being redeveloped, officials say.

"We're going to have a new home for the county fair," Don Hillman, the fair complex's executive director, said Wednesday. "I believe the fair will have a brighter future with newer facilities."

Opus Northwest currently is working on plans to redevelop the 100-acre complex off Northeast Cornell Road, Hillman said. If all goes well, Opus will build a new exposition center and fair facilities, as well as a retail development on the rest of the complex.

"With more modern facilities, we're going to be a regional hub for trade shows and conferences," Hillman said. The complex is rented out most weekends out of the year, but its aging facilities and 20,000-square-foot main exhibit hall restrict what events can take place at the complex, he said.

"The nearest facility that would support a trade show with more than 24,000 square feet is the Portland Expo Center," he said.

Washington County signed an initial agreement with Opus in October to come up with a preliminary design, which Hillman said is due in February. The county and its fair board will consider a final development agreement with Opus after that.

"I feel very good about the preliminary plans Opus has shown us so far," said Rich Vial, fair board president.

Opus representatives couldn't be reached for comment, but Hillman said it's too early to know how much of the site might ultimately be redeveloped for retail.

"It's really the commercial and retail aspects that will pay for" the new fairgrounds, Hillman said.

This is the latest of many attempts to redevelop the fair complex for more modern facilities and more revenue. A failed plan in 1998 included moving the facilities east of 34th Avenue and building a convention center and four-star hotel, among other things, on the rest of the site.

The county asked voters in 2002 for a \$40-million property tax bond to build a new events center, but that failed as well. It put out a request for public-private development proposals the next year, and Opus was one two developers to submit a proposal.

Opus is the same developer building Bridgeport Village, an upscale shopping center on a former county-owned rock quarry in Tualatin. Part of that center is open now, and the rest of it will open next spring.

The fair complex's redevelopment took an interesting turn earlier this month as the Port of Portland revealed three options for expanding the Hillsboro Airport across Cornell. Two options included realigning Cornell farther south and buying 25 acres of the fair complex from the county, but fair and port officials say that probably won't happen.

"That additional land allows us more space for aircraft and vehicle parking, and aviation service providers," said Darren Griffin, general aviation director for the port. "We still have the land for that; this would just be more of the same. But does the huge cost of that concept warrant doing it?"

Hillman said he told port officials last week the fair complex needed the 25 acres. "I think that 25 acres is going to be important to us," he said. "Realigning Cornell doesn't meet any needs for anyone at this point."

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# MIDDLETOWNPRESS.com

12/30/2004

## Town cleared in fair death

By AMY L. ZITKA , Middletown Press Staff

**DURHAM --** The town and First Selectwoman Maryann Boord have been legally removed from blame in connection with the 2002 death of a Meriden teenager following the Durham Fair. Boord, the town and the Durham Agricultural Fair Association had been named in a 2003 civil lawsuit by the Estate of Jason A. Gelinis, a 15-year-old who died Sept. 29, 2002. Boord said she was notified on Wednesday the cases against her and the town were "closed."

A Middlesex Superior Court judge had approved a request and granted a motion of a summary judgment in favor of the town and Boord, the first selectwoman said. Attorney Jim Williams represented Boord and the town.

"I'm very relieved," Boord said of the decision.

The initial lawsuit was filed in September 2003 by attorney Edmund Collier on behalf of the teen's estate on the opening day of the 84th annual Durham Fair.

Shortly after the fair closed on the evening of Sept. 28, 2002, Portland resident Marcy Jarzabek, 16, was driving a GMC Suburban south on Route 17. Just before midnight, Jarzabek's SUV drifted off the right side of the road and into a group of Meriden teenagers walking along the embankment across from Strong Middle School.

Gelinis was taken by Life Star helicopter to Yale-New Haven Hospital where he was pronounced dead. Three other teenagers also suffered injuries.

The lawsuit listed 16 injuries Gelinis suffered that resulted in his death, including skull fractures, brain stem hemorrhages and cerebral cortical contusions. The suit accused the fair association and town of "negligence and carelessness" in planning and managing traffic and public safety during the 2002 fair.

It also claimed the fair and town did not provide adequate shuttle buses for patrons, did not adequately plan for motor vehicle and pedestrian traffic, knew, or should have known, traffic conditions were unsafe and failed to warn patrons, and failed to close portions of Route 17 to vehicular traffic.

