

# WASHINGTON COUNTY FAIR COMPLEX

Board Meeting

July 6, 2005

Floral Building  
Washington County Fair Complex  
873 NE 34<sup>th</sup> Avenue  
Hillsboro, Oregon 97124

Regular Session – 4:30 p.m.  
Executive Session – 5:30 p.m.\*

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\* If necessary.

# AGENDA

# NOTICE OF MEETING

Washington County Fair Complex Board of Directors  
Regular Meeting: Wednesday, July 6, 2005, at 4:30 p.m.  
Executive Session: Wednesday, July 6, 2005, at 5:30 p.m.\*  
Floral Building  
Hillsboro, Oregon 97124

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

## Standing Committees

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

**Booster/Coalition Liaison**  
Kathy Schmidlkofer, Board Member  
Dan Logan, Board Member

**Development Committee**  
Rich Vial, Chair  
Herbert Hirst, Board Member  
W. Rafe Flagg, Board Member

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

## 22 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 Chair. Items not so noticed may be discussed at the discretion of the Board Chair, but cannot be considered for action.
- B. **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 Chair, each individual's comments may be limited to two minutes. Audience members, when recognized by the Board Chair, 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.
- C. **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 – May 2005
    - B. Balance Sheet – May 2005
    - C. Other, if any
  2. Fair Board Minutes – May 2005 (not yet available)
  3. Facility Use Schedule – June 2005 (not yet available)
  4. 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.

#### ***D. 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 – Herbert Hirst, Board Member
4. Fair Visioning Committee – Kathy Christy, Board Members
5. Booster/Coalition Liaison, Kathy Schmidkofer, Board Member
6. Treasure's Report – W. Rafe Flagg, Board Member
7. Operations Report – Don G. Hillman, Executive Director
8. Other, if any

#### ***E. Old Business***

1. Redevelopment Update, if any
2. 4H Uses of Complex Facilities - Baggott
3. Other, if any

#### ***F. New Business***

1. Form and Evaluation of Booster Efforts for 2005 County Fair - Boosters
2. Fire Inspection Notices - Staff
3. Other, if any

#### ***G. Announcements***

1. Calendar of Events
2. Other, if any

#### ***H. Correspondence***

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

#### ***I. Board Oral Communications***

#### ***J. Other Matters of Information***

1. Booster Meeting Minutes – May 2005
2. Newspaper Articles, if any
3. Other, if any

#### ***K. 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

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July 2004 - May 2005**

**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	January 2005	February 2005	March 2005	April 2005	May 2005	Year to Date 2004/05	Adopted 2004/05	%
1 Opening Balance	\$ 397,999	\$ 145,239	\$ 351,993	\$ 299,382	\$ 375,413	\$ 393,093	\$ 387,786	\$ 418,225	\$ 420,900	\$ 395,408	\$ 437,374		\$ 379,757	
2														
3 Interim Operating Revenues														
4														
5 Parking	\$ 75	\$ 28,965	\$ 70	\$ -	\$ 7,697	\$ -	\$ -	\$ -	\$ -	\$ (75)	\$ -	\$ 36,732	\$ 26,000	141%
6 RV Park		930	1,680	332	1,910	543	403	613	1,330	455	1,330	9,526	15,350	62%
7 Rentals	13,005	4,100	16,531	18,312	28,721	21,164	20,963	17,365	29,006	11,585	24,862	205,614	174,894	118%
8 Concessions	2,813	200	1,078	100	100	200	100	200	200	200	200	5,391	6,000	
9 Misc Income	6,181	2,425	1,794	297	213	(158)	(32)	(32)	1,150	(272)	845	12,411	10,500	118%
<b>Total Interim Operating Revenues</b>	<b>\$ 22,074</b>	<b>\$ 36,620</b>	<b>\$ 21,153</b>	<b>\$ 19,041</b>	<b>\$ 38,641</b>	<b>\$ 21,749</b>	<b>\$ 21,434</b>	<b>\$ 18,146</b>	<b>\$ 31,686</b>	<b>\$ 11,893</b>	<b>\$ 27,237</b>	<b>\$ 269,674</b>	<b>\$ 232,744</b>	<b>116%</b>
Interim Operating Expenses														
10 Personal Services	\$ 14,081	\$ 23,727	\$ 28,541	\$ 38,147	\$ 27,311	\$ 27,351	\$ 25,373	\$ 25,261	\$ 25,916	\$ 36,972	\$ 23,214	295,894	\$ 306,419	97%
11 Supplies	4,636	3,116	2,367	201	424	445	1,362	225	4,678	2,265	416	20,135	22,000	92%
12 Professional Services	672	783	-	473	-	629	202	-	1,801	429	85	5,074	8,000	63%
13 Advertising	273	748	33	395	277	199	546	-	242	341	242	3,296	6,000	55%
14 Printing	-	0	-	-	-	-	-	-	-	4	-	4	1,000	0%
15 Communications	32	75	44	44	87	-	45	45	87	(64)	44	439	-	0%
16 Utilities	489	2,613	5,605	3,124	3,906	4,034	7,362	3,601	8,037	3,262	6,225	48,258	77,000	63%
17 Repair and Maintenance	6,736	3,553	241	2,271	2,017	1,940	15,733	841	1,227	(2,056)	995	33,498	45,000	74%
18 Rentals	665	796	484	215	215	215	456	215	215	439	215	4,130	6,000	69%
19 Dues and Memberships	-	30	30	55	337	311	60	229	-	-	-	1,052	1,125	94%
20 Training and Travel	-	0	393	-	-	-	121	-	-	333	-	847	400	212%
21 Insurance	13,009	0	-	28	-	-	-	-	-	-	-	13,037	13,250	98%
22 Postage	-	0	-	49	77	-	-	-	309	-	-	435	1,600	27%
23 Printing Internal	190	0	10	778	-	-	-	-	171	-	-	1,149	-	0%
24 Telephones	-	0	655	494	625	467	491	509	508	930	505	5,184	6,500	80%
25 Special Expenses	131	402	1,945	(680)	109	821	473	80	164	114	625	4,184	11,000	38%
26 County Legal	-	-	-	769	-	135	1,620	-	574	(2,906)	135	327	-	0%
27 County Indirect Cost	-	3,319	-	-	3,319	-	-	3,319	-	-	3,319	13,276	13,936	95%
28														
29 Total Interim Operating Expenses	\$ 40,914	\$ 39,162	\$ 40,348	\$ 46,363	\$ 38,704	\$ 36,547	\$ 53,844	\$ 34,325	\$ 43,929	\$ 40,063	\$ 36,020	\$ 450,219	\$ 519,230	87%
30														
31 Net Interim Revenues/Expenses	\$ (18,840)	\$ (2,542)	\$ (19,195)	\$ (27,322)	\$ (63)	\$ (14,798)	\$ (32,410)	\$ (16,179)	\$ (12,243)	\$ (28,170)	\$ (8,783)	\$ (180,545)	\$ (286,486)	

**WASHINGTON COUNTY FAIR COMPLEX**  
Budget Overview July 2004 - May 2005

Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	January 2005	February 2005	March 2005	April 2005	May 2005	Year to Date 2004/05	Adopted 2004-05	%
<b>Fair Revenues</b>														
32 Commercial Booth Rentals	\$ 43,957	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,557	\$ 64,325	75%
33 Dept of Agriculture	-	-	-	-	-	-	35,141	-	-	-	-	35,141	38,000	92%
34 Parking Fees	1,055	76,755	-	-	-	-	-	-	-	-	-	77,810	81,000	96%
35 Admissions	724	30,776	-	652	-	-	-	-	-	-	-	32,152	60,000	54%
36 Sponsorships	36,750	8,500	-	11,250	-	5,500	-	-	-	-	-	62,000	60,000	103%
37 Carnival Income	-	67,572	-	-	-	-	-	-	-	-	-	67,572	65,000	104%
38 Advertising	1,150	300	-	-	-	-	-	-	-	-	-	1,450	1,500	97%
39 Entry Fees	4,147	299	-	-	-	-	-	-	-	-	-	4,446	4,600	97%
40 Rentals	-	(11)	-	-	-	-	-	-	-	-	-	(11)	-	0%
41 Concessions	12,850	67,064	-	-	-	-	-	-	-	-	-	79,914	81,675	98%
42 Other Revenues	248	7,166	-	-	-	-	-	-	-	510	-	7,924	12,600	63%
43														
44 <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>\$ 35,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 510</b>	<b>\$ -</b>	<b>\$ 416,955</b>	<b>\$ 468,700</b>	<b>89%</b>
<b>Fair Expenses</b>														
46 Personal Services	\$ 6,634	\$ 13,007	\$ 11,481	\$ 16,950	\$ 11,577	\$ 11,255	\$ 11,368	\$ 11,370	\$ 11,435	\$ 18,399	\$ 12,812	\$ 136,288	\$ 184,548	74%
47 Supplies	8,558	1,750	529	16	6	-	29	-	-	-	400	11,288	12,500	90%
48 Professional Services	20,577	41,458	13,880	750	(1,230)	-	-	-	-	-	-	75,435	72,000	105%
49 Advertising, Promotions, etc.	88,278	3,416	-	-	1,784	45	3,483	1,500	-	-	-	98,506	100,000	99%
50 Utilities	-	1,936	1,099	-	-	-	-	-	-	-	-	-3,035	14,000	22%
51 Repair & Maintenance	-	2,773	14	-	-	-	-	-	-	-	-	3,207	2,500	128%
52 Rentals	1,178	3,997	173	-	-	579	-	-	-	300	120	5,927	8,000	74%
53 Dues and memberships	-	-	-	-	-	775	-	-	-	190	-	965	750	129%
54 Travel and Training	-	-	-	613	210	277	1,293	399	159	592	-	3,543	4,500	79%
55 Insurance	13,009	-	-	-	-	-	-	-	-	-	-	13,009	13,250	98%
56 Postage	-	-	-	-	-	-	-	-	308	-	-	308	900	34%
57 Printing	1,198	-	-	-	-	-	-	-	-	-	-	1,198	3,000	40%
58 Telephone	506	800	-	-	-	-	-	-	-	-	-	1,306	2,500	52%
59 Other/Special Expenses	77,987	23,174	2,811	1,325	19,876	2,316	5,743	33	(176)	(95)	375	133,369	132,650	101%
60 Awards	27,996	11,826	(1,570)	-	2,476	22	-	-	-	(22)	2,500	43,228	46,150	94%
61 Indirect	-	3,319	-	510	3,319	-	-	3,319	-	-	3,319	13,786	14,436	95%
62														
63 <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>\$ 21,916</b>	<b>\$ 16,621</b>	<b>\$ 11,726</b>	<b>\$ 19,364</b>	<b>\$ 19,526</b>	<b>\$ 544,398</b>	<b>\$ 611,684</b>	<b>89%</b>
64														
65 <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>\$ 13,225</b>	<b>\$ (16,621)</b>	<b>\$ (11,726)</b>	<b>\$ (18,854)</b>	<b>\$ (19,526)</b>	<b>\$ (127,443)</b>	<b>\$ (142,984)</b>	

