

NOTICE OF MEETING

Washington County Fair Complex Board of Directors

Wednesday, June 4, 2008, at 4:30 p.m.

Floral Building – Washington County Fair Complex

873 NE 34th Avenue, Hillsboro, OR 97124

Herbert Hirst, Chair

Don McCoun, Vice Chair

Renee Cannon, Secretary

Dan Logan, Treasurer

Kathy Christy, Board Member

Matt Pihl, Board Member

Standing Committees

Air Show & Airport Interface

Don McCoun, Board Member

Booster/Coalition Liaison

Dan Logan, Board Member

Development Committee

Dan Logan, Board Member

Herbert Hirst, Board Member

Fair & Facilities Management Committee

Kathy Christy, Board Member

Herbert Hirst, Board Member

Don McCoun, Board Member

Executive Director Position

Renee Cannon, Board Member

Dan Logan, Board Member

Don McCoun, Board Member

Competitive Exhibits Committee

Dan Logan, Board Member

Renee Cannon, Board Member

Matt Pihl, Board Member

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

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

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

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

All public meetings are recorded.

Current Meeting Schedule

Unless otherwise noted, Fair Complex Board Meetings are held the first Wednesday of every month at 4:30 p.m. in the Floral Building at the Washington County Fair Complex, 873 N.E. 34th Avenue, Hillsboro, Oregon 97124.

Regular Business Meetings

Regular business meetings are the time during which the Fair Complex Board will consider the items published in their Board Agenda at the times noted above.

Generally, Board Meetings are scheduled to last no longer than two hours. At the discretion of the Board Chair, agenda items may be deferred to a later date if more discussion or consideration is required.

Quorum

To take formal action on any agenda item, at least four (4) Board members must be present. Once a quorum is established, at least a majority of these members present must vote in the affirmative to move an action or motion.

The Board can still conduct business and discuss agenda items without a quorum present. However, no formal action can take place until a quorum of the Board is in attendance.

Executive Sessions

There are times when the Fair Complex Board must discuss confidential matters such as lawsuits, real estate transactions (or other sales transactions) and labor relations matters. When the Board calls an executive session (posted on the agenda), it is done under the guidelines allowed for by Oregon State law. Each type of executive session generally fits under one of three types of State Laws that allow such closed sessions. These statutes are indicated on the agenda. Although the press is allowed to remain in the room, they are not allowed to report on executive session issues. The Board recognizes the sensitivity of conducting closed sessions and only conducts them when confidentiality is required (and allowed by law) to protect the interests of the Fair Complex, Washington County and its residents.

Once the Regular Business Meeting Begins

The Fair Complex Board's formal meetings typically include the following elements:

1. Call to Order: At the start of the Board meeting, the Chair (or Vice Chair) of the Board will call the meeting to order. All matters noticed and listed on the 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.

2. Oral Communications for Agenda and Non-Agenda Items (Fifteen Minute Limit): This is the time when members of the audience may step forward to address the Board on agenda and non-agenda items. This opportunity is time-limited to two (2) minutes per individual. The maximum time for Oral Communications is 15 minutes. Individuals providing written testimony are requested to provide 15 copies.
3. Consent Agenda: The items on the Consent Agenda are considered routine and will be adopted in one motion unless a Board member requests, before the vote on the motion, to have the item considered separately. If any item is removed from the Consent Agenda, the Chair will indicate when it will be discussed in the regular agenda.
4. Regular Agenda Items: Unless otherwise noted, regular agenda items will follow in the order listed on the agenda.
5. Adjournment: At the conclusion of the items on the Board's agenda, the Board Chair will formally conclude the Board's regular business.

Meeting Protocol

The Fair Complex Board welcomes public attendance and participation at its meetings. Anyone wishing to speak on an agenda or non-agenda item at a regular business meeting should feel free to do so. In doing so, the Board asks that the following guidelines be observed:

1. Please follow sign-in procedures located on the table by the entrance to the meeting room.
2. When your name is announced, please be seated at the table in front and state your full name, home address and organization represented, if any, for the record.
3. Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
4. When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speaker's remarks will be helpful in this regard.
5. Individuals providing written testimony are requested to provide 15 copies.

NOTICE OF MEETING

**Washington County Fair Complex Board of Directors
Wednesday, June 4, 2008, at 4:30 p.m.
Floral Building – Washington County Fair Complex
873 NE 34th Avenue, Hillsboro, OR 97124**

	Herbert Hirst, Chair	
Don McCoun, Vice Chair		Kathy Christy, Board Member
Renee Cannon, Secretary		Matt Pihl, Board Member
Dan Logan, Treasurer		

Standing Committees

Air Show & Airport Interface

Don McCoun, Board Member

Booster/Coalition Liaison

Dan Logan, Board Member

Development

Dan Logan, Board Member

Herbert Hirst, Board Member

Fair & Facility Management

Kathy Christy, Board Member

Don McCoun, Board Member

Herbert Hirst, Board Member

Executive Director Position

Renee Cannon, Board Member

Dan Logan, Board Member

Don McCoun, Board Member

Competitive Exhibits Committee

Dan Logan, Board Member

Renee Cannon, Board Member

Matt Pihl, Board Member

NOTE: The Washington County Fair Complex Board will hold a public hearing on Wednesday, June 4, 2008, regarding the Fairgrounds Revitalization Task Force's "Findings and Recommendations". This public hearing will take place under "Old Business" during the Redevelopment Update portion of this agenda. Members of the public may testify on the Fairgrounds Revitalization Task Force's "Findings and Recommendations" at this time. This opportunity will be time-limited to two (2) minutes per individual or association. Individuals providing written testimony are required to provide 15 copies.

A. Call to Order

B. Oral Communications for Agenda and Non-Agenda Items (Fifteen Minute Limit)

This is the time when members of the audience may step forward to address the Board on agenda and non-agenda items. This opportunity is time-limited to two (2) minutes per individual. The maximum time for Oral Communications is 15 minutes. Individuals providing written testimony are requested to provide 15 copies.

C. Consent Agenda

The items on the Consent Agenda are considered routine and will all be adopted in one motion unless a Board member requests, before the vote on the motion, to have the item considered separately. If any item is removed from the Consent Agenda, the Chair will indicate when it will be discussed in the regular agenda.

1. Financial Statements (PDF)
 - a. Budget Overview – April, 2008 (PDF)

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.