According to court officials, the judge's decision came down on Oct. 28.

"No appeal was brought against myself or the town," Boord said.

The judge also granted in favor of the fair association, but the plaintiff's attorney appealed the decision, she added.

An appeal was filed on Nov. 16, according to court officials.

Neither Collier nor Attorney Vincent McManus, who represents the fair association, returned telephone calls on Wednesday.

The estate, within the initial suit, was requesting compensation for Gelinis' death of at least \$150,000, excluding

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interest and legal costs.

On Sept. 16, a similar lawsuit was filed against the town, Boord and the fair association by Ryan and Terri Terrenzi just prior to the start of this year's fair. Ryan Terrenzi was one of the teenagers who was seriously injured after being hit by Jarzabek's car.

The 15-year-old, of Meriden, suffered multiple head and back injuries, according to the lawsuit. Terrenzi's injuries were, according to the lawsuit, a result of the negligence and carelessness of the Durham Fair Association, the first selectwoman and the town. Among the allegations cited in the lawsuit, fair and town officials provided an inadequate number of shuttle buses to patrons; and did not have an adequate plan for and did not adequately manage pedestrian traffic in and around the fair.

The Terrenzi lawsuit is "still a pending issue," Boord said.

To contact Amy L. Zitka, call (860) 347-3331 ext. 211 or e-mail [azitka@middletownpress.com](mailto:azitka@middletownpress.com).



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## County picks new board to manage fairgrounds year-round

Thursday, December 23, 2004

By ERIN MIDDLEWOOD, Columbian staff writer

The Clark County Fairgrounds could begin paying for itself in 2007 under plans for year-round operation of the county-owned property.

Clark County commissioners on Tuesday approved a management agreement for the fairgrounds, which had been run by the nonprofit Clark County Fair Association.

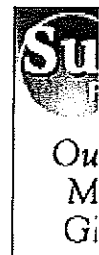
That association will continue to stage the annual 10-day fair, but a new nonprofit board, the Fairgrounds Site Management Group, will manage the property year-round. The board includes three representatives from the county and two from the fair association. Longtime fair manager Tom Musser, already on the county's payroll, will continue to manage the site, said Doug Johnston, the county's general services manager.

The agreement between the county and the new group will run for 10 years, with a review at five years.

The county will be more involved in the operation of the fairgrounds, but county and fair officials stressed that the average visitor won't notice anything different except one thing: "We'll have a much nicer site," said Bronson Potter, a county attorney, at a workshop on the agreement last week.

The county expects to open a new 112,000-square-foot exhibition hall in March, Johnston said. Lodging taxes and rent payments from Quincunx for the fairgrounds amphitheater backed the bonds for the \$18.5 million building. It's the first step in a \$36.5 million plan for improvements aimed at putting the 50-year-old fairgrounds to better use year-round.

"If we make money, the proposal is to enhance that site," said Bill Barron, the county administrator.



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The projections show the fairgrounds losing money in 2005 and 2006, just about breaking even in 2007 and coming out about \$114,000 ahead in 2008. Those figures are just estimates, Johnston stressed.

But he and other officials are optimistic that the exhibition hall will attract trade shows and help put the fairgrounds in the black. The first show in the new building already has been booked: a classic car auction in March.

### Update

Previously: Clark County is building an \$18.5 million exhibition hall at the fairgrounds in hopes of making better use of the property year-round.

What's new: Clark County commissioners Tuesday adopted a new contract for operation and management of the fairgrounds.

What's next: The exhibition hall opens in March.

**Talk about this story in our Discussion Forums.**

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## **Buckeroo panel denies ex-princess's appeal**

**After facing the executive board again, Stephanie Hedin will not have her 2005 title reinstated**

Thursday, December 23, 2004

**STEVEN AMICK**

MOLALLA -- The Molalla Buckeroo Association's executive board has again turned down Stephanie Hedin's bid to retain her claim to the 2005 Molalla Buckeroo princess title.

Hedin, 20, of Forest Grove went before the seven-member board last week, saying she did not want to dwell on the past. The reference, she said later, was to a dispute between Hedin and association's three-member Queen and Court Committee, which voted in October to strip the title from her.