**WASHINGTON COUNTY FAIR COMPLEX**  
Budget Overview July 2004 - May 2005

Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	January 2005	February 2005	March 2005	April 2005	May 2005	Year to Date 2004/05	Adopted 2004-05	%
<b>Rodeo Revenues</b>														
66 Admissions	\$ 2,679	\$ 34,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,431	\$ 57,600	65%
67 Sponsorships	150	22,922	-	6,900	(1,750)	-	-	-	-	-	-	28,222	50,600	56%
68 Queen Fees	-	-	-	-	-	-	-	-	-	-	-	-	1,750	0%
69 Miscellaneous	765	628	-	-	-	-	-	-	-	-	-	1,393	3,000	46%
70														
<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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,046</b>	<b>\$ 112,950</b>	
<b>Rodeo Expenses</b>														
73 Supplies	\$ 2,861	\$ 121	\$ (407)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,575	\$ 3,000	86%
74 Professional Services	14,351	488	1,046	-	1,229	-	-	-	-	-	-	17,114	16,375	105%
75 Advertising	448	2,492	468	-	-	-	660	-	150	-	-	4,218	5,000	84%
76 Rentals	7,142	1,402	-	1,325	-	-	-	20	-	-	-	9,889	10,000	99%
77 Training and Travel	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
78 Stock Contract	20,000	-	-	-	-	-	-	-	-	-	-	20,000	22,000	91%
79 Other Misc Expenses	1,855	1,293	604	-	590	588	-	-	-	250	175	5,355	10,000	54%
80 Awards/Prizes	35,850	770	-	-	-	776	-	-	-	-	-	37,396	35,500	105%
81 <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>\$ 660</b>	<b>\$ 20</b>	<b>\$ 150</b>	<b>\$ 250</b>	<b>\$ 175</b>	<b>\$ 96,548</b>	<b>\$ 104,375</b>	<b>93%</b>
82 <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>\$ (660)</b>	<b>\$ (20)</b>	<b>\$ (150)</b>	<b>\$ (250)</b>	<b>\$ (175)</b>	<b>\$ (29,501)</b>	<b>\$ 8,575</b>	
84														
<b>Frite Lites</b>														
85 Frite Lite Revenue	\$ -	\$ -	\$ 600	\$ 16,530	\$ 25,587	\$ 4,600	\$ 390	\$ 18	\$ -	\$ -	\$ -	\$ 47,725	\$ 60,500	79%
86 Frite Lite Expenses	\$ -	\$ 434	\$ 2,008	\$ 25,480	\$ 1,815	\$ 1,042	\$ 1,360	\$ 60	\$ -	\$ 53	\$ -	\$ 32,252	\$ 38,750	83%
87														
88 <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>(\$970)</b>	<b>(\$42)</b>	<b>\$0</b>	<b>(\$53)</b>	<b>\$0</b>	<b>\$15,473</b>	<b>\$21,750</b>	
89														
<b>Non-Operating</b>														
90														
91 <b>Non-Operating Revenues</b>														
92 Hotel/Motel Taxes	\$ -	\$ 4,536	\$ 3,888	\$ 118,142	\$ 37,591	\$ 13,123	\$ 78,404	\$ 37,173	\$ 9,607	\$ 93,575	\$ 22,557	\$ 418,596	\$ 518,000	81%
93 Interest	\$ 471	\$ 613	\$ 454	\$ 458	\$ 342	\$ 1,080	\$ 642	\$ 778	\$ 843	\$ 861	\$ 1,055	\$ 7,597	\$ 5,000	152%
94														
95 <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>\$79,046</b>	<b>\$37,951</b>	<b>\$10,450</b>	<b>\$94,436</b>	<b>\$23,612</b>	<b>\$426,193</b>	<b>\$523,000</b>	<b>81%</b>
96 <b>Non-Operating Expenses</b>														
97 Purchase/Lease	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 23,584	\$ 613	\$ 11,034	\$ 613	\$ 613	\$ 40,135	\$ 67,790	59%
98 Land Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	
99 Buildings and Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	
100 Equipment	8,889	(1,493)	-	-	-	-	3,920	801	-	1,826	-	13,943	15,044	93%
101 Development Reserve	936	-	1,709	2,997	1,761	-	135	1,000	789	2,704	965	12,996	50,000	26%
102 <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>\$27,639</b>	<b>\$2,414</b>	<b>\$11,823</b>	<b>\$5,143</b>	<b>\$1,578</b>	<b>\$67,074</b>	<b>\$132,834</b>	<b>50%</b>
103														
104 <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>\$51,407</b>	<b>\$35,537</b>	<b>(\$1,373)</b>	<b>\$89,293</b>	<b>\$22,034</b>	<b>\$359,119</b>	<b>\$390,166</b>	
105														
106 <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>\$30,592</b>	<b>\$2,675</b>	<b>(\$25,492)</b>	<b>\$41,966</b>	<b>(\$6,450)</b>	<b>\$37,102</b>	<b>(\$8,979)</b>	
107														
108 <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>\$418,378</b>	<b>\$420,900</b>	<b>\$395,408</b>	<b>\$437,374</b>	<b>\$430,924</b>		<b>\$370,778</b>	
109														

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.

Note: Difference in December ending Fund Balance and January beginning fund balance of \$124.85 is due to A/P entries made for prior periods after reports were run.

Note: Difference in January ending fund balance and February beginning balance of \$152.50.



**Washington County Fair Complex  
Balance Sheet  
May 31 2005**

**ASSETS**

Current Assets

Cash

Fairplex..Petty cash..	\$ 250
Fairplex..Cash drawer.Frite Lifes.	-
Fairplex..General Cash Account..	56,986
Fairplex..USNB WASHCO ACH Clearing..	-
Fairplex..CCB-General Account..	6,592
Fairplex..CCB-Money Market Account..	404,148
Fairplex..CCB-ATM Account..	8,623
Fairplex..CCB-ATM Cash Drawer..	-
<b>Total Cash</b>	<b>\$ 476,599</b>

Accounts Receivable

Fairplex..Accounts receivable - Sub..	\$ 3,198
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Prepays

Prepaid items	\$ 34,912
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**Total current Assets**

**\$ 514,708**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Fairplex..Accounts Payable..	\$ (808)
Fairplex..Accounts payable- other..	-
Fairplex..Deposits payable-subsidia..	(900)
Fairplex..Retainage payable..	-
<b>Total Payables</b>	<b>\$ (1,708)</b>

Other Current Liabilities

Fairplex..Amounts due to others..	\$ -
Fairplex..Conversion Account..	-
Fairplex..Payroll payable..	-
Fairplex..Deferred revenue- unavall..	-
Fairplex..Deferred revenue -unearne..	6,870
Fairplex..Deferred revenue -unearne.Main Exhibit Hall.	-
Fairplex..Deferred revenue -unearne.Cloverleaf Building.	(468)
Fairplex..Deferred revenue -unearne.Grounds/General.	2,095
Fairplex..Deferred revenue -unearne.Deferred Advertising Inco.	-
Fairplex..Deferred revenue -unearne.Deferred Airshow Income.	(75)
Fairplex..Deferred revenue -unearne.Deferred Commercial Exhib.	(45,950)
Fairplex..Deferred revenue -unearne.Deferred Concession Reven.	(12,500)
Fairplex..Deferred revenue -unearne.Deferred Sponsorship Inco.	(8,200)
Fairplex..Deferred revenue -unearne.Deferred Facilities Renta.	(23,849)
<b>Total Deferred Revenues</b>	<b>\$ (82,077)</b>

**Total Liabilities**

**\$ (83,785)**

Equity

Fairplex..Fund Balance..	\$ (437,374)
Net (Income)/Loss for the Period	6,451
<b>Net Equity</b>	<b>\$ (430,924)</b>

**Total Liabilities and Equity**

**\$ (514,708)**



# WASHINGTON COUNTY

OREGON

## Fair Complex

### FACILITY SCHEDULE-JULY, 2005

*(Highlighted event are no-charge)*

**Saturday, July 02, 2005**

Complex Centro Cultural Fundraiser

**Sunday, July 03, 2005**

Complex Centro Cultural Fundraiser

**Monday, July 04, 2005**

Complex Centro Cultural Fundraiser

**Wednesday, July 06, 2005**

**\*\*Lawn Area 4-H Dog Club Meeting**

**Thursday, July 07, 2005**

Arenas, Barns 4-H Horse Fair

**Friday, July 08, 2005**

Arenas, Barns 4-H Horse Fair

**Saturday, July 09, 2005**

Arenas, Barns 4-H Horse Fair

**Sunday, July 10, 2005**

Entire Grounds All Breed Dog Show Arrival

**Monday, July 11, 2005**

Entire Grounds All Breed Dog Show

**Tuesday, July 12, 2005**

Entire Grounds All Breed Dog Show

**Wednesday, July 13, 2005**

Entire Grounds All Breed Dog Show

**Thursday, July 14, 2005**

Entire Grounds All Breed Dog Show

**Friday, July 15, 2005**

Entire Grounds All Breed Dog Show

**Saturday, July 16, 2005**

Entire Grounds All Breed Dog Show

**Sunday, July 17, 2005**

Entire Grounds All Breed Dog Show

**Monday, July 18, 2005**

Entire Grounds All Breed Dog Show

**Tuesday, July 19, 2005**

**\*\*Grandstands Arena Riding Practice**

**Wednesday, July 20, 2005**

**\*\*Grandstands Arena Riding Practice**

**Thursday, July 21, 2005**

Cornell/34th Lot RV Sale

**Friday, July 22, 2005**

Cornell/34th Lot RV Sale

**Saturday, July 23, 2005**

Cornell/34th Lot RV Sale

**Sunday, July 24, 2005**

Cornell/34th Lot RV Sale

**Monday, July 25, 2005**

**\*\*Grandstands Arena Riding Practice**

**Tuesday, July 26, 2005**

**Grandstands Arena Riding Practice**

**Thursday, July 28, 2005**

Bi-Mart Washington County Fair & Rodeo

**Friday, July 29, 2005**

Bi-Mart Washington County Fair & Rodeo

**Saturday, July 30, 2005**

Bi-Mart Washington County Fair & Rodeo

**Sunday, July 31, 2005**

Bi-Mart Washington County Fair & Rodeo

## SPECIAL REPORTS

imp

Extension Service

OSU EXTENSION FACULTY  
SERVING WASHINGTON  
COUNTY\*

**Staff Chair**

Chal Landgren 725-2102

**4-H Youth Development**

John Baggott 725-2111

Lisa Conroy 725-2113

Maureen Hosty 916-6075

**Agriculture**

Grass & Legume Seeds, Grains & Forages

Susan Aldrich-Markham 434-8917

Small Farms

Chip Bubl 397-3462

Commercial Tree Fruits/Nuts

Jeff Olsen 434-7517

**Citizen Involvement (CPO)**

Linda Gray 725-2116

Patt Opdyke 725-2117

**Commercial Horticulture** 678-1264

**Consumer Horticulture**

Jan McNeilan 678-1264 x14

**Dairy**

Troy Downing 842-3433

**Family and Community Development**

Jeanne Brandt 725-2107

**Forestry and Christmas Trees**

Chal Landgren 725-2102

**Nutrition Education Program**

Janice Smiley 725-2049

**Watershed Health**

Samuel Chan 722-6718

**Wood Products**

Scott Leavengood 725-2123

**Master Gardener Hotline** 725-2300

**General Information** 725-2300

\*All 503 area code

Email format:

firstname.lastname@oregonstate.edu

Oregon State University Extension Service offers educational programs, activities, and materials without discrimination based on race, color, religion, sex, sexual orientation, national origin, age, marital status, disability, or disabled veteran or Vietnam-era veteran status. Oregon State University Extension Service is an Equal Opportunity Employer.