- b. Balance Sheet – April, 2008 (PDF)
- c. Other, if any
- 2. Board Minutes – May 2008 (PDF)
- 3. Facility Use Schedule – June 2008 (PDF)
- 4. Other, if any

D. Special Reports

- 1. Air Show & Airport Interface Committee – Don McCoun, Board Member
- 2. Fair & Facility Management Committee – Kathy Christy, Board Member
- 3. Executive Director Position Committee – Renee Cannon, Board Member
- 4. Booster/Coalition Liaison – Dan Logan, Board Member
- 5. Treasurer's Report – Dan Logan, Board Member
- 6. Competitive Exhibits Committee-Dan Logan, Board Member
- 7. 4H Report – Terry Palmer, OSU Extension Agent
- 8. Operations Report – Staff (PDF)
- 9. Other, if any

E. Old Business

- 1. Redevelopment Update—PUBLIC HEARING ON FINDINGS AND RECOMMENDATIONS FROM THE FAIRGROUNDS REVITALIZATION TASK FORCE. *2 minute time limit per individual or association.*
- 2. Renaissance Faire Update
- 3. Update on old Caretaker's Bldg., and old Administrative Bldg.
- 4. Update on proposed Swine Barn project
- 5. Status of Booster Food Booth in arena
- 6. First reading of draft policy for facility access
- 7. Other, if any

F. New Business

- 1. Introduction of 2008 Washington County Fair Ambassadors

G. Announcements

- 1. Calendar of Events (PDF)
- 2. Other, if any

H. Correspondence

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

I. Board Oral Communications

J. Other Matters of Information

- 1. Boosters Meeting Minutes – (Not available)
- 2. Newspaper Articles (PDF)
- 3. Other, if any

K. Executive Session

In accordance with ORS 192.660 (2) (h), to consult with counsel concerning the legal rights and duties of the Board with regard to litigation or litigation likely to be filed; in accordance with ORS 192.660 (2) (e), to deliberate with persons designated by the Board to negotiate real property transactions; and/or in accordance with ORS 192.660 (2) (a), (b), (h), or (i), to discuss,

review and evaluate employee-related matters. Pursuant to ORS 192.660 (3), it is Board's request that the items discussed not be disclosed by media representatives or others.

L. Adjourn

CONSENT ITEMS

County of Washington

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

FAX MEMORANDUM

Date: May 27, 2008

To: Washington County Fair Complex Board
Washington County Fair Complex

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

Re: April 2008 Financial Statements

Find attached the April 2008 Budget Overview and Balance Sheets. They were produced by the Washington County Finance Department and reflect accounting activity for April 2008.

The Fair Complex continues to maintain a strong fund balance.

Note: The FYE June 30, 2008 Budget Overview has been modified to breakout in more detail the two other arena events (Truck Pull and Demolition Derby) as recommended by the Budget Committee. This will allow better comparisons and analysis for all arena events.

WASHINGTON COUNTY FAIR COMPLEX
Budget Overview July 2007 - June 2008

5/27/2008

	\$ 627,250	\$ 818,755	\$ 670,238	\$ 620,920	\$ 880,203	\$ 843,368	\$ 816,792	\$ 858,311	\$ 829,903	\$ 804,002	\$ 831,078	\$ 831,078	\$ 627,250	\$ 469,660	
Beginning Balance															
Interim Operating Revenues															
Parking	40	29,911	-	4,065	(4,036)	-	-	-	-	-	-	-	29,880	21,000	142.8%
RV Park	80	1,780	1,380	1,540	940	920	640	260	900	640	-	-	9,080	10,000	90.8%
Rentals	-	7,376	28,250	37,414	4,891	26,715	17,104	11,417	22,105	14,307	14,307	14,307	169,379	200,000	84.7%
Concessions	38	100	757	-	52	100	300	200	96	265	265	265	1,908	3,000	63.6%
Misc Income	430	52	1,335	880	2,227	946	1,774	950	1,798	1,331	1,331	1,331	11,723	15,000	78.2%
Total Interim Operating Revenues	588	39,219	31,722	43,899	3,874	28,681	19,818	12,827	24,899	16,543	-	-	222,070	249,000	89.2%
Interim Operating Expenses															
Personal Services	13,235	41,029	25,434	26,237	24,181	25,353	24,566	37,879	26,142	26,786	-	-	271,302	389,208	69.7%
Supplies	453	2,249	2,901	895	421	1,129	1,527	111	693	1,966	-	-	12,345	25,000	49.4%
Professional Services	328	3,390	1,785	6,393	3,477	200	1,240	161	200	200	-	-	17,364	12,500	138.9%
Advertising	-	1,200	-	-	-	-	-	-	-	-	-	-	1,690	1,000	169.0%
Printing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Communications (ATM)	-	18	17	21	18	16	16	19	18	146	-	-	289	500	57.8%
Utilities	5,493	222	5,245	2,840	7,838	5,147	10,333	5,225	9,373	4,447	-	-	56,163	65,000	86.4%
Repair and Maintenance	5,844	3,262	4,950	1,873	785	1,701	2,703	1,371	2,100	3,499	-	-	28,088	57,000	49.3%
Rentals	-	243	747	476	228	188	188	188	188	9,071	-	-	11,517	5,000	230.3%
Dues and Memberships	125	482	50	-	-	385	125	219	-	30	-	-	1,416	1,500	94.4%
Training and Travel	211	33	29	153	449	245	93	25	24	262	-	-	1,524	1,500	101.6%
Insurance	12,533	-	432	-	-	407	-	-	440	-	-	-	13,812	16,000	86.3%
Postage	-	43	58	58	26	28	34	147	99	9	-	-	502	500	100.4%
Printing Internal	-	-	-	-	-	-	-	-	-	-	-	-	-	500	-
Telephones	-	924	-	1,137	928	685	797	810	806	725	-	-	6,812	6,000	113.5%
Special Expenses	451	1,084	184	906	1,286	268	550	155	139	378	-	-	5,399	5,000	108.0%
County Legal	1,304	1,269	-	-	811	2,347	-	1,022	212	3,968	-	-	10,933	5,000	218.7%
County Indirect Cost	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	-	-	16,430	19,711	83.4%
Total Interim Operating Expenses	41,620	57,091	43,475	42,682	42,581	39,740	44,215	49,975	42,077	53,130	-	-	455,566	610,919	74.6%

WASHINGTON COUNTY FAIR COMPLEX
Budget Overview July 2007 - June 2008

[illegible]

5/27/2008

[illegible]

5/12/2008

[illegible]