The executive board initially sided with the committee. On Thursday, it did so again.

By a vote of 4 to 1, with one member abstaining and Buckeroo President Vaughn Hansen ineligible to vote except to break a tie, the board upheld its earlier decision.

The meeting was private, and Hansen would not say afterward how the individual board members voted or who abstained. The other board members -- Wayne Dettwyler, Dennis Newell, Ron Jones, Stan Bessire, Randy Williams and Mark Wheeler -- either could not be reached or did not return telephone calls from The Oregonian.

Hansen said turning down Hedin's request was an emotional experience for everyone involved.

"The board felt really bad about it," he said, "and they all invited her to come back next year and try again, with a clean slate," to compete for a place on the 2006 court.

Hedin was stunned.

"At first I said it would depend -- I can't decide right now," she said in an interview this week. "After talking it out with my parents and other friends and family, though, I don't know if I could go through it all again. I just don't know how in the world I would be treated or how I could trust them."

Hedin garnered her Molalla Buckeroo princess title on Oct. 2 in a four-way competition. Caylee Cooper, 18, of St. Helens was chosen the 2005 Buckeroo queen, and Kimberly Allen, 19, of Gresham, was chosen as a Buckeroo Court runner-up.

Allen was chosen to take Hedin's place as princess after the court committee revoked Hedin's title. The committee made that decision after Hedin admitted lying to the committee about who owned the horse she rode in the competition.

She has since repeatedly apologized and explained that the leased horse's owner did not want her identity revealed as the horse's owner.

45

Hedin said Tuesday that she would not fight any longer for the Buckeroo princess crown she still believes should be hers.

"I'm tired of it," she said of the battle. "It's not worth any more of my time."

Instead, she said, she is setting her sights on competing for a place on another rodeo court next year. She already has won a runner-up slot in the 2005 Clackamas County Fair & Rodeo court competition.

Before the Buckeroo executive board's vote last week, Hedin told its members that the effects of the previous decisions by the committee and the board were "devastating to me and my family," and that standing up before the board to make her request was "the hardest thing I've ever had to do in my life."

She told the board then that she had always wanted to represent the sport of rodeo and that Molalla's annual western festival had been her family's favorite since she was a young girl.

That, she said Tuesday, is no longer true.

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## State investigators find cause of E. coli outbreak (AP)

RALEIGH (AP) — A State Fair petting zoo was the likely source of the E.coli bacteria that gave 15 children a life-threatening kidney ailment earlier this fall, state health officials said Thursday.

The final report by investigators with the North Carolina Division of Public Health said North Carolina's largest outbreak of E. coli in three years, involving 108 cases, apparently originated at the Crossroads Farm Petting Zoo exhibition at the October fair.

Though most people suffered milder symptoms, including diarrhea, 15 children suffered serious reactions to toxins that collected in their kidneys. The complication can lead to kidney failure and possible death.

Four of the 15 children continue to receive dialysis, said Debbie Crane, a spokeswoman for the state Department of Health and Human Services.

The report said more than half of the 108 people infected with E. coli were 5 years old or younger; two-thirds were under 18.

Most had come into contact with animal manure, Crane said.

The Crossroads Farms operation was identified as the likely source of the outbreak because 33 of the identified cases had genetic fingerprints that matched E. coli samples taken from the site of the petting zoo.

The same genetic strain was not found in specimens collected from other areas of the State Fair grounds in Raleigh, the report said.

"The genetic fingerprinting supports our extensive epidemiological study, which relied on looking at people who got sick along with those who did not," state epidemiologist Dr. Jeffrey Engel said.

An employee of Crossroads Farm, in the Chatham County town of Bear Creek, said owner Jason Wilkie was referring calls to his attorney, Walter Brock.

Brock said Wilkie cooperated with inspectors, and that his goats, sheep, llamas, water buffalo, camel and zebra were inspected by a veterinarian for contagious diseases before the fair, which ran from Oct. 15-24.

"They were all certified before they were taken to the state fair," Brock said. "He's very much committed to complying with all guidelines that are applicable to the petting zoo business and he has been routinely inspected over the years."

The bacteria can be present in healthy animals and can be transmitted through feces of contaminated livestock or humans. Infected animals might not display signs of illness.