# OSU to You

June/July 2005

*Our Mission – delivering objective, research-based, non-formal education to help Oregonians solve problems, take leadership, and manage resources.*

## Washington County hazelnuts

Today about 650 farm families grow hazelnuts on 28,000 acres. Oregon's Willamette Valley is home to 99 percent of the U.S. hazelnut industry.



The hazelnut industry farm gate (the total value growers received for their crops) has averaged \$30 million during the last five years. Using a conservative multiplier, this translates into a total economic impact of \$75 million in Oregon. Over half of Oregon's production is exported to countries throughout the world, with the primary markets being China and Germany. The hazelnut was made Oregon's official state nut in 1989.

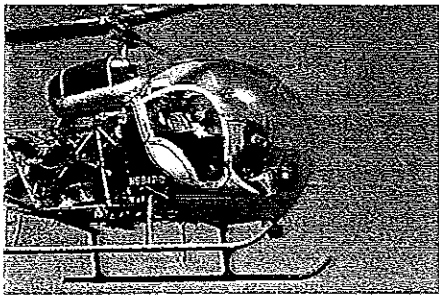
The recently completed Oregon hazelnut tree survey showed that Washington County has 4,610 acres of hazelnuts on 115 farm operations. That makes for one half million hazelnut trees in the county. The last tree survey was done in 2001, and it showed 170 more acres and 18 more operations. The slight decline in acreage was influenced by urban expansion and the effects of Eastern Filbert Blight (EFB). Hazelnut growers in Washington County have been battling EFB since the mid-'80s. The Barcelona variety still accounts for 67 percent of the acreage in the industry. Lucky for us, it has some resistance to EFB, especially compared to the Ennis variety, which is the second leading variety at 12 percent. Some of the lost acreage came from orchards that were too infected to be economically viable. "But, our hazelnut growers in Oregon have been facing challenges for 100 years now," reports Jeff Olsen, Oregon State University Extension horticulturist, "and they will continue to find ways to survive as an industry."

## Wood Products agent recognized for program

Scott Leavengood, wood products Extension agent for Washington County, received a 2005 Gold Award for educational media from the Association of Natural Resource Extension Professionals. The award is for software that helps woodworkers estimate shrink and swell in wood products. The program is available on the Wood Products Extension website and has been downloaded by over 1,100 individuals from over 60 countries in the past two years. Professionals have used the program to estimate wood shrinkage when installing a gymnasium floor, potential stresses in a custom table top, shrinkage of wood structural members in homes, and by professors at other colleges and universities, as well as a host of other uses.

Congratulations, Scott!

6



Extension secretary Patricia Collins flies with Iraj Motazedian, Oregon Seed Certification Service, to inspect grass crops in Washington County.

## EXTENSION EVENTS

Gardening classes, sponsored by Washington County Master Gardeners in cooperation with Hillsboro Parks and Recreation. Held at Washington County Fair Complex. 9:30 a.m. to 11:30 a.m. For more information please call 503-681-5397.

**July 9, Fall Vegetable Gardening**  
**August 13, Everlasting flowers**

**June 20 to July 1, 4-H Tech Wizards Summer Day Camp, 3<sup>rd</sup> through 6<sup>th</sup> graders, Peter Boscow Elementary School, Hillsboro.**

**June 27 to July 1, 4-H Summer Camp, "The Wild West," 4<sup>th</sup> through 8<sup>th</sup> graders, 4-H Education Center, Salem.**

**June 29, Caneberry Open House, North Willamette Research and Extension Center, Aurora.**

Washington County Fair, Hillsboro  
 4-H Horse Fair, **June 24 to 25 and July 7 to 9**  
**July 28 to July 31** 4-H exhibits and contests.

4-H Tech Wizards Summer Day Camp, **July 28 to 31, 2 p.m. to 5 p.m. daily, Washington County Fair, Cloverleaf Building. See details on web site at <http://extension.oregonstate.edu/washington>.**

**July 7, Blueberry Field Day 1 p.m. to 5 p.m., North Willamette Research and Extension Center, Aurora.**

**July 9, Hillsboro Chamber of Commerce, Ag/Forestry Tour, 11:30 a.m. to 8 p.m., \$50. Call 503-648-1102 for details.**

**July 30, Columbia County Small Woodlands Summer Tour, Warren. Call 503-397-5997.**



**July 31, 4-H Alumni and Friends Reunion, Cloverleaf Building, Fair Complex, held during Washington County Fair. Presentations, exhibits, and refreshments.**

## Extension Service coordinates grass seed "certification"

When you look at your verdant front lawn, picnic in a park, or play a round of golf on a beautiful course, do you ever think that the Washington County Extension Service had a hand in creating the grass you enjoy? The Willamette Valley is considered to be the grass seed production capital of the world. Grass seed is the third largest crop in Washington County, bringing in more than \$21 million in 2004. Companies that want to sell high-quality grass seed contract with growers in Washington County to grow it. The companies often specify in their contracts that the seed needs to be certified. Growers sign up their fields for certification at the Extension office. The Oregon Seed Certification Service (OSCS) inspects the crop on foot, and every year in the spring they use a helicopter to inspect the crops from the air.

Iraj Motazedian, with the OSCS office covering Washington County, explains why aerial inspection makes sense. "The helicopter helps us to look at many fields in a short period of time. We can see the weeds and judge the stand for uniformity much better than walking the field." Flying two hours in the helicopter, Iraj can inspect 20 to 30 fields looking for correct isolation, which is important for genetic purity, as well as weeds that may have found their way into the grass seed crop.

Establishing parks, lawns, and golf courses takes time and money. Seed certification ensures that consumers invest their money in a high-quality product.

## From purple cabbage to veggie wraps

In response to research about breakfast consumption supporting success in school, over 900 local students have received hands-on learning through OSU's nutrition education program teaming up with local schools. From purple cabbage and veggie wraps to cereal, Washington County first and second graders are discovering the importance of breakfast and produce one taste at a time. Using a curriculum developed through OSU's collaboration with the Oregon Department of Education students prepare foods themselves after stories of breakfast from children's literature. From taste-testing whole-grain cereals to learning how some cultures use vegetables at breakfast, student comments and evaluations state that our future produce buyers are more open to new flavors than when they started. Combined with the literacy thrust, two part-time employees provided dramatic learning hours in which students learned health habits that could benefit them for a lifetime ... or, until lunch.

## Your community – your roads: Transportation 101

The Citizen Participation Organization (CPO) Program is collaborating with Washington County Department of Land Use and Transportation to create a six-part citizen education series on basic transportation components. Topics include the history of transportation in the county, funding mechanisms, construction decisions, maintenance, environmental/community impacts, and citizen participation.

The programs are produced by Tualatin Valley Television (TNTV) for cable television and will be available for viewing repeatedly. Copies of the programs will be available to spark community discussions and provide necessary information for many community groups. CPO volunteers participate in the live audience and a CPO leader will present the segment on citizen participation. This project demonstrates the commitment of citizen volunteers and CPO program staff to work toward and support the sharing of information with the citizens of Washington County.



County of Washington

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

## MEMORANDUM

**Date:** June 29, 2005

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

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

**Re:** June 2005 Operations Report

**New Bleachers** – The new portable bleachers have arrived and have been used to support the 4H Horse Show and Hispanic Rodeo held over the Fourth of July.

**Chuckwagon** – This stand have been painted by St. Matthews as required by their contract. St. Matthews has opted not to open the stand during the upcoming Dog Shows scheduled July 12<sup>th</sup> through the 18<sup>th</sup> resulting in an estimated revenue loss to the Fair Complex in excess of \$2,000. The Chuckwagon will be open only during the 4H Horse Show and County Fair.

**Asphalt Repairs** – This project was completed the week of June 27<sup>th</sup>.

**Fairtime Information** – Find attached program information regarding the 2005 Washington County Fair.

**Hardy Plant Sale** – Representative from the Hardy Plant Sale met with the Air Show and has decided to continue with their plant sale scheduled for the weekend of September 9<sup>th</sup>.

# **2005 BI-MART WASHINGTON COUNTY FAIR**

## **FACTS:**

### **FAIR DATES**

Thursday, July 28 through Sunday, July 31, 2005

### **FAIR LOCATION**

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

### **FAIR HOURS**

10:00 a.m. – 11:00 p.m.

- Midway opens at noon and closes at 12-midnight
- Entry Gates close at 10 p.m.
- No re-entry after 10 p.m.