5/27/2008

Total Revenue	\$	1,538,000
Total Expense	\$	1,503,487
	\$	34,513

124,549	\$	5
97,473	\$	5
27,076	\$	5

48,647	\$	38,604	\$
77,055	\$	64,505	\$
(28,408)	\$	(25,901)	\$

38,233	\$	153,964	\$
64,809	\$	112,445	\$
(26,576)	\$	41,519	\$

324,132	\$	139,413	\$
64,849	\$	176,249	\$
250,283	\$	(36,836)	\$

121,366	\$	59,735	\$
269,883	\$	109,053	\$

\$	474,894	\$
\$	283,389	\$

**Washington County Fair Complex
Balance Sheet Preliminary
April 30, 2008**

ASSETS

Current Assets

Cash

Fairplex..Petty cash..	250
Fairplex..Petty cash.Finance- Petty Cash.	-
Fairplex..Cash drawer..	-
Fairplex..Cash drawer.Frite Lites.	-
Fairplex..General Cash Account..	176,505
Fairplex..USNB WASHCO ACH Clearing..	-
Fairplex..CCB-General Account..	5,417
Fairplex..CCB-Money Market Account..	682,334
Fairplex..CCB-ATM Account..	12,203
Fairplex..Gasb 31 cash general port..	860
Fairplex..CCB-ATM Cash Drawer..	-
Total Cash	877,569

Accounts Receivable

Fairplex..Accounts receivable - Sub..	16,802
Fairplex..Accounts receivable-on ac..	(31)
Fairplex..Due from other funds.Other 4-H.	(10)

Prepays

Prepaid items	19,402
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Total Assets

913,727

LIABILITIES & EQUITY

Liabilities

Payables

Fairplex..Accounts Payable..	22,292
Fairplex..Accounts payable- other..	-
Fairplex..Deposits payable-subsidia..	300
Fairplex..Retainage payable..	-
Total Payables	22,592

Other Current Liabilities

Fairplex..Amounts due to others..	802
Fairplex..Conversion Account..	-
Fairplex..Payroll payable..	-
Fairplex..Due to other funds..	-
Fairplex..Deferred revenue- unavail..	-
Fairplex..Unearned Revenue..	-
Fairplex..Unearned Revenue.Main Exhibit Hall.	(788)
Fairplex..Unearned Revenue.Cloverleaf Building.	-
Fairplex..Unearned Revenue.Grounds/General.	1,105
Fairplex..Unearned Revenue.Parking-Operations.	-
Fairplex..Unearned Revenue.RV Parking-short term.	-
Fairplex..Unearned Revenue.Parking-Airshow.	(75)
Fairplex..Unearned Revenue.Rodeo Admissions.	-
Fairplex..Unearned Revenue.Awards Open Class.	-
Fairplex..Unearned Revenue.Deferred Advertising Inco.	150
Fairplex..Unearned Revenue.Deferred Airshow Income.	75
Fairplex..Unearned Revenue.Deferred Commercial Exhib.	19,350
Fairplex..Unearned Revenue.Deferred Concession Reven.	7,375
Fairplex..Unearned Revenue.Deferred Sponsorship Inco.	11,353
Fairplex..Unearned Revenue.Deferred Facilities Renta.	20,786
Fairplex..Unearned Revenue.Livestock Entry Fees.	(56)
Fairplex..Unearned Revenue.Camping Fees.	(20)
Total Deferred Revenues	60,057

Total Liabilities

82,649

Equity

Fairplex..Fund Balance..	804,002
Net (Income)/Loss for the Period	27,076
Net Equity	831,078

Total Liabilities and Equity

913,727

Minutes
Washington County Fair Complex Board
Wednesday, May 7, 2008

Convened: 4:30 pm

FAIR COMPLEX BOARD:

President Herb Hirst
Vice President Don McCoun
Board Member Renee Cannon
Board Member Kathy Christy - Absent
Board Member Dan Logan
Board Member Matt Pihl

STAFF:

Leah Perkins-Hagele, Fair Coordinator
Lisa DuPre', Marketing/Events Director

President Hirst called the meeting to order at 4:30 p.m., and welcomed the audience. Hirst reported that Board Member Christy was absent and Board Member Logan was on his way. Hirst opened oral communication time for agenda and non-agenda items. Hearing none, Hirst closed oral communications.

1. Consent Agenda

Motion by Board Member McCoun to approve the Consent Agenda. Second by Board Member Cannon. Motion carried 4 -0.

2. Special Reports

A. Airshow & Airport Report – Board Member McCoun reported that there was nothing new to report.

B. Fair & Facilities Management Committee – President Hirst reported that the committee was working toward a recommendation and hopes to have it presented at the next board meeting and public testimony on it in July.

C. Executive Director Position Committee – Board Member Cannon reported that the committee reviewed the job description for the Executive Director position and found it to be appropriate for what the board is looking for. A few items will be re-arranged to reflect the board's priorities. Cannon reported that she would be working with Washington County Human Resources on this and asked that they be invited to the next meeting to explain the recruitment process.

*Board Member Logan joined the meeting in progress at 4:40 p.m.

C. **Treasurer Report** – President Hirst reported that the financials are in the packet and had nothing to add.

D. **4-H Report** – None

E. **Boosters/Coalition Liaison Report** – Board Member Logan reported that the minutes are in the packet and had nothing to add.

F. **Operations Report** – Fair Coordinator Perkins referred to the operations report. Board Member Cannon asked if the Cloverleaf Building will still be used in the master plan. Discussion ensued.

G. **Other, if any** – None

3. **Old Business**

A. **Redevelopment Update** – President Hirst reported that the Taskforce will meet on May 22nd at the Main Exhibit Hall. Board Members Logan and McCoun reported that they were still doing presentations. Discussion ensued regarding the naming contest.

B. **Renaissance Faire** – President Hirst reported that last week the Task Force voted to continue showing interested in the Renaissance Festival and working to resolve some key issues such as parking. Board Member McCoun stated that he does not see a parking problem, feels it's just a smoke screen to cause delays. Board Member Logan asked if this is outside of their time frame. Hirst reported that it is not, they are willing to wait if Washington County wants them. Discussion ensued.

C. **Update on Old Office & Caretaker Trailer** – President Hirst reported that the Task Force voted to approve the removal of the structures. The removal of the caretaker trailer is being handled by the Master Gardeners and staff is waiting on bids for removal of the old office.

D. **Swine Barn Update** – President Hirst reported that there will be a presentation regarding the Swine Barn Project to the Task Force on May 22nd. County Chairman Brian has stated that the Fair Board has the authority to make this decision but asked for consideration to be given to the Task Force.

E. **Policy for Facility Access** – President Hirst explained that the policy is simple. Staff will keep the facility locked up when needed and the public will have to go to the office to gain access. We need to be protected from theft, vandalism and injury.

F. **Other, if any** – None

4. **New Business.**

A. **Election of a Treasurer –**

Motion by Board Member McCoun for Dan Logan to be elected as Treasurer. Second by Board Member Pihl. Motion carried 5-0.

B. **Other** – Board Member Cannon reported that in discussions with the Washington County Human Resource department regarding the 2 co-interim directors, a pay increase needs to be authorized by the Fair Board.