Health inspectors found that those infected at the State Fair were most likely to have fallen down in manure, touched manure, stepped on manure or had animals jump on them.

Children who were sucking their thumbs or pacifiers or drinking from a sippy cup while visiting the petting zoo were also more likely to be infected, the report said.

The report said Crossroads Farm Petting Zoo "had implemented guidelines from a national group of public health veterinarians to encourage hand hygiene to protect visitors from illness. Signs and hand sanitizing stations were present."

However, because very few E. coli bacteria can cause infection, those measures were not enough, the report said.

Investigators recommended restricting direct contact with animals, reducing fecal contamination, and reducing crowding in petting zoos.

About 73,000 cases of E. coli infection are reported in the United States each year; about 61 cases prove fatal. North Carolina reported 38 cases in 2003.

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On the Net

Executive summary of the report by the N.C. Division of Public Health on the E.coli outbreak:  
<http://www.dhhs.state.nc.us/docs/ecoli.htm>

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## Families of sick children file suit

### From Staff Reports

Three families whose children were sickened with *E. coli* bacteria after a visit to the N.C. State Fair filed a lawsuit Friday against the petting zoo identified as the main source of the outbreak.

The families contend that Crossroads Farm Petting Zoo, based in Chatham County, failed to provide adequate protection against infection.


Plaintiffs are Lee County residents Timothy and Kellie Baldwin, on behalf of their 3-year-old son, Matthew; Harnett County residents Jayson and Wendy Ennis, for their 3-year-old son, Chad; and Jackson County residents Keith and Jennifer Chauvin, for their children, 3-year-old Cameron and 17-month-old Luke.

The Chauvin children developed a severe complication of the infection that results in kidney failure.

"Twenty-four outbreaks have been linked to fairs and petting zoos since 1995," said plaintiffs' attorney William Marler in a prepared statement. "Any operator of a petting zoo should be well-versed in the ways of preventing *E. coli* infections among their patrons and should have procedures in place to do just that.

"At this petting zoo, procedures were woefully inadequate to prevent an outbreak," Marler said.

Marler is a Seattle lawyer who specializes in contamination cases. The lawsuit was filed in Wake County Superior Court.

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Agriculture

### Legal pickle is over for champion steer's family

The Sievers family of New Liberty contends that the 2002 champion 4-H market steer was Pickles.

By JERRY PERKINS  
REGISTER FARM EDITOR  
December 17, 2004

The 27 months of legal wrangling over the identity of Pickles the steer ended Thursday when an out-of-court settlement was reached in the case.

On Aug. 16, 2002, the Iowa State Fair Board disqualified Pickles as the grand champion 4-H market steer when questions were raised about the steer's identity. But Jenna Sievers of New Liberty, who exhibited Pickles at the fair, and her parents, Bryan and Lisa Sievers, contested the disqualification.

As part of Thursday's settlement, the steer's disqualification stands, and the money from the sale of the steer and the championship banner and trophies won't go to Jenna Sievers.

The settlement has four parts:

- The Sievers agreed to dismiss their appeal in Polk County court.
- The \$16,000 paid for Pickles at the 2002 Sale of Champions will be donated to the Iowa Foundation for Agricultural Advancement for use as scholarships.
- The championship banner and trophy given to Pickles as the 4-H grand champion market steer will be donated to the Iowa State Historical Society.
- Pickles' head, hide and meat, which has been frozen and stored at Iowa State University in case it was needed as legal evidence, will be disposed of.

Earlier, an administrative law judge agreed with the Sievers that Pickles, indeed, was Pickles. But the fair board refused to back down and voted on Feb. 20 to reverse the ruling.

The Sievers appealed the board's decision in Polk County District Court, but agreed to settle with the fair board.

Bryan Sievers said the family maintains that the steer that was named the 2002 grand



**DOUG WELLS/REGISTER FILE PHOTO**

Stands by him: The 21/4 years of legal wrangling over the identity of Pickles the steer, above with owner Jenna Sievers, ended Thursday. "I know the truth in my heart that Pickles was Pickles," she said.

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champion 4-H market steer really was the same steer Jenna Sievers checked in with Scott County 4-H officials eight months previously.