### **FAIR ADMISSION-FREE!**

General Admission (13 and older) **FREE**  
Youth Admission (6-12) **FREE**  
Senior Admission (65 or older) **FREE**  
Children (5 and under) **FREE**

### **PARKING**

\$ 5.00 regular vehicle  
\$10.00 bus

- *Ride MAX to the Fair! The Shuttle Bus will run regularly from the Fair Complex Light Rail Station to the Fair entrance gate brought to you by the Hillsboro Argus and Tuality Healthcare.*

## DAILY ENTERTAINMENT HIGHLIGHTS:

- **The DeMar Bachelor Amphitheatre** –Entertainment throughout the day, with evening performances by Johnny Limbo and the Lugnuts on July 28, ZuZo Blue and 5 Guys Named Moe on July 29, Tommy Overstreet on July 30, and Musica Festiva on July 31, presented by Stimson Lumber Company and sponsored by RE/MAX and Don Johnson, Cedar Canyon Bottled Water, and Pac First Mortgage. Free General Admission and *LIMITED RESERVE SEATING IS AVAILABLE FOR \$10.00. TICKETS CAN BE PURCHASED AT THE DAIRY WOMEN'S BOOTH BEGINNING ON JULY 28.*
- **Bourbon Street Station Music Festival**-Featuring local and regional talent such as, Robbie Laws with Hoodoo Nation, and many more great acts, presented by Tuality Healthcare.
- **Discover the Fun Stage**-Performances throughout the day with jugglers, "Brothers From Different Mothers," Karen Quest's "Cowgirl Tricks," and "Tater A. Peal's Comic Catastrophe."
- **Yard & Garden Exhibit**-Come walk through the beautiful Yard and Garden Exhibit designed by top area designers giving you loads of ideas for your own yard!
- **Dodge Ball Tournament**-Dodge Ball comes to the Fair! Form your own team and join in the fun. The tournament will last all 4 days of the Fair, crowning the first-ever Washington County Fair Dodge Ball Champions on Sunday.
- **Cosmo the Balloon Wizard**-Cosmo's colorful creations are always a hit with the kids!
- **Terry Stokes, Master Hypnotist**-Terry will be back again this year, with 3 performances each night, baffling and entertaining the crowd.
- **Family Carousel**-Brought to you by the Hillsboro Argus, here's the chance for the whole family to ride a traditional carousel for only \$1.00 each.
- **Funtastic Carnival** – Rides open every day at Noon and run until Midnight. Bracelet Day is Thursday, July 28. Unlimited rides with just a \$20.00 bracelet! Bracelet sessions on the 28<sup>th</sup> run from Noon to 5 PM, and 6 PM to Midnight. Discount coupons for \$3.00 off the bracelet will be available at area Bi-Mart stores.



## **TRUCK PULL PRESENTED BY JOHN L. SCOTT REALTY-MARKETPLACE**

*Ticket Required*

Thursday, July 28th @ 7:00 p.m.

**\$7.00 admission** fee for all seats. Arena Box Office opens at 5:00 p.m. on Thursday. Tickets will also be available at the Customer Service Window during all day Thursday and at the Fair Office beginning July 5th, Monday through Friday from 8:00 a.m. to 5:00 p.m.

## **PRCA RODEO PRESENTED BY MADDEN INDUSTRIAL CRAFTSMEN**

*Ticket Required*

➡ **\$10.00 for all seats!!**

Friday, July 29 at 7 PM

Saturday, July 30 at 1:30 p.m. and 7 p.m.

Arena Box Office opens two hours before the event. Tickets will also be available at the Customer Service Window during all days and hours of the fair and at the Fair Office beginning July 5, Monday through Friday from 8:00 a.m. to 5:00 p.m.

## **DRAFT HORSE DRIVING SHOW**

***Free Admission, Saturday, July 30 at 3:30 p.m.***

## DEMOLITION DERBY PRESENTED BY AMERICAN FAMILY INSURANCE

### *Ticket Required*

July 31, at 2 p.m.

**\$7.00 admission** fee for all seats. Arena Box Office opens at 12:00 noon on Sunday. Tickets will also be available at the Customer Service Window during all hours and days of the fair and at the Fair Office beginning July 5, Monday through Friday from 8:00 a.m. to 5:00 p.m.

## CARNIVAL SPECIALS

Thursday, July 28- Carnival Bracelet Day with Unlimited Rides

- First Session: Noon to 5:00 p.m. - \$20.00
- Second Session: 6:00 – 10:00 p.m. - \$20.00

\$3.00 discount coupons for the ride bracelets will be available at area Bi-Mart Stores.

# OLD BUSINESS

County of Washington

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

## MEMORANDUM

**Date:** June 29, 2005

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

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

**Re:** Use of Complex Facilities by 4H

At the June 2005 Board meeting, 4H was requested to provide a recommendation as to their use of Fair Complex facilities other than during the 4H Horse Fair or annual County Fair.

NEW BUSINESS

County of Washington

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

## MEMORANDUM

**Date:** June 29, 2005

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

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

**Re:** Amphitheatre & Exhibits Division – Evaluation of 2005 Washington County Fair

The two MOUs with the Booster require that they provide a recap and evaluation of the Competitive Exhibits and Amphitheatre programming on or before the October 2005 Complex Board Meeting. The form and method of providing the recap and evaluation shall be developed and approved by the Complex Board on or before its July 2005 Board meeting. To that end, the Booster have suggested the following criteria:

### **Exhibit Division**

- Number of Exhibits and Exhibitors
- Exhibitor Satisfaction
- Guest reaction both positive and negative
- Superintendent & Clerk Feedback by written evaluation
- Financial (Donations received and expense management)
- Response to Exhibitor Guide and Fair book information both on line and as a pass out
- Relationship between paid staff and volunteers

### **Amphitheater**

- Attendance at Headliner Performances - verified by photos
- Guest reaction both positive and negative
- Participants Satisfaction
- Financial (Donations received and expense management)
- Relationship between paid staff and volunteers
- Other aspects - Sponsor Booths, Vendor Booths, Antique Tractor Display

County of Washington

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donh@faircomplex.com  
www.faircomplex.com

## MEMORANDUM

**Date:** June 29, 2005

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

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

**Re:** Fire Inspection Notices

On Tuesday, June 28, 2005, the Hillsboro Fire Department served twenty-one Fire Inspection Notices applicable to the various Fair Complex structures and facilities.

Copies of the Notices have been delivered to each Board Member. Copies have also been provided to the County Commissioners, County Counsel and the CAO Office. Staff has requested assistance on this matter from the Washington County Facilities Division.

Attached is a summary of those notices.

The major issues regard providing water supply to the livestock facilities for fire fighting purposes and updating the fire alarm system in the Main Exhibit Hall as well as extending the sprinkler system to the south end of the facility, restrooms and lobby. Currently, the Fair Complex has one central fire hydrant. The Fire Inspection Notices would require a minimum of seven more fire hydrants with spacing not to exceed 250 feet between the hydrants.

The deficiencies must be addressed within 45 days or by August 12, 2005.

Attachment

873 N.E. 34<sup>th</sup> Ave  
Washington County fairgrounds  
Fire inspection report

**ST.MATHEWS KITCHEN (B)**

- Provide Class K extinguisher.
- Hood system needs to be serviced. Should be done semi-annually.
- Provide documentation that hood system meets UL 300.
- Provide dry chemical extinguisher 4a - 40bc.
- Provide additional water supply for this structure.

NOTE: This structure is approximately 1664 sq ft with no sprinkler system or alarm system.

**MAIN EXHIBIT HALL (A-3)**

- Provide documentation that alarm system has been serviced this year. System should be serviced annually.
- Inadequate alarm system. System does not meet minimum audible or visual requirements. System needs to be upgraded to current standard
- Inadequate sprinkler system. Sprinkler coverage needs to be added to the south portion of this building and to the bathrooms and main lobby area on the east side of the building.
- Remove overhead door on east end of building in main exit path.
- Provide fourth exit door in the North and Central area of this building.
- Provide additional water supply for this structure.

The current alarm system does not meet ADA standards for audibility or visual standards.

Per current and past fire and building codes, exhibition buildings are required to be fully sprinklered over 12,000 sq ft.

Occupant loads over 1,000 require four exits. North and Central area has an occupant load over 1,000.

NOTE: This structure is approximately 24,660 sq ft with a partial sprinkler system, emergency lighting, and a non compliant alarm system. Alarm system has smoke detection, manual pulls and audible bells.

**CLOVER LEAF BUILDING (A-3)**

- No hazards noted.

This building has emergency lights and illuminated exit signs installed. It does not have a sprinkler system or pull stations in this building.



### FLORAL BUILDING (A-3)

- No hazards noted at this time.

### BOOSTER BARN (B)

No entry was made because keys were not available. However the following items need to be resolved.

- Provide documentation that hood system has been serviced and meets UL300. Should be serviced semiannually. If system is not going to be used hood system should be removed.
- Provide a class K extinguisher with hood system. Extinguisher will not be required if system is removed.
- Provide a 2a 10bc extinguisher for this building.

### FRIENDSHIP SQUARE (A)

- No hazards noted at this time.

### 4-H, BEEF, DAIRY, SWINE, HORSE EAST & WEST, SHEEP NORTH & SOUTH, RABBIT, FFA BARN (U)

- No heat producing appliances allowed. i.e. coffee pots, hot plates, etc.
- Provide a 2a-10bc extinguisher for every 75ft. travel distance.
- Provide no smoking signs in the barns.
- Provide additional water supply for these structures.

A fire flow of 6,500 gpm is required for the barns. A minimum of seven hydrants are required with spacing not to exceed 250ft between the hydrants:

### MAIN OFFICE (B)

- Remove thumb turn deadbolt from the main exit door. Provide double keyed cylinder with sign above the door that states "this door to remain unlocked during business hours.
- Remove all other deadbolts from exit doors.
- Replace door knobs that are not single motion. All exit doors must have single motion hardware.

\*\*Note: In addition to these deficiencies there is a lack of water supply at this location that has been yet to be resolved. Per IFC appendix B and C additional hydrants and water need to be provided to protect the structures on this property.

# CORRESPONDENCE

June 8, 2005



Mr. Don G. Hillman  
Washington County Fair Complex  
873 NE 34th Avenue  
Hillsboro, OR 97124-6700

Dear Mr. Hillman:

At Doernbecher we believe that every child deserves the best. And thanks to you, children who need the best can rely on our exceptional doctors, nurses and researchers.

Your gift of \$1,151.75 from the 2004 Bi-Mart Frite Lites made it possible to both save and change lives. In the enclosed report you will meet Alexis, David and Daymon, just three of the youngsters whose lives may be changed forever by recent advancements. You will also meet renowned physician-researchers Markus Grompe, M.D., and Daniel Marks, M.D., Ph.D., and learn about their pursuit of amazing new therapies for childhood disease.

A portion of your gift is helping build and equip new research laboratories so discoveries by Drs. Grompe, Marks and their peers can transition without delay into new medicines and treatments.

Most of all we want to thank you again for giving Alexis, David and Daymon the joy of just being kids and the chance to live up to their full potential. We hope you are pleased with your investment in their futures and will choose to renew your support to help all those who will follow.