Motion by Fair Board Member Cannon for the Fair Board to accept the interim pay recommendations of Washington County Human Resources department for the Co-Interim Directors. Second by Vice-President McCoun. Motion Carried 5-0.

Board Member Logan requested additional funds for 4-H for this year. Discussion ensued. President Hirst formed a sub-committee and requested that Board Members Logan, Cannon and Pihl review the competitive entry program budget. Hirst noted that Logan will chair this sub-committee.

5. **Announcements** – None.

6. **Correspondence** - None other than what was in the packet.

7. **Board Oral Communications** – Board Member Logan stated that he is getting lots of feedback on the presentations and that he always takes notes and sends them into PacWest. Logan asked who is reviewing these notes and what action, of any will be taken on these ideas. Discussion ensued.

8. **Other Matters of Information** – None other than what was in the packet.

With no further business before the Board, President Hirst adjourned the meeting at 5:40 p.m.

Leah Perkins-Hagele
Recording Secretary

Hirb Hirst
Board President

WASHINGTON COUNTY FAIR COMPLEX FACILITY SCHEDULE

June-2008 (**Highlighted events are no-charge)

Monday, June 02, 2008

****Arena** *Drill Team practice*

Tuesday, June 03, 2008

****Arena** *Sheriff's Posse*

Wednesday, June 04, 2008

****Floral Building** *Monthly Meetings*

Thursday, June 05, 2008

Cloverleaf Bldg. *Meeting*

Saturday, June 07, 2008

Complex *Ford Show & Swap Meet*

Sunday, June 08, 2008

****Floral Bldg.** *4-H Meeting*

Monday, June 09, 2008

****Arena** *Drill Team practice*

Tuesday, June 10, 2008

****Arena** *Sheriff's Posse*

Thursday, June 12, 2008

****Arena** *4-H Club Riding Practice*

Friday, June 13, 2008

Cloverleaf Bldg. *Training Seminar*
****Floral Building** *Boy Scouts Dinner*

Saturday, June 14, 2008

Friendship Sq/Plaza *Cascade Hound Show*
Carnival Grounds/MEH Lawn *AKC Educational Match*

Sunday, June 15, 2008

Friendship Sq/Plaza *Cascade Hound Show*

Monday, June 16, 2008

****Arena** *Drill Team practice*

Tuesday, June 17, 2008

****Arena** *4-H Club Riding Practice*

****Arena** *Sheriffs Posse*

Thursday, June 18, 2008

****Arena** *4-H Club Riding Practice*

Friday, June 20, 2008

****Arena** *4-H Club Riding Practice*

Saturday, June 21, 2008

Quadrant Property *Oregon Rally Group*

Sunday, June 22, 2008

****Floral Bldg.** *4-H Meeting*
Quadrant Property *Oregon Rally Group*

Monday, June 23, 2008

****Arena** *Drill Team practice*

Tuesday, June 24, 2008

****Arena** *Sheriff's Posse*

Wednesday, June 25, 2008

****Arena** *4-H Club Riding Practice*

Thursday, June 26, 2008

****Arena** *4-H Club Riding Practice*

Thursday, June 29, 2008

****Arena** *4-H Club Riding Practice*

Monday, June 30, 2008

Cloverleaf Bldg. *Training Seminar*
****Arena** *Drill Team Practice*

SPECIAL REPORTS

County of Washington

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

MEMORANDUM

Date: May 27, 2008

To: Washington County Fair Complex Board

From: Leah E. Perkins-Hagele, Fair Coordinator
Albert Flanagan Jr., Facilities & Maintenance Manager

Re: June 2008 Operations Report

Main Exhibit Hall – Staff is reviewing bids to have the gables repaired in the month of June.

Roof Consultant – The roof consultant that the county recommended will be coming out to this month to evaluate the roofs of the cloverleaf building and the main exhibit hall. Staff hopes to have a report with the complete findings, conclusions and recommendations by the July board meeting.

Cottonwood Tree Removal – Staff has received bids for the removal of the cottonwoods. This project is scheduled to be done after the Fair.

Old Administration Office – The Washington County Jail Crew has agreed to deconstruct the old office at no cost and will finish by mid-month.

OLD BUSINESS

**FAIRGROUNDS REVITALIZATION
TASK FORCE**

FINDINGS AND RECOMMENDATIONS

5-21-08

**Preliminary Findings and Recommendations of the
Fairgrounds Revitalization Task Force
5-21-08**

**To the Washington County Commission, Hillsboro City Council,
Washington County Fair Board, and Citizens of Washington County:**

This report presents the findings and recommendations of the Fairgrounds Revitalization Task Force to the Washington County Commission, Hillsboro City Council, and Fair Board for final action..

Background

In March 2007, the Washington County Commission appointed the Fairgrounds Revitalization Task Force to develop recommendations on how to revitalize the fairgrounds property. The Task Force represented a broad range of interests from throughout Washington County:

- **Washington County Commission:** Chair Tom Brian, Task Force Co-Chair
- **City of Hillsboro:** Mayor Tom Hughes, Task Force Co-Chair
- **Fair Board:** W. Rafe Flagg [through 12-5-08 meeting]; Herb Hirst
- **Fair Boosters:** Dave Rohrer
- **Washington County Commission:** Andy Duyck
- **User Groups:** Alan Van Volkinburgh
- **Chamber of Commerce:** Deanna Palm
- **County Business Community:** Tino Ornelas
- **Convention and Visitors Businesses:** Terry Goldman
- **County Agriculture-Related Businesses:** Tad VanderZanden
- **Hillsboro Citizen Representative:** Jim Darr
- **Western County At-Large Citizen:** Bob Terry
- **Eastern County At-Large Citizen:** Jack Franklin
- **Northern County At-Large Citizen:** John Leeper
- **Southern County At-Large Citizen:** Delna Jones

The Task Force was charged with recommending a plan to:

- Revitalize the Washington County Fair Complex site to ensure its long term economic viability and service to the Washington County community
- Enhance the site to ensure its future viability to serve existing uses, including the annual county fair and related functions.
- Identify additional uses that foster the full utilization of the site for the benefit of all citizens in Washington County

- Identify principles for establishing an appropriate management structure for the Complex and stable funding for year-round activities.