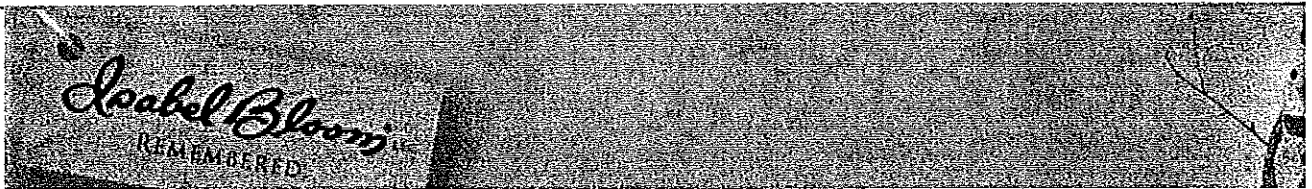
"Jenna and our family have been through a lot, and we are pleased to have this resolved," Bryan Sievers said. "We may not agree with the fair board, but we wanted to settle our differences."

Gary Slater, general manager of the Iowa State Fair, said the fair board and the Sievers agreed that the board had the right to disqualify Pickles, and the Sievers had the right to appeal the disqualification.

Since the controversy, Slater said, the fair board has enacted rules requiring livestock to have DNA samples and nose prints before fair livestock shows.

Jenna Sievers said she felt relieved.

"I'm a little let down, but we had our day in court and we won our case with the administrative law judge," Sievers said.



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Everything Oregon

## Top Port ideas for airport face big obstacles

The wish list for expanding the Hillsboro facility suggests acquiring fairgrounds land and relocating Northwest Cornell

Thursday, December 16, 2004

**ESMERALDA BERMUDEZ**

HILLSBORO -- A Hillsboro Airport development idea that may include moving Northeast Cornell Road and paving over one-fourth of the Washington County Fair Complex could face big hurdles.

The Port of Portland earlier this month unveiled a preliminary wish list, with three options ranging in price from \$52.9 million to \$126 million, as part of a 20-year master plan to address airport growth. Officials will choose one plan, or a combination of plans, in late January.

One of the most elaborate options includes buying about 25 acres of fairgrounds land to make room for more businesses and parking. Under that upgrade, the county-owned Cornell Road would need to be relocated south by at least 400 feet. Cornell runs along the airport's southern edge.

Such a move would cost an estimated \$10.4 million.

But first, the Port would need to clear several obstacles, including having fairgrounds officials back the idea, finding enough money to pay for the project and getting the county to include the road move on its transportation plan. The latter is a 20-year blueprint that prioritizes road projects based on safety and capacity.

### Parallel goals

At this point, Port officials plan to keep talking with fairgrounds representatives, who are working on their own redevelopment plan. That plan could be put into place in the next two years and cost about \$80 million. It may include constructing commercial and retail buildings along Cornell - potentially causing a collision with the Port's idea to redraw Cornell.

"We need to know which path (the Port is) going to go down," said Kyle Bertelsen with Opus Northwest, a Portland developer working to redevelop the fairgrounds.

If the Port adopts the proposal to relocate Cornell, fairgrounds officials will need to discuss whether the plan will work for them, Bertelsen said.

"One of the biggest challenges would be timing for us," he said, referring to the fairgrounds redevelopment.

"We could sell 25 acres and may make it work," he said. But if the Port decides to move Cornell after retail is built, then "you'd have to have tenants move out."

Fair board Chairman Rich Vial said the board does not expect airport plans to interfere with fairgrounds development plans.

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"We were aware that this was one of the plans, but we were always under the impression that it wasn't one of the favored plans, and it was a long shot," Vial said.

Either way, Vial said the board will cooperate with the airport to reach a solution.

### **The money challenge**

Looking ahead, Port officials say money is also a challenge. They're not sure who would pay to move Cornell Road.

"There is no identified funding source," said Daren Griffin, the Port's general aviation manager. "We could get federal dollars, state dollars . . . anything is possible."

It may take years before the idea is placed on the county's priority list. For that to happen, the project would have to be strongly supported by the Port, the city of Hillsboro and county commissioners, said Anne Madden, a county spokeswoman.

Andrea Vannelli, a senior planner who represents the county on the airport's master plan committee, said the county will meet with Port officials this week to learn more about the ideas.

"These are projects that don't get done at the drop of a hat," Vannelli said. "It's something we don't have in the works, and if it were worked into the county plan it would be up against a lot of competition."