Sincerely,

Peter O. Kohler, M.D.  
President  
OHSU

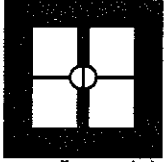
Sue Nicol  
Executive Director  
Doernbecher Foundation

*Thank you!*

(18)

# CITY OF HILLSBORO

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June 14, 2005

Don Hillman  
Director  
Washington County Fairplex  
873 NE 34th Avenue  
Hillsboro, OR 97124

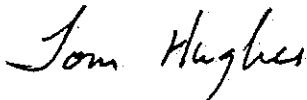
Dear Don Hillman, *Don*

The City of Hillsboro is planning a wonderful community celebration of our new Civic Center, 150 East Main Street, on Saturday, July 16. We will kick-off the festivities at 10:00 a.m. with a grand opening ceremony that includes burying of a time capsule. I would like to invite you and your family to join us for the grand opening and to stay for the rest of the day. Parking is limited so I encourage you to use public transportation. MAX stops directly across from the Civic Center:

It is going to be a spectacular celebration filled with activities for everyone. Thanks to the generous contribution of our sponsors, admission is free. Tours of our new building, our Farmer's Market, a children's arts, crafts and play area, food, craft booths and live entertainment, including some nationally known bands, will take place throughout the day. In addition, free health and eye screenings, a display of the history of technology in our community, interactive booths on public safety, information on renewable energy and a drawing for a beautiful Italian stone fountain will also be part of the activities. The festivities won't wind down until 10:00 pm.

The ribbon cutting will be the start of a day-long community celebration that everyone is sure to remember. I would appreciate it if you could call Barbara Simon, our Public Affairs Manager, at (503) 681-6218 or email her at [barbarasi@ci.hillsboro.or.us](mailto:barbarasi@ci.hillsboro.or.us) to let her know if you will be able to join us.

Sincerely,



Tom Hughes  
Mayor

19



# WASHINGTON COUNTY

OREGON

Fair Complex

June 21, 2005

Mark Granlund, Executive Director  
Washington County Historical Society  
17677 NW Springville Road  
Portland, OR 97229

Dear Mark,

On behalf of the Washington County Fair Complex Board of Directors, we want to express our thanks for your encouragement and suggestions regarding the Washington County Fair Complex redevelopment project. Your enthusiasm for the project has prompted our Board Chair, Rich Vial, to invite you to play an important and timely role as we move our concepts and ideas into our planned public outreach program.

The Washington County Historical Society is the stewardship organization which both preserves and interprets the County's rich history through your collection as well as educational and outreach activities.

Because of your mission and considerable expertise, we hope you will assist us in guiding considerations and decisions about preserving the character and history of the fairgrounds, the annual Washington County Fair and, importantly, sharing the stories of our local history.

We believe our request is consistent with your mission, and we hope to gain your approval and involvement in the near term. We look forward to working together to bring this project to fruition for the benefit of the public.

Sincerely,  
**WASHINGTON COUNTY FAIR COMPLEX**

Don G. Hillman, CFE  
Executive Director

Cc: Fair Complex Board



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# ANNOUNCEMENTS

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1. The first meeting of the committee will be held on Monday, 10th October, at 7.30 p.m. in the Lecture Theatre, School of Engineering, University of Liverpool, Leahurst, Neston, Merseyside, L69 3GQ.

2. The second meeting will be held on Wednesday, 12th October, at 7.30 p.m. in the Lecture Theatre, School of Engineering, University of Liverpool, Leahurst, Neston, Merseyside, L69 3GQ.

**Calendar of Events  
July - October 2005**

Date	Event	Location
<b>July</b>		
4	Fourth of July	Office Closed
6	Board Meeting	Floral Building (4:30 PM)
6	Booster Meeting	Floral Building (7:00 PM)
7 - 9	4H Horse Fair	Arena and Grounds
23	Pre-Fair Promotional Event	Pioneer Square
28	2005 Washington County Fair Opens	Grounds (10:00 AM)
29	Chamber Breakfast	Chuckwagon (7:00 AM)
30	Livestock Asso. Steak Feed	Near Dog Ring (6:00 PM)
30	Youth Livestock Auction	Auction Ring (7:00 PM)
30	Citizen Recognition Event	Rodeo Arena (8:00 PM)
31	2005 Washington County Fair Closes	Grounds (Midnight)
<b>August</b>		
	No Board Meeting Planned	
<b>September</b>		
5	Labor Day	Office Closed
7	Board Meeting	Floral Building (4:30 PM)
7	Booster Meeting	Floral Building (7:00 PM)
9-11	Oregon International Air Show	Hillsboro Airport
<b>October</b>		
5	Board Meeting	Floral Building (4:30 PM)
5	Booster Meeting	Floral Building (7:00 PM)

# ORAL COMMUNICATIONS



## OTHER MATTERS OF INFORMATION

WASHINGTON COUNTY FAIR BOOSTERS

Meeting Minutes June 8, 2005

**Meeting was call to order by President Ed Kristovich.** We relocated to the 'old' First-Aid building because the Fair Board meeting was still in session at the Floral building. Self-introduction was held. Some members remained at the Fair Board meeting. There were 16 members present, plus 2 guests. Minutes from previous meeting were approved.


The **Treasurers report** was distributed. The 2 checking accounts opened for our Ad Hoc committee (Fair Coalition) will be for managing funds collected and spent by the Amphitheater and Exhibit functions of the Fair. Reporting will be separate from the main Booster financials.

No **Fair Complex** report was available, due to Don Hillman being in the Fair Board meeting. Discussion followed by members present, regarding the proposed re-development of the Fair Complex. Many concerns voiced - biggest issue is proposed decrease of land available for the Fair and other complex activities. It appears that inadequate space and facilities are being planned for Livestock. It was moved by Fred Scheller, and second by Jim Godfrey, to seek legal counsel, as to how we should proceed regarding our interests in redevelopment. Motion passed. Some Booster members offered their private funds to support this effort.

Report was given regarding activities of **Fair Coalition Boosters**. Lyle S. reported that a Memorandum of Understanding for the Amphitheater - between the Fair staff and the Coalition - had been signed. Since St. Matthew group is not going to have their long-time food booth at the fair, possibly they'll have a booth in the Amphitheater.

There will be two more meetings put on by the Fair Complex relating to re-development. They will be at the Cloverleaf Bldg on June 27 at 7:00 pm, and at Kingstad Center in Beaverton on Millikan Way on June 28 at 7:00 pm:

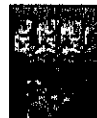
Respectfully submitted,

  
Sheila Day

NEXT MEETING: JULY 6, 2005 7:00 pm Floral Bldg



OPEN 24 hours.



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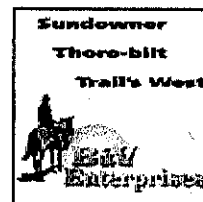
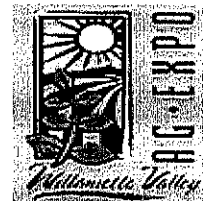


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## Fair supporters oppose selling land for shopping center



Above is a sketch of possible fair complex buildings prepared for the Washington County Fair Complex Board by Opus Northwest, a Minnesota-based shopping center developer. - Courtesy Washington County Fair

Jo McIntyre  
Freelance Writer

HILLSBORO, Ore. – Washington County Fair Boosters and 4-H supporters filled the room at a contentious meeting of the county's Fair Complex Board last week as they got their first look at new site plans for the fairgrounds.

Board chair A. Richard Vial repeatedly used his gavel to restore quiet as more than 100 supporters begged the board not to sell any part of the county-owned 104 acres devoted to the fairgrounds.

At issue was the proposal to sell 62 acres to developers who planned to develop a shopping mall. Proceeds from the sale would be used to construct a two-building events center and parking on 20 acres of the remaining land.

The City of Hillsboro currently is using 20 acres for ball fields, which Vial estimated are worth \$7 million to \$10 million. Board members are currently discussing lease terms for the ball fields.

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23

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The board has been trying to find money to repair the fair's aging buildings, some of which county officials have declared neither fire-safe nor earthquake-proof. Washington County voters have turned down bond levies proposed for renovation three times in the past 30 years.

It's time to come up with a new plan, board members said.

Don Hillman, the fair's executive director, showed slides of recent site plans prepared by Minnesota-based shopping center developer, Opus Northwest. He had already shown the plans to local daily newspapers, the Washington County Convention and Visitors Bureau, and the Hillsboro City Planning Commission.

A special committee of three fair board members has been meeting to discuss site plans since October, but had not revealed any information about their deliberations to the public until this month.

"We have not missed a (fair board) meeting in a year," said Lyle Speisschaert, who heads the Fair Boosters. The current proposal "has not been discussed in any meaningful way at any meetings. The three-member subcommittees tell (the full board) they are meeting, but say they can't tell them anything."

[Newsstand Code](#)

Jim Clymore, another Fair Booster leader, began his testimony by turning to the audience. "Who doesn't want to sell the fair?" he asked. All raised their hands. They laughed and groaned when Vial insisted that the board had not made a decision to sell yet.

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Others testified to the value of 4-H and FFA programs and said the fair was one of the few remaining old-fashioned fairs left in Oregon. They praised the attempt to solve financial problems, but objected that a shopping center would conflict with livestock operations. They believe there are other ways to pay for renovation of older buildings.

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Fair Boosters have a memorandum of understanding with the board to run the entire exhibit division for the county fair this year. Speisschaert said the 2005 fair budget was balanced.

Fair management said the fairgrounds would be losing money, except for a county hotel-motel tax. Hotel-motel tax revenues dedicated to the county fair are running ahead of projections at \$523,000.

Vial described that as a subsidy, but fair supporters said the fair is a public activity and county tax support is comparable to state tax support for county



fairs.

One-seventh of the county's 7 percent hotel room tax is dedicated to the fair, another seventh goes to the Visitors Bureau. The remaining five-sevenths go into city and county general funds. County commissioners have not discussed changing those allocations, said Wayne Lowry, Washington county's chief finance officer.

He said fair facilities this fiscal year ending June 30, show net income of \$374,591 including the tax. Income and expenses without counting the hotel tax, through May 2005, including year-around rental of fair facilities, showed a loss of \$180,545.

Overall, the fairgrounds operation has a gain through May 2005 of \$37,102. The 2004 fair event itself shows a loss of \$127,443, Lowry said, while the rodeo as an event lost \$29,501.

At the end of May, the fair organization had current assets, mostly cash, of \$514,708 with liabilities of \$83,785 for a fund balance of \$430,923. The budget for the year estimated that the fair organization would end the year with a fund balance of \$370,778, Lowry said.

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25



## The Oregonian

### MY TURN Jean Schneider

Thursday, June 23, 2005

The Oregonian

#### Fairgrounds redevelopment represents a win for everyone

I have lived in Washington County my entire life. I've attended the county fair. I lived on a farm growing up. But I have to tell you, my perception of the proposed fairgrounds redevelopment is far from what I read in this article ("Fair-goers protest redevelopment plan," June 9 Metro/Washington County).

I have been in the event business for more than 20 years. One frustration consistently voiced in our industry is the lack of facilities for large gatherings and major events in Washington County.

My company is already working on at least seven major events utilizing the entire 90,000 square feet of exhibit space proposed for the new fair complex as soon as it is ready. I am a local resident who has waited nearly half my life to have a facility where I could provide quality events for the residents of my community.