The Task Force held nine public meetings, heard from financial consultants, architects/master planners, survey research firms, fair and exhibition facility specialists, undertook a county-wide public outreach program, and sought input from a series of users and potential users for the Fairgrounds complex. In shaping its recommendations, the Task Force sought public input from a broad range of interests from throughout Washington County by:

- Inviting the public to provide written materials prior to meetings that were distributed to Task Force members as part of the agenda packet.
- Providing public attendees with all written materials handed-out to the Task Force.
- Providing comment cards at all Task Force meetings and distributing all comments received to Task Force members.
- Providing time at all meetings for oral comments by public attendees.
- Maintaining a project web site that allowed public access to all documents and materials distributed to the Task Force, and an email address for comments that were distributed to the Task Force.
- Implementing a public speakers bureau, and a county-wide public outreach program.

The following sections outline the preliminary findings and recommendations of the Task Force that have resulted from these efforts, which are being submitted for public review.

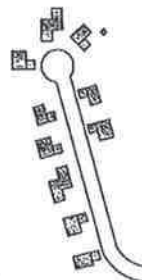
FINDINGS AND RECOMMENDATIONS

1. Master Plan at Build-Out (Figure 1)

- 1.1 The Fairgrounds is a valuable asset of the residents of Washington County that is currently underutilized but offers a unique opportunity to serve the exhibition and civic event needs of County residents. To realize this opportunity, the Fairgrounds must be redeveloped as a first-class event, exhibition and community center.
- 1.2 The Fairgrounds has long-served as the center of the County's agricultural community by staging the County Fair, and serving 4-H, Future Farmers of America, Master Gardeners, and other educational, community, and

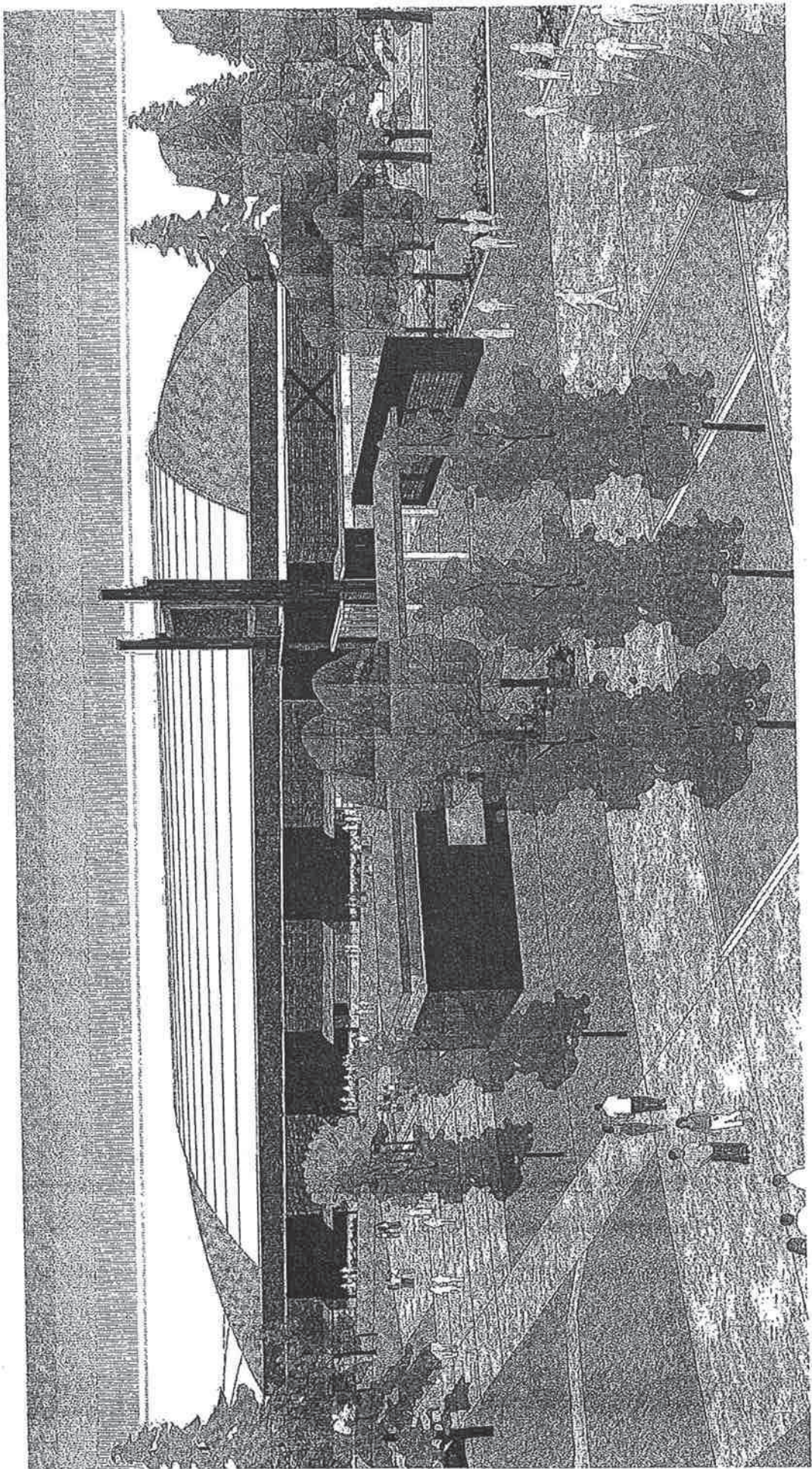


FIGURE 1
MASTER PLAN



organizational events. The redevelopment of the site must provide for these traditional uses.

- 1.3 The proposed Master Plan (Figure 1) creates a campus of venues and facilities that will serve the year-round needs of wide-range of County residents for exhibitions, consumer shows, fairs, festivals, trade shows, civic functions, and family entertainment. The primary elements called for by the Master Plan include:
 - 1.3.1 **Exhibit Halls:** A new, high-quality exhibition hall of about 120,000 square feet consisting of about 90,000 square feet of divisible, column-free flat-floor space, and related meeting, break-out, pre-function, and accessory spaces (Figure 2) This facility is designed to serve the needs of exhibitors, consumer and trade shows, the county fair, clubs, and civic groups, including middle/high school graduations and other attractive community events and or entertainment activities as they are identified in the future. In addition, the existing exhibit hall will be retained for small and secondary shows and events or office and meeting space for community organizations.
 - 1.3.2 **Pavilion:** A covered pavilion consisting of about 100,000 square foot (including support space), free of interior columns, that supplements the market served by the new exhibit hall by providing for open-air events such as rodeos, concerts, theatrical events, farmer markets, and out-door exhibits and trade shows and supplement facilities for the annual county fair.
 - 1.3.3 **National Guard Facility:** An 11-acre site will be conveyed to the Oregon National Guard, which will construct a new armory of about 40,000 square feet, a 24,000 square foot field maintenance facility, and accessory facilities. The National Guard will entertain partnership opportunities that create synergies with the event center, such as incorporating administrative or other space in the new Armory for the City, County, or civic organizations, shared-use parking, and shared-use kitchen facilities. In addition, the armory will include training facilities that could be used by local law enforcement.
 - 1.3.4 **Future Development Site:** The master plan reserves about 15 acres east of NE 34th for a long-term use to be identified in the future that supports the objectives of the event center. Until a long-term use is identified, the site should be used for a compatible interim use.
 - 1.3.5 **Parks and Recreational Areas:** Under the Master Plan, the existing ball fields and tennis courts will be retained, and an additional ball field constructed. A park will be constructed along Cornell Road to provide an active greenway for company picnics and park-goers. Over the long-term,



this area can be used for the future development of performing arts theaters and other cultural venues. In addition, the Heritage Commons, the heart of the historic fairgrounds will be retained and enhanced, to be used by fairgoers and users of the exhibit halls.