When the three development proposals were presented to the airport master plan committee on Dec. 2, the committee suggested that the Port move forward with a dual plan: one that includes moving Cornell Road and another that doesn't.

### **Phasing in upgrades**

The options reviewed by the committee take into account land and air demands, and a series of upgrades that would be phased in as the airport grows. Money for those ideas is not earmarked but may come from Port and Federal Aviation Administration grants. By 2025, Port officials expect the number of aircraft based at Hillsboro Airport -- Oregon's second largest -- to increase from 363 to 465. The number of takeoffs and landings is expected to increase from 224,000 in 2003 to 323,000.

The three packages all include building a new runway spanning 3,600 feet. The runway, which Port officials have wanted to build for more than a decade, would be built on the north end of the airport parallel to the 6,600-foot runway and perpendicular to the other 4,049-foot runway. It would be used solely for landing small-engine aircraft.

In addition to a third runway, all three packages call for new taxiways, about 367,950 square feet of additional hangar space, relocation of the terminal, and more parking for cars and aircraft.

Alternative A, costing about \$52.9 million, proposes the fewest changes. It includes adding a new runway, taxiways and hangars.

Alternative B, which would cost about \$90.8 million, would include moving Cornell and acquiring fairgrounds land. It would include shifting the smaller runway about 235 feet toward the east and relocating the terminal closer to the MAX light-rail station, which is near Northwest 34th Avenue and Cornell.

Alternative C, which would cost \$101.4 million to \$126 million, includes two options. One consists of buying about 90 acres of mostly agricultural and industrial land north of the airport to

build a new flight pattern known as Charlie. The existing Charlie pattern has been active for about a month and is parallel to the 6,600-foot runway.

### Helicopter flights

To segregate helicopter flights, a new Charlie pattern would need to be built north of the existing Charlie, on the northeast end of the airport, Griffin said.

Alternative C also calls for building the 3,600-foot runway farther north of the airport, which would require that Northwest Evergreen Road be moved. About 2,500 feet of the road, which was moved in 2001, would shift about 300 feet to the north.

The committee, however, objected to moving Evergreen.

After meeting with the county and fairgrounds representatives, Port officials plan to refine the plan they choose, which may include a combination of alternatives from the three packages, and meet again in March.

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## Thunderbirds agree to give air show a lift

**The popular Air Force crew, along with the Navy's Blue Angels, almost guarantee success for September's event**

Thursday, December 16, 2004

**RICHARD COLBY**

HILLSBORO -- Two years after being dumped by the Portland Rose Festival as a potential money loser, the Oregon International Airshow continued its resurrection with news that the U.S. Air Force Thunderbirds will star next year.

The sleek F-16 jet fighters, which last appeared over Hillsboro in 2002, will headline the Sept. 9-11 event, Judy Willey, the show organization's president, said Wednesday.

The high-performance Air Force team -- along with the U.S. Navy Blue Angels, which performed at this year's show -- practically guarantee a successful turnout. The teams, known around the world for their precision aerobatics, draw fans from hundreds of miles.

The six-plane team, Willey said, represents a coup for the local organization that took over the show from the Rose Festival, which abandoned it in late 2002. Festival officials had feared ticket sales and sponsorships wouldn't make expenses.

In August, with help from the Blue Angels, the nonprofit Hillsboro air show drew an estimated 80,000 spectators, raising \$88,000 for local charities.

"It's been just a real success story for us," Willey said of the show first run by her organization in 2003, when no military jet team appeared. Without the Blue Angels or Thunderbirds that year, the show drew about 60,000 spectators and raised about \$28,000 for charity.

In September, the Thunderbirds will have help drawing spectators. Performances will start with demonstration jumps by the 15-member U.S. Army Golden Knights parachute demonstration team. Two Air Force A-10 "Warthogs," twin-jet planes designed to support ground troops in combat, also will appear.

Other acts, Willey said, will include veteran stunt pilot Sean Tucker flying for Team Oracle, and biplane flier Gene Soucy with wing-walking partner Teresa Stokes.

Canadian pilot Bud Granley will fly his World War II T-6 trainer and stunt pilot Eric Beard will bring a Russian-built Yak 54 plane. On the ground, Smoke N Thunder, the Air Force Reserve's jet-powered car, will race along the airport's runway against an airplane overhead.