I have produced the Westside Home Show for KUIK Radio since 1983. When the Main Exhibit Hall at the Washington County Fair Complex was leaking badly and it was extremely cold in the building, we moved the show to Hillsboro High School. That didn't work too well.

One year we erected a huge tent in the parking lot at Sunset Esplanade. I got a call at 4 a.m. from our security guard to come rescue exhibitor displays from the water rushing in.

Most years, the show has been in the Main Exhibit Hall at the Fair Complex. Improvements have been made to the building, but it is still a challenge working around the posts, protecting the public from the uneven floors, and dealing with the limited space. We have a maximum of 100 exhibit spaces available, which equates to about 80 exhibitors. This is not much of a show for our attendees.

I favor a new facility that will better serve all of Washington County. I understand that 4-H groups and others view the property as their turf, but what about the rest of the population? Isn't it our county as well?

I applaud Executive Director Don Hillman, the Fair Complex staff and the Fair Board for the research they have done and the way they have looked at every aspect of this redevelopment. They are not going into this project blind or with a malicious attitude, as some residents would have us believe. It would be ridiculous to attempt to save the existing structures.

The proposed facilities are not going to eliminate our county fair. They will become a place we can all be proud of and better serve the entire community rather than the vocal minority who believe the fairgrounds should stay as is because "that's how it's always been" and it serves them well.

The makeup of Washington County's population is varied. With this new plan, everyone wins. I have no doubt that the majority of residents will be excited to attend major events in their own backyard, including a county fair in beautiful buildings of which they can be proud.

Jean Schneider works for Westside Promotions Inc. She lives in Hillsboro.

26



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## The Oregonian

### MY TURN Jim Clymore

Thursday, June 23, 2005

The Oregonian

#### Fairgrounds land is people's and it should never be sold

The people of Washington County are being misled by the Fair Board and staff. They are dead set on selling 62 acres and rebuilding an event center on 30 acres valued at \$25 million to \$30 million.

When the Fair Board and staff say this won't cost the taxpayers any money, what do they think the Fair Complex property is? It's capital, cash, money, assets that belong to the people of Washington County, a valuable piece of land that will never return once sold.

The county fairgrounds is on that valuable piece of land because of a group called the Fair Movers (now the Fair Boosters). That group thought they had outgrown the fair at Shute Park, they worked hard donating time and money to make something they loved continue and grow for their community.

They could see the value of having more room for the fair so visitors could have a place to relax and enjoy themselves, looking at what Washington County had to offer. These Fair Movers are the reason we have a nice roomy place that can be used all year.

Plans for the redevelopment do not even include a permanent livestock barn or a place to hold the fair's annual tractor pull, PRCA rodeo or destruction derby.

The hotel tax dedicated for the county fair more than 30 years ago was for these events, not a money-loser like the Halloween "Frite Lites" that can operate only with sponsorship from the Fair Boosters and others. The tax revenue is not dedicated to keep an event center open and a staff paid to dust its shiny, unscuffed floors. That is not a county fair!

The proposed event center is sure to fail for reasons like these:

1. Poor management, as we have seen in the last three years (a four-day fair and a free fair and PR skills of a dog walking up to a fire hydrant).
2. Location. How many times would a group, show or special event want to come to Hillsboro for an event? Once, until they find out they need a cab, car or a 40-minute MAX ride downtown to the waterfront, where they will find dozens of venues to entertain them during their down time. There are a lot more desirable places to have an event and attract more people because of a more central location.
3. Parking. What parking? There is none.
4. A flawed business plan, because they have nothing to measure it against. Sorry guys, but shooting in the dark hoping to hit a target is not worth betting on with our fairgrounds or our children's love for it.
5. Community involvement, the lack of it and a disconnection with it. (They will offer limited access to 4-H and other youth groups; it will be too expensive for the average Joe to rent).

(27)

The Washington County Fair is a place where our children learn to grow and compete with other youths. We have a responsibility to these young people, and taking away what our community has built is criminal.

The Washington County Fair can continue to be a greater success than in the past. It will take some hard work and sweat. I have discovered a heck of a lot of people who have a huge passion for our fair and are stepping up to keep what we have and help it grow. We need some of these people in positions that can utilize their passion, and resignations from those who have none and only call it a job.

Save the fair! Don't sell it!

Jim Clymore is a Realtor and a longtime fair exhibitor who lives in the Helvetia area.

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By MATT COOPER  
The Register-Guard

The Lane County fairgrounds again has surfaced as a possible site for McKenzie-Willamette Medical Center, after the county commissioners voted unanimously Wednesday to consider moving the financially struggling fair operation.

The commissioners told the board of the Lane Events Center, the 55-acre complex that includes the fairgrounds, to return in the coming months with ways to stabilize an operation that has a deficit of about \$350,000.

Relocation is one option, fair officials said, and that raises the question of whether the Springfield hospital would again consider moving to the fairgrounds if plans fall through to move the hospital to the Eugene Water & Electric Board site at 500 E. Fourth Ave.

City, hospital and utility officials agree that the EWEB property remains the front-runner for McKenzie-Willamette and partner Triad, the Texas-based majority owner. But hospital CEO Roy Orr wouldn't rule out the fairgrounds site at 13th Avenue and Jefferson Street, either.

"We're intrigued at the possibility," he said. "We have no idea how the neighborhood or public opinion would

Please turn to **FAIRGROUNDS**, Page A9

# What if the fair wasn't there?

The Lane County Board  
of Commissioners votes  
to consider relocating  
the Lane Events Center



# Fairgrounds: Springfield hospital had considered the site in 2003

Continued from Page A1

react to a hospital on that site vs. the fairgrounds and some of their convention activity."

The relocation of the Eugene-Springfield area's two hospitals has been a pivotal issue since 2001, when PeaceHealth announced that it planned to move Sacred Heart Medical Center from downtown Eugene to Springfield's outskirts. The smaller McKenzie-Willamette, in turn, wants to move from Springfield to downtown Eugene.

PeaceHealth plans to open its \$350 million Gateway-area RiverBend medical center in 2008, and McKenzie-Willamette hopes to open an \$85 million hospital the same year.

McKenzie-Willamette has offered \$24 million for most of EWEB's 27-acre site, but the utility — which is engaged in an evaluation of its own costs to move — probably won't decide

on the offer before next March, EWEB spokesman Lance Robertson said.

Given the timetable, Orr said, McKenzie-Willamette has "an opportunity to explore what kind of possibility the fairgrounds might be."

The fairgrounds site was being considered as a new home for McKenzie-Willamette as recently as 2003. The commissioners then rejected an offer by developer John Musumeci to broker the deal. Also, the Eugene City Council later learned that the fairgrounds was one of only two spots that met the needs of the hospital and the city.

Aside from whether Eugene wants a hospital on the fairgrounds site, Orr said factors favoring such a move include possible city incentives and the relative ease of buying the necessary property from a single owner, the county. One concern, he added, is the limited access to Interstate 105 and

other highways.

At any rate, Orr said, there was no indication in 2003 that the commissioners were interested in selling the fairgrounds. Nor is there consensus today that the commissioners want to move the facility and sell the property.

On the five-member board, East Lane Commissioner Faye Stewart is a strong supporter of moving the fair operation because he believes that it could free up the site to add services and attractions that would make money.

"We could do better elsewhere," Stewart said, following Wednesday's vote. "We need to be along some sort of a highway, some sort of a well-used road, and be visibly out there for people."

South Eugene Commissioner Peter Sorenson, however, favors reviewing fair operations over moving them due to the costs of relocating a facility that

draws nearly a million visitors annually.

Sorenson, who represents residents around the fairgrounds, also predicted that they would oppose siting a hospital there.

"It doesn't look like it's going to be a good fit," Sorenson added.

Mayor Kitty Piercy said the city remains committed to helping McKenzie-Willamette move to the EWEB property and added that consideration of the fairgrounds would hinge on public feedback.

"It's just surrounded by a neighborhood very densely there," Piercy said. "We would really need to look at that and hear from the people around there and explore whether that's a viable option or not."

The commissioners will hear options to improve the fairgrounds' financial picture in the next couple of months, said Warren Wong, the fairgrounds'

managing director.

He sees contracting fair services to a private company as a solution because it would eliminate the high public-employee costs that the county pays for benefits and health insurance.

The Lane Events Center holds more than 600 events a year, including the Lane County Fair, the Oregon Logging Conference and the Oregon Asian Celebration.

Event receipts and rental income pay for operations, and taxes on hotel and motel rooms cover capital reinvestment and infrastructure costs.



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## The Oregonian

### Save fairground for past, future

Thursday, June 16, 2005

The Oregonian

The Washington County Fair Complex has been a social gathering place for more than 50 years. It is in a perfect spot and has more green area than most parks in the county. The county certainly needs the new exposition center and covered arena, but not at the expense of losing this beautiful piece of land to another unneeded shopping center. There are still many agriculture areas in the county, and they seem to get along just fine with all the high-tech corporations that have arrived in the last 20 years. The grounds could be placed under the parks department and subsidized by the county. It may be the only nice piece of property left for people to enjoy in the next 20 years, and it is already paid for.

There is room for the exposition center without giving up the barns, existing buildings, amphitheater and green lawns. Some of the buildings could be repaired and made larger. But please don't turn it into another shopping center.

The grand old grandstand has already been demolished, and the rodeo office that once was the original Shute Park Fair Office will soon follow. Do we not want our heritage to be known to the future generations? Think about what all our citizens will lose when all the open space is gone forever. WINNIE DANIELS  
Cornelius

**Plan would destroy fair's flavor** The development of a shopping center on the property will destroy the essence of the fair experience. Condensing the fairgrounds to such a small acreage will give the fair a crowded and chaotic atmosphere. In addition, the proposed facilities on the small segment of the land do not look like fair buildings, more like commercial buildings. The country feel of the Washington County Fair will be destroyed.

Families with busy lives are looking for opportunities to connect with each other and the area they live in. Fairs are one such opportunity. With new ideas and energy, the Washington County Fair can make changes that will increase attendance and revenue. The return of amphitheater entertainment -- with local bands and groups this season -- is one such change.

In addition, a mission of the Fair Board is to provide opportunities for youth in the county. Having a vibrant fair with active youth participation is a key component of that mission. The current facilities are designed for youth participation, such as by 4-H clubs, and are casual and less intimidating than the proposed facilities.

Although portions of Washington County have moved away from an agricultural base, much of the unincorporated areas are still strongly agricultural. The fair is an opportunity to celebrate all aspects of life in Washington County. Inclusion of exhibits and activities from nonagricultural groups could be explored.

The 100-plus acres were purchased and entrusted to Washington County for the specific purpose of a county fair. The selling or leasing of a large portion of this land is not consistent with the intent of this trust.