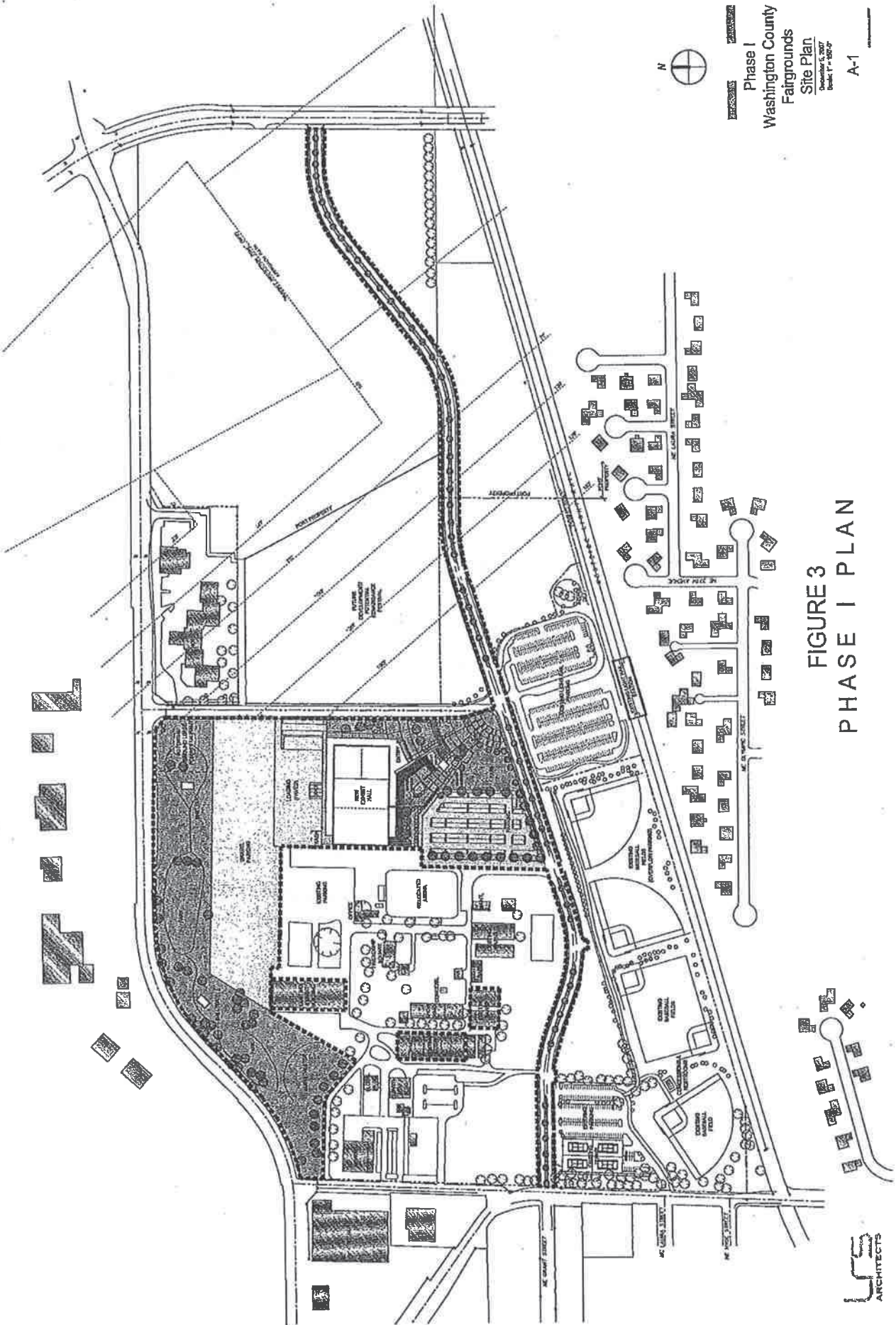
1.4 Implementation of the Master Plan will:

- 1.4.1 Promote public events and festivals that reinforce the County's role as a cultural and entertainment center capable of meeting the needs of County residents as well as drawing attendance and business from outside the County
- 1.4.2 Promote a sense of community among residents of Washington County and strengthen the County's role in the Metro region as a center for diverse educational, recreational, and civic programs
- 1.4.3 Foster the burgeoning arts, crafts, entertainment, and tourist industry in the County by providing venues for events and shows
- 1.4.4 Provide additional opportunities for civic groups and non-profits to hold events, raise funds and offer life-long learning experiences, with a particular emphasis on youth.
- 1.4.5 Preserve Washington County's agricultural heritage by providing a quality venue for the County Fair, 4-H and other events that support and promote the County's agricultural community.
- 1.4.6 Promote tourism in the County
- 1.4.7 Capture the opportunity for new jobs and small business growth

- 1.5 To ensure an efficient and fiscally prudent redevelopment of the site, the Master Plan will be implemented in phases. The size and mix of facilities of later phases will be based on the actual results of earlier phases to make certain they match community needs and market demand.
- 1.6 To promote an operationally efficient and financially viable business model by developing new venues that are designed and sized to meet emerging industry and market requirements, and by rehabilitating, where economically viable, existing facilities for community organizations that need less expensive space.
- 1.7 The name of the complex should reflect the diversity of activities that occur there. Further, there are likely opportunities to lease "naming rights" for some of the buildings which would generate additional revenues to complete the features of the master plan. It is recommended that the naming of the new complex be reviewed and discussed with stakeholders and the community and a policy determination made prior to November, 2008.