As in past years, the entertainment also will include a fireworks display opening the show's after-dark performance Friday, Sept. 9.

Willey said show organizers received the good news from the Air Force and other performers last week at the International Council of Airshows' convention in Las Vegas.

The Hillsboro event, she said, was competing against hundreds of other military and civilian air



shows in the United States.

The local organization had agreed to shift its 2004 show to Aug. 13-15 from September to accommodate the Blue Angels, who had the date open and were to be in Seattle the previous weekend.

The Thunderbirds and Blue Angels teams schedule their appearances based on what parts of the country they'll be in each month, Willey said.

"If you're not flexible," she said, "you're probably not going to get one."

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DuluthNewsTribune.com

Posted on Wed, Dec. 15, 2004

## State Fair Expo Center expected to lose at least \$1.3 million

Associated Press

**WEST BEND, Wis.** - The Exposition Center at Wisconsin's State Fair Park is projected to lose at least \$1.3 million next year under the 2005 budget adopted by its board of directors.

Expo officials said Tuesday that included a cash loss of \$170,000, which is how much the nonprofit corporation would have to borrow to remain afloat if all cash reserves are depleted as expected by next December.

Jon Gaines, the center's vice president of finance, said restructuring of its debt is the best viable option for avoiding default on \$45 million in industrial revenue bonds borrowed to build the two-year-old facility.

"A default could take place" without a substantial increase in bookings or a restructuring of the debt, he said after the board unanimously adopted the budget with no public discussion. "That's what we're all trying to avoid."

The Exposition Center is projecting a profit of \$1.3 million before debt service in 2005, up from \$865,000 this year. But Gaines said debt service payments of about \$2.6 million will push it into the red.

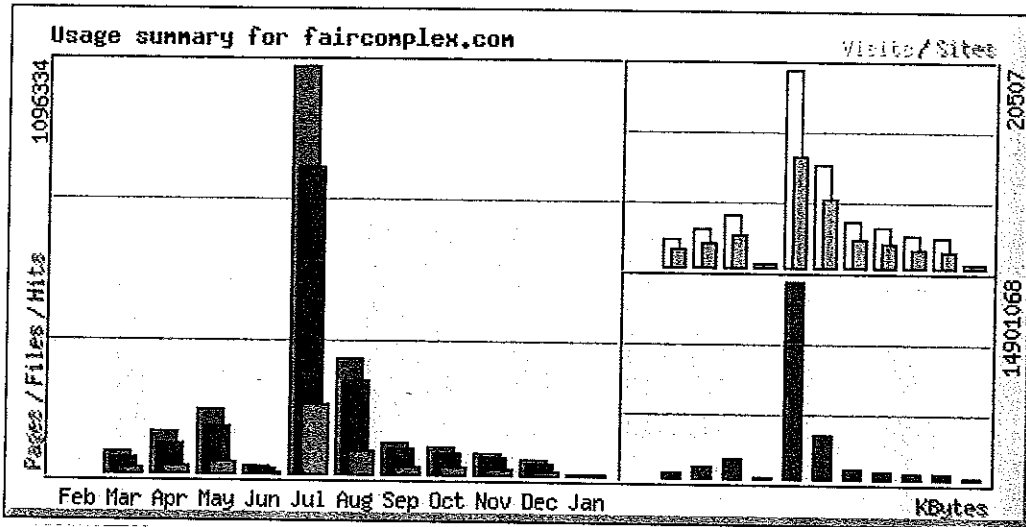
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Oct 2004	2412	1894	556	129	2346	553758	4002	17238	58715	74776
Sep 2004	2876	2313	642	153	2900	651458	4618	19285	69399	86307
Aug 2004	10019	8131	1956	342	7010	3218285	10622	60638	252082	310598
Jul 2004	35365	26595	6063	661	11390	14901068	20507	187975	824452	1096334
Jun 2004	16496	11980	2824	366	413	144839	366	2824	11980	16496
May 2004	5553	4076	1026	174	3171	1501314	5419	31819	126360	172151
Apr 2004	3702	2651	711	131	2360	893504	3936	21344	79548	111072
Mar 2004	2734	2007	634	135	1834	393185	2845	13330	42158	57433
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