My understanding is that although fairground revenue does not cover expenses annually, a voter-designated tax balances the budget. The fair operations are not truly "losing" money or draining funds from the county's general fund. Ideally, the fair operations would explore opportunities to increase general revenue and earmark the voter-designated tax for capital improvements.

31

The current facilities do need improvement, and a donation campaign has been suggested to raise private money to address specific buildings.

I understand the Fair Board has worked hard to find solutions to raise revenue and address the facility needs. My concern is the shopping center development and proposed buildings are not consistent with the county fair experience. There must be other options available. LISA POEHLITZ Scholls

**Malls already overabundant Let's just leave things alone for a while. It seems to me that you can't go two feet without someone building another strip mall, and every strip mall has the same stores in them anyway. BEV LANDEEN Hillsboro**

**People of county own that land I find it very difficult to understand the insanity of giving up 62 acres of extremely valuable property owned by the people of Washington County for another shopping center. Am I to understand that our county leadership is not able to come up with uses for this land that at least have a remote chance of appearing to be in the public interest?**

First, there are numerous people out here who believe the county fair has not been given a chance to succeed. It certainly has been given the chance to fail. Second, if you are a Hillsboro resident, one has to ask why two branches of local government can't cooperate. The city of Hillsboro is considering spending \$3.3 million for some industrial land just off Northeast 53rd Avenue for a recreational facility. Oh yes, this is after we were told that we couldn't grant a land-use permit to Providence for a badly needed second hospital because of the scarcity of industrial land.

Finally, even if the county fair ceases to exist, this land should never be used or sold for any reason except to benefit the people of this county. BOB ROSENOFF Hillsboro

**Protect heart and soul of fair I attended the Washington County Fair Complex board meeting on June 8. Those attending included the young and old alike, with balanced representation from the urban, suburban and farming population. The overwhelming majority were concerned with this sale of public land -- land that was originally donated for the purpose of improving the quality of the county fair.**

There also was a feeling of disregard for the attempt to retain the heart and soul of a county fair. Opus Northwest, the developer for the proposed Fair Complex, is a well-respected developer of office and industrial parks. The proposed plans showed that the new Fair Complex would be a commercial/business space.

The plan does not continue the tradition and purpose of a county fair. The Horse 4-H program and rodeo are an afterthought, with little understanding of the needs. They will clearly cease to exist as the plans stand now. Other livestock/animal projects as well as non-animal projects are second in line to any business or retail use of the grounds.

The county commissioners, Fair Board members and Don Hillman, executive director of the Fair Complex, have a moral obligation to retain -- with improvement -- any existing community programs represented at the fair. Not squeeze them in or downsize them to make room for commercial ventures. The intent of the land donor was to provide space for an improved fair experience. If it is economically necessary to release control of some of that land, then do so responsibly.

If Opus Northwest so badly wants to develop part of this land, they will accommodate existing fair needs. Those in leadership roles need to clearly understand those needs and communicate them to Opus Northwest. JULIE BERNARDS Roy

**Preserve fair heritage for youth My name is Kelsey Ferguson. I am 17 and a Junior at Liberty High School. I have been a 4-H member since I was 10.**

These are just a few of the positive things that I have gained by participating in 4-H: confidence, self-esteem, self-discipline and leadership.

The county fair is a 4-H member's reward after working on projects during the year. Whether members sew a blazer, knit a sweater, bake bread or raise an animal, they are focused on the goal of showing their project at the county fair.

The 4-H members gain confidence, improve public speaking skills and show pride in their accomplishments. I will soon finish my 4-H experience, but what will happen for my younger brother and friends who still have many 4-H years ahead of them?

We show livestock at open class shows throughout Oregon and Washington. It seems like most communities have a county fair that all residents really enjoy. In Washington County it seems we have the ideal opportunity to have our fair be a success.

I recently noticed the Washington County Fair Complex mission statement. The first statement says, "Preserve the annual county fair and rodeo and its heritage." The second says "Promote the 'world class' agriculture of the county." The mission statement goes on to say there is a commitment to lifelong learning with a special emphasis on youth. I hope the Fair Board will continue to promote these important purposes as we look to the future. KELSEY FERGUSON Hillsboro The following is in response to the question: Are you confused by Beaverton's new left-turn lanes? Flashing yellow will aid traffic I think the new flashing yellow lights are a very good idea. It is not a difficult concept, and the idea of flashing yellow lights is already in use. Change, even for the good, always causes some problems at first. There are those who just cannot grasp the idea of change or have a longer learning curve than average. Once people get used to it, it should speed up traffic a little. With the condition of traffic in Beaverton, even small positive changes should be welcomed. KEVIN ABTS Beaverton

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## The Oregonian

### Festival gets too expensive to put on

Beaverton's annual SummerFest is canceled after 16 years, but the parade will be renamed and held in September

Thursday, June 16, 2005

**KATHERINE SATHER**  
The Oregonian

BEAVERTON -- Blame it on the Doobies.

After a five-figure loss at last year's SummerFest, the sponsoring Beaverton Area Chamber of Commerce decided the 16-year-old festival was too expensive to continue and canceled the event, said Lorraine Clarno, chamber president.

She attributed the loss to increases in operating and entertainment costs, especially for booking acts such as the Doobie Brothers in 2003 and Kenny Loggins last year. Former headliners cost as much as \$50,000.

"In the late 1990s and 2000, retro became very popular again," Clarno said. "As demands for these acts increased, prices increased."

The SummerFest parade, however, will be salvaged, renamed Beaverton's Celebration Parade and moved to Sept. 17.

Beaverton isn't the only Washington County city to lose its signature summer festival this year. In March, Hillsboro officials announced the demise of that city's Fourth of July Festival, citing the high cost of providing police coverage for the event.

Beaverton Mayor Rob Drake said the city has other summer events that will bring people downtown. He cited the Farmers Market, the monthly Picnics in the Park and the Celebration Parade.

The parade has been around for 50 years, Drake said, and was combined with the festival after it started 16 years ago as the Taste of Beaverton.

The three-day community celebration featured food, crafts and entertainment in Griffith Park, built around performances by retro rock performers. The event was renamed in 2003 to give it what organizers called a more "regional feel."

Last year was the first time the event finished in the red, but Clarno declined to give the exact loss. Profits from past festivals helped pay for chamber activities, and some money was donated to nonprofit organizations such as the Beaverton Education Foundation and Special Olympics Oregon.

The chamber aimed to keep admission costs affordable for families, Clarno said. For the first time last year, Saturday's admission was free. Attendees paid \$15 on Friday, when Loggins was the top entertainment, and \$12 on Sunday.

Last year, the event drew about 23,000 visitors, which was the average for the past five years. Peak attendance was 28,000 in the late 1990s.

34

The chamber's loss was eased a bit by some vendors who provided services at reduced costs, Clarno said.

"Whether it was the refrigeration trailers, the garbage services or the equipment rentals we had to provide, all operational costs were going up extremely rapidly and entertainment even more so," she said. "We couldn't sustain the risk associated with producing the festival."

The chamber had about 35 sponsors for the event, including Nike, Bank of America and the city, which provided free police security.

Nike provided roughly \$70,000 in cash and products for the 2004 festival, said Kirk Stewart, vice president of corporate communications. He said the chamber canceled the event before Nike had a chance to decide where it was going to put its sponsorship dollars this summer.

The chamber implored other nonprofits, including the city, to manage SummerFest, Clarno said.

"A couple of folks did take a look but came to the same conclusion that our board did," she said. "Primarily that it was too much of a financial risk for the return."

Drake said the chamber had worried about the financial risk for some time.

"There was always discussion upfront, 'We hope this isn't the year that revenues are down or weather is bad,' " he said. "Interestingly, this last year it happened."

Event saturation was also an issue, Clarno said. When it came time to schedule the event, it was hard to find a weekend in which there weren't already two major events planned in the Portland area.

Leslie Mundt of the Tualatin Hills Park and Recreation District, one of the sponsors of the Celebration Parade, said the new September date has two advantages:

More equestrian units will be able to participate as their busy season winds down, and with school back in session, marching bands from Beaverton's five public high schools are expected to play.

"We're also hoping people are back from vacation, and we can get more participation and also more viewers," she said.

The city is the parade's other longtime sponsor and will continue in that role.

Applications to march in the two-mile parade are being accepted, and information is available by calling Mundt at 503-629-6330.

As for the festival, the chamber isn't planning to bring back SummerFest, Clarno said, but it would be supportive if another group took it on.

"Sometimes," she said, "it takes an event going away to get rejuvenated."

Katherine Sather: 503-294-5958; katherinesather@news.oregonian.com

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County fair supporters slam plan to sell site

AmyJo Brown - 06/09/05

## ***Redevelopment proposal hits brick wall with citizen groups***

The battle cry of 80-year-old Dale Scheller over Washington County's plans for its annual fair was poignant for his friend, Jim Clymore.

The two were at a recent meeting of the Fair Boosters, a non-profit group that volunteers and raises money for the county fair.

County officials announced two weeks ago plans to sell or lease two-thirds of the fairgrounds space in Hillsboro to a commercial developer, in exchange for new, modern facilities on a smaller piece of land.

Few of the boosters are happy about the idea.

At the meeting, Scheller defended the fair he helped shape for more than half a century, held each year on 101 sprawling, publicly-owned acres and in more than a dozen buildings built by volunteer labor in the 1950s.

"He stands up, and it's the saddest thing — he laid the bricks in the exhibit building — he stands up, and says 'don't let them sell our fair,'" Clymore said.

His words echoed throughout the meeting room.

Across Washington County, loyal, ardent fans of the County Fair are gathering to protest the business deal being proposed by the Fair Board.

The deal, one that both county commissioners and the Hillsboro City Council still have to approve, would divide the fairgrounds acreage into two, giving developer Opus Northwest 62 acres to build 500,000-plus square feet of boutique stores and office space.

The old fairgrounds buildings will be torn down. New facilities would be built on about 20



acres — a 100,000-square-foot exposition facility and an equally sized outdoor pavilion, both paid for by Opus. The fairgrounds would also keep another 10 acres for parking.

The Fair Board's chairman and executive director say the deal is necessary because the fair complex is losing too much money each year and cannot afford to repair its buildings, which are in various states of disrepair.

According to the fair complex's most recent financial statement, last summer's fair lost about \$107,000.

The fair's rodeo also lost money, about \$29,000, and revenue for off-season rentals and activities are estimated to lose a total of about \$286,000 when the budget cycle ends July 1.

Next year's county budget, which is expected to be approved by commissioners by the end of the month, predicts about a \$300,000 loss for the fair complex's operations.

The fair's supporters, however, say the county fair is the victim of poor management. They worry that the county would be giving away too much land and that the fair, which moved from Shute Park in 1952 because it needed more room, will not fit on the small piece of land the fair board's proposal allots it.