2. Phase I of the Master Plan (Figure 3)

- 2.1 In Phase I (Figure 3), the fairground is transformed into an events center campus by:



- 2.1.1 Constructing the new 120,000 square feet exhibit hall.
- 2.1.2 Developing the internal traffic and pedestrian circulation system for the site; this includes constructing:
- Grant Street as a 2- and 3-lane, landscaped roadway (with median), bike, and pedestrian facility. Grant Street must be designed to ensure the safety of site-users, and should incorporate special precautions for pedestrian traffic from the light rail station, including the ability to close Grant Street as a through-facility during large events such as the County Fair [including electronic signage at street intersections], the use of design elements near the light rail access and the ball fields to provide a pedestrian friendly connection across Grant Street, a reduced-speed alignment [bicycle path designed at sidewalk level to maintain minimum street cross-section], and other possible features, such as pedestrian-signals. It is recommended that the County work with the City to continue to explore the safety features to be incorporated in the design of Grant Street, including street closure policies.
 - A transit-oriented connection between light rail and the exhibit hall as a plaza with an adjoining green-space. The plaza should incorporate a water feature designed to mitigate impacts on airport operations.
 - Initial parking areas.
- 2.1.3 Upgrading the visual appearance of the site by installing landscaping, decorative fencing, covered walkways, lighting, electronic signage, and park facilities.
- 2.1.4 Undertaking specific critical rehabilitations of existing auxiliary facilities.
- 2.2 Phase 1 is planned to be designed in 2008 and built in 2010. To meet this schedule, the funding for Phase I must be in place and the architect or design-builder must be selected and under contract by December 2008.

2.3 Phase I is estimated cost:

**Estimated Phase I Capital Costs
(in millions of dollars)**

	Current (2007) Dollars	Inflated (2010) Dollars
Grant Street	\$ 5.664	\$ 6.874
Plaza	\$ 2.653	\$ 3.220
Site Prep, Utilities, Landscaping	\$ 2.965	\$ 3.796
New Exhibit Hall	\$24.237	\$29.413
Pavilion		
Parks	\$ 1.831	\$ 2.222
Accessory Facilities	\$ 0.881	\$ 1.069
Parking and Loading	\$ 3.796	\$ 4.607
Sub-Total	\$42.026	\$51.003
Owner's Contingency		\$ 3.585
Phase I Total		\$54.588

2.4 The recommended funding plan for Phase I is:

**PHASE I FUNDING PLAN SUMMARY:
SOURCES AND USES
(in millions of inflated dollars)**

USES	Amount
Estimated Capital Cost	\$51.003
GO Bond Issuance Cost	\$0.806
Owners Contingency	\$ 3.585
	\$55.394
SOURCES	Amount
County GO Bond	\$40.300
City TIF: Grant St	\$ 6.874
City TIF: Transit Connection (Plaza)	\$ 3.220
City Limited Tax Obligation Bonds	\$ 5.000
	\$55.394

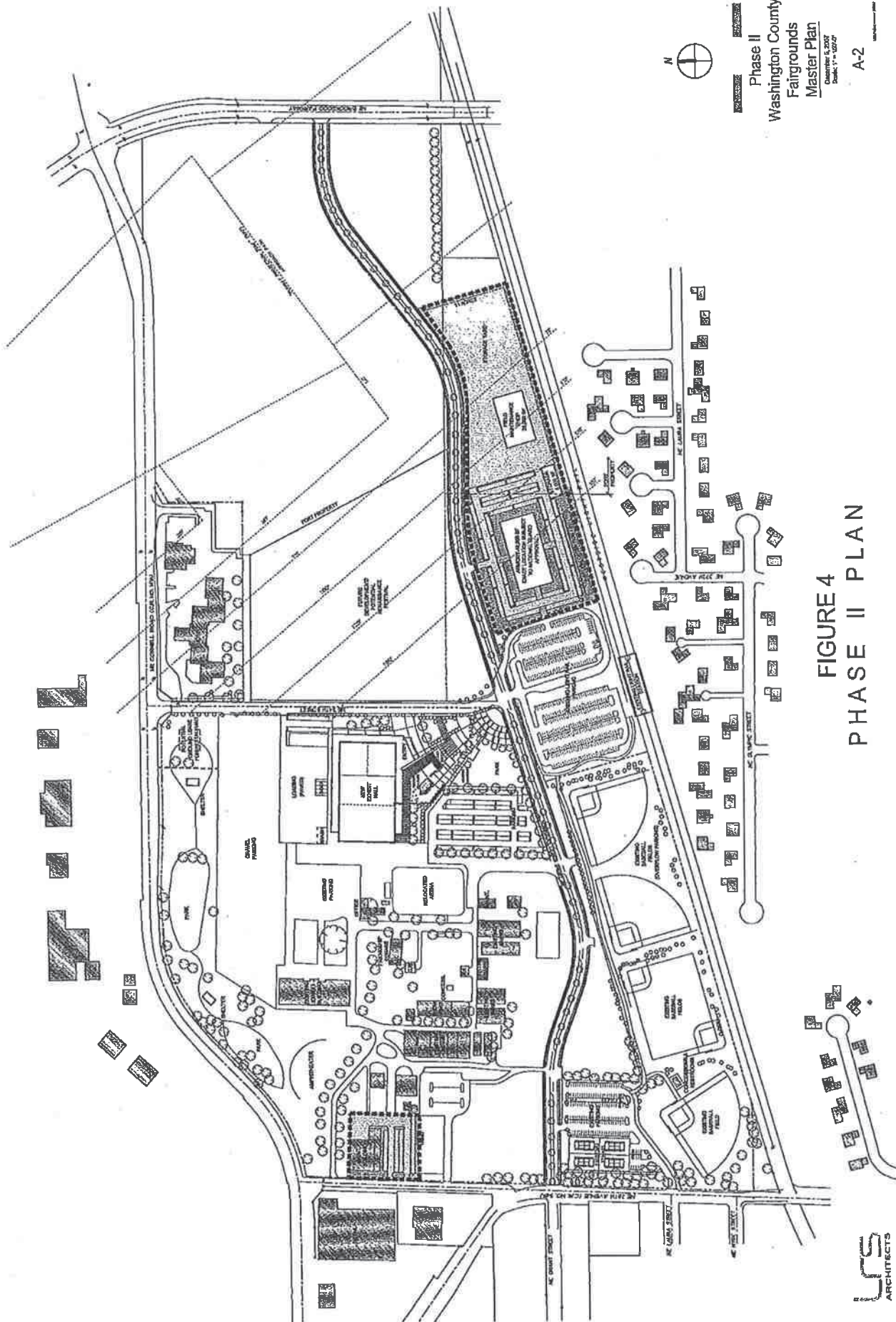
2.5 The following actions must be taken to implement the Phase I finance plan:

- 2.5.1 The City, County, and Fair Board must prepare and execute by June 2008 an intergovernmental agreement wherein each party commits to undertake its portion of the finance plan.
- 2.5.2 As part of the intergovernmental agreement described above, City Council must commit to issue prior to the start of Phase I construction a limited tax obligation bond in the amount of \$5 million for development of Phase I of the Master Plan in return for a commitment by the Fair Board to convey to the City \$300,000 per year of net revenues from the event center for a period of 30 years
- 2.5.3 In addition, the City must dedicate about \$10.3 million of its TIF funding to design and construct Grant Street and the transit-oriented plaza connection to LRT. The City's contribution serves as an up-front 30-year lease payment on the existing ball fields.
- 2.5.4 The County must place a general obligation bond of about \$40.3 million on the November 2008 ballot. This G.O bond is estimated to cost 6-cents per \$1000 of assessed value in the first year of debt service and average 3-cents per \$1000 of assessed value of its 30-year term.
- 2.6 Marketing of the event center should start soon after passage of the bond measure. The event center will be a significant attractor of tourism for the County, and an important component of the destination marketing strategy implemented by the Washington County Visitor Association (CVA). The Task Force recommends that beginning in 2009 the CVA include in its strategic plan a multi-year commitment of marketing funds for the event center.
- 2.7 Operational efficiencies can be achieved through a consolidated staffing plan for the event center and fair; an integrated staffing plan should be developed and implemented.
- 2.8 The Task Force discussed the future management structure of the complex, including the possibility of having the Fair Board deal strictly with the planning and operation of the County Fair and have another entity (similar to an "Expo Commission") responsible for the management, maintenance, marketing, concessions, rental and personnel of the overall complex. The Task Force also discussed the need for an organizational structure that allows the funding partners to oversee the major financial issues related to the development and operations of the Master Plan. It is recommended the management structure options be reviewed and discussed with stakeholders and a determination made prior to November, 2008.
- 2.9 Phase I includes a minimally acceptable amount of parking. The capacity must be developed to accommodate overflow parking for large or simultaneous events on the site by developing agreements with:

- 2.9.1 The Port of Portland to use its property for non-RV overflow event parking for the fairgrounds.
- 2.9.2 The Oregon National Guard to use any unrestricted portions of its parking area for overflow event parking
- 2.9.3 The City of Hillsboro to use parking adjacent to ball fields for overflow event parking, and that continues the existing agreement allowing parking on the ball fields when needed.

3. Phase II of the Master Plan (Figure 4)

- 3.1 The National Guard's desire for a new armory presents a unique opportunity to provide for the safety and security needs of county residents in a manner that complements the overall use of the event center. Phase II of the Master Plan includes:
 - 3.1.1 The development of a new National Guard armory and a field maintenance facility on the site.
 - 3.1.2 Rehabilitation/conversion of the old National Guard armory into a facility serving the event center.
- 3.2 The National Guard facility requires a development parcel of at least 11 acres. The Master Plan designates a site in the southeast corner of NE 34th and Grant Street for the National Guard facility. In this designated area, only four acres are currently owned by the County. The County should work with Port of Portland and National Guard to secure the remainder of the needed development parcel.
- 3.3 Once the Port property is secured, the County should execute a property exchange agreement with the National Guard in which the County provides the 11-acre development parcel near Grant/NE 34th to the National Guard and in return receives the existing armory building and site. If the market values of the exchanged properties are unequal, the transaction will be equalized by a net payment by the owner of the lower-valued property to the higher-valued owner.
- 3.4 Federal funding for the new armory is planned for the year 2014, but could potentially be accelerated to as early as 2010 by making the development site available to the National Guard. The County should take the steps necessary to accelerate the National Guard development, including:
 - 3.4.1 Prepare a Memorandum of Understanding with the National Guard by September 2008 that establishes the terms and conditions of exchanging the County property with the National Guard's armory.



- 3.4.2 Seek Port/FAA approval by December 2008 of conveying the seven acres of Port property for National Guard use.
 - 3.4.3 Undertake appraisals, inspections, environmental site assessment, and due diligence necessary to consummate property exchange by December 2008.
 - 3.4.4 Subject to successful completion of environmental site assessment, prepare and execute property exchange contract by March 2009.
 - 3.4.5 After the property exchange and during the development of the National Guard site, the County will lease-back the existing armory to the National Guard.
 - 3.4.6 Net revenues, if any, paid to the County by the National Guard for the property exchange and the lease-back of the armory should be dedicated to the development of the Master Plan.
- 3.5 The National Guard will entertain incorporating administrative or other space in the new Armory for the City, County, or civic organizations if funding is available for constructing or leasing the space. This potentially could include shared-use parking or kitchen facilities. The County and National Guard should work together to identify partnering opportunities, and, when identified, enter into a Memorandum of Understanding to implement the partnership.
 - 3.6 The Master Plan anticipates that the existing armory will be converted to a maintenance facility after the National Guard relocates to the new Armory. However if demand and available funding warrant, consideration should be given to converting the existing armory to an office/meeting facility for community organizations.
 - 3.7 The cost of the new armory and field maintenance facility will be borne by the National Guard; no local funds will be used to subsidize the National Guard's costs. The proposed funding plan for Phase II is:

**PHASE II FUNDING PLAN SUMMARY:
SOURCES AND USES
(In millions of inflated dollars)**

USES	Amount
Cost of New Armory	TBD
Cost of Rehabbing Old Armory	\$0.327
Owners Contingency	\$0.023
	\$0.350
SOURCES	Amount
National Guard	Pay Cost of New Armory
Event Center Revenues	\$0.350
	\$0.350

4. Phase III of the Master Plan (Figure 5)

- 4.1 During Phase III additional facilities will be constructed in the year 2013 to support a larger and more diverse mix of events at the event center. Depending on the availability of funding, Phase III may be implemented in sub-phases over time.
- 4.2 As currently envisioned, Phase III (Figure 6) completes the build-out of the event center by constructing the following:
- 4.2.1 A covered pavilion consisting of about 100,000 square foot (including support space), free of interior columns, that supplements the market served by the new exhibit hall by providing for open-air events such as rodeos, concerts, farmer markets, and out-door exhibits and trade shows.⁴
 - 4.2.2 A multi-purpose building to replace certain auxiliary buildings on the site and provide additional area for other needed uses.
 - 4.2.3 Additional parking
 - 4.2.4 Additional park space, landscaping, and other site amenities.
- 4.3 The long-term viability of the existing 24,000 square foot Exhibit Hall as a supplementary venue for small or secondary events should be assessed during the initial years of operating the new Exhibit Hall. If it is determined that the supplementary venue is not necessary, a re-use plan should be prepared to convert the small exhibit hall to another use needed by the event center.
- 4.4 The size and design of the pavilion should be re-assessed during the initial operating years of the new exhibit hall; and, if necessary, refined based on market requirements observed for the event center during its initial years of operation.
- 4.5 As currently envisioned