They also don't like the idea that the quaint, country atmosphere of the fair will be replaced with an urban-style environment.

"I think our fair management has alienated themselves from the community," said Clymore, who added that the fair has been a part of his life and his family's past since before he was born. "I think we need new fair management."

Don Hillman became executive director of the county fair in 2001. His charge, he said, was to turn the fair around. It was losing money — how much for how long, he doesn't know. The financial records from the past are difficult to understand, he said.

What was clear was that the fair's attendance was stagnant during the last decade, drawing about 70,000 people each year. Off-season rental rates for the Fair Complex's facilities weren't increasing. Meanwhile, the cost of insurance and payroll was.

The means by which the fair was making ends meet is now a point of contention between Hillman and the fair's supporters, who argue that the fair complex is breaking even.

37

The gap in the fair complex's income and spending was being filled in with the fair's share of the county's hotel/motel taxes and interest earnings.

The fair is allocated one-seventh of the tax, giving it about \$523,000 for this year's budget. That's enough to make up the fair complex's losses this year and leave it with about \$100,000 to spare.

But Hillman doesn't count the tax in his calculations when he talks about the fair's losses because he doesn't want to rely on the hotel/motel tax as a subsidy for the fair's operations.

Instead, Hillman has changed the fair's accounting practices, separating each of the fair's programs (the fair itself, the rodeo, and off-season rental activities) and determining the direct spending and income related to each event.

"When I first got here ... no one knew what each program was doing," Hillman said. "We sat down and said we need to know if our fair is making any money. An event like that should pay its own way."

Hillman said he tried to meet that goal. Under his leadership, the fair changed from a six-day event to a four-day event. It's fluctuated in its ticket prices, first canceling free days for senior citizens and children and then, last year, offering free admission to all.

Concerts dwindled, but a great white shark show was added one year and alligators the next.

It didn't work. Attendance numbers barely changed.

"Right now, they're not coming," Hillman said. "If we can create some new synergy, we'll no longer be as isolated from folks east of 185th (Avenue). The fair is going to be different from the way we know it, but at least we're going to have a fair."

Under the fair board's proposal to exchange land with Opus Northwest for new year-round facilities, the hotel/motel tax money would be used for promotions and advertising to attract events to the exposition center.

Based on consulting firms reports, Hillman estimates that such events will generate an additional \$200,000 a year in profits for the fair complex.

"The hotel/motel tax belongs to everybody in the county and should be used to benefit the

38

county as a whole," Hillman said. "Not everybody comes to the fair. (The question is) should the people enjoying the event pay for it or should someone else pay for it?"

Hillman's philosophy rankles Scheller, one of the Fair Boosters original presidents, and a booster member for more than 50 years. Scheller said the fair's purpose is to be a community event.

The county residents are getting their money back, he said.

"We don't expect to make a lot of money on the fair," Scheller said. "All we have to do is survive."

Scheller, along with others, also criticized Hillman and the fair board for not being creative enough with the fair's resources, including rallying volunteers to help maintain the fairgrounds and to put on the fair's events.

"Don Hillman and the chairman, they've been talking nothing but negative ever since they were hired," Scheller said.

David Russell, an accountant with BKR, Fordham and Goodfellow in Hillsboro, and a booster, said his review of the fair complex's budget resulted in a similar take on the fair's management style.

He said a reduction in full-time staff several years ago from 11 to seven meant less maintenance could be done on the fair's buildings, which are now in such bad shape that many have to be torn down.

"I think, to some extent, the fairgrounds has been allowing things to go into disrepair," deferring costs of repairs until they've piled up to be monstrous, he said.

Russell also said Hillman's changes in the fair complex's accounting allocates general overhead directly to the fair's programs whenever possible — a practice not unusual with non-profit organizations and certain industries.

"But if you are looking for a worst case scenario, that's what you would do," Russell said.

In response, Hillman said his goal has been to reduce overall expenditures and to make the operations more efficient. He said the changing demographics in Washington County — which has moved from a largely agricultural community on the east side to one more suburban — mean the fair has to change, too, to attract more interest.

(39)

But many of the fair's supporters believe the fair is being sold out to business interests.

The 62 acres the fair board is considering selling or leasing to Opus Northwest is valuable commercial land, especially because the land is bounded by the Hillsboro Airport and Trimet's max light rail line.

Hillman estimated, conservatively, that the real market value of the land is about \$18.5 million. The county's appraisal will be completed in about 60 days, he said.

Clymore, the farmer from Hillsboro, said the boosters and other supporters are cynical about the fair management's claims that Opus Northwest is the fair's only savior.

"The fair is an afterthought," he said. "The events center is the focus."

Dave Rohrer, owner of the Gaston Feed and Hardware store in Gaston, echoed the feeling.

"They have no heart for (the fair), no passion," Rohrer said. "This fair was developed for all the citizens. The land was set aside for that purpose. People should have the input on whether they want to get rid of the land."

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47



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## The Oregonian

### Outdoor venue opens third season with hope, concern

The Amphitheater at Clark County has faced challenges in attendance and traffic for two years without profit

Thursday, June 09, 2005

**FOSTER CHURCH**

The Oregonian

RIDGEFIELD -- When country singer Reba McEntire kicks off the Amphitheater at Clark County's third season Saturday night, the facility's owners will be watching heads and dollars more closely than ever.

Like many outdoor amphitheaters across the country, Clark County's is having problems that go beyond the usual growing pains. Attendance since its 2003 opening has been disappointing, and the amphitheater didn't turn a profit in either of its first two years, though some individual shows have made money.

"The music business is not a very good place right now," said Dan Braun, the amphitheater's chief executive officer. "Bands are getting paid more money than they can sell tickets to support, and that is not healthy."

Only seven acts have been announced for this season. Braun said he is close to signing three more acts, but he declined to identify them. The number still would be short of the 16 concerts at the amphitheater last year.

Regardless of how many acts play, Quincunx of Washington, which leases the amphitheater from Clark County, is obligated by contract to pay Clark County \$600,000 annually until 2007 and more in subsequent years, totaling \$25 million over 20 years.

That doesn't count operating expenses, the amount of which Braun won't divulge other than to say, "It's a pretty big light switch we turn on."

"Last year was extremely unprofitable," Braun said. "In the music business -- particularly the outdoor entertainment business -- tickets just stopped selling. And the people we thought would do good business did not do good business."

The trend Braun sees is reported nationwide.

"Everyone was complaining that concert business was terrible last summer," said Gary Bongiovanni, editor of Pollstar, a trade publication based in Fresno, Calif., covering the concert business.

Bongiovanni said the downturn first was noticed in April 2004. "It was something in the American psyche that caused people to want to hang onto their money more," he said.

Braun blames gas prices for the downturn.

"As long as gasoline is at \$2.50 or \$2.75 a gallon, we have a problem," he said. "Gas prices are killing us. I think people have less to spend on entertainment."

(41)

Braun declined to identify acts that performed poorly last year. The most successful, he said, were Brooks & Dunn, Tim McGraw, Josh Groban, John Mayer and Aerosmith.

This year's lineup includes country acts, rock acts and singer/songwriter James Taylor.

Braun is particularly enthusiastic about the British rock group Coldplay, which he said he battled to sign.

"It is a massive show for us," he said. "They are new, they are exciting, they are very relevant – very listenable – and they easily could not have played a market this size."

If the amphitheater suffers financially, it appears to be making progress on problems that bedeviled it for the first two years, particularly traffic.

"I would never say all is perfect, but we found there was a big improvement last year," said Kelly Sills, a policy assistant to the Clark County Board of Commissioners. Sills predicted the improvements would be a base for additional steps in the future.

Braun said he is concentrating on making various amphitheater improvements. Parking lot signs are being improved so cars move into their places more quickly. Video equipment is being installed in the show and concession areas.

A lesser headache is an owl that has taken up residence in the covered part of the amphitheater.

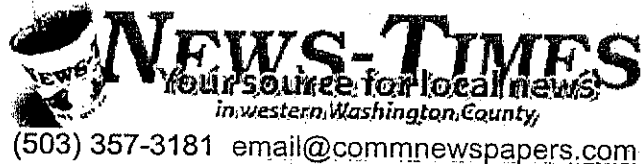
Braun hopes McEntire's show Saturday will mark the beginning of a turnaround in business. He predicted an audience of about 10,000, which he thinks could be the biggest attendance of her summer tour.

"We are excited to do a show," he said Wednesday. "You spend all winter planning how to do things better, and we get to play the game Saturday night and see if people react to our positive changes."

Foster Church: 360-896-5720 or 503-294-5900; fosterchurch@news.oregonian.com

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42



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[<< Back to Local Headlines](#)

AmyJo Brown - 06/08/05

The old fairgrounds buildings will be torn down. New facilities would be built on about 20 acres — a 100,000-square-foot exposition facility and an equally sized outdoor pavilion, both paid for by Opus. The fairgrounds would also keep another 10 acres for parking.

(The rest of the fairgrounds' land is leased to the city of Hillsboro and contains several baseball fields. Under the proposal, those fields would stay.)

The fair board's chairman and executive director say the deal is necessary because the fair complex is losing too much money and cannot afford to repair its buildings. According to the fair complex's most recent financial statement, last summer's event lost about \$107,000.

The fair's rodeo, held separately, also lost money, about \$29,000.

Next year's county budget, which is expected to be approved by the county commissioners by the end of the month, predicts about a \$300,00 loss for the fair complex's operations.

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Photo by Chase Allgood

43

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44



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"We don't expect to make a lot of money on the fair," Scheller said. "All we have to do is survive."

Scheller, along with others, plan to attend a meeting of the County Fair Board today. (The public meeting is at 4:30 p.m. in the Floral Building at the Fair Complex in Hillsboro.)

He and others criticized Hillman and the fair board for not being creative enough with the fair's resources, including rallying volunteers to help maintain the fairgrounds and to put on the fair's events.

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Pages: 1 2

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Overhaul eyed for fairgrounds

AmyJo Brown - 06/01/05

Giddy is the best word to describe Washington County Fair Board members last week as they unveiled plans to give up more than two-thirds of their fairgrounds space to a commercial developer.

On Thursday, Richard Vial, chairman of the fair board, said the county was considering a proposal by developer Opus Northwest to build 500,000-plus square feet of boutique stores and office space on a large portion of the 101-acres of public land the fair board manages.

The land is northeast of Hillsboro, bounded by Cornell Road, northeast 28th Avenue, the Hillsboro Airport and a Tri-Met light rail station. It has been home to the county fair since 1952.

In exchange for the long-term lease or sale of 62 acres of the property, Opus Northwest is offering to build the county a new fair complex on a 20-acre section of the land.

Pages: 1 [2](#)



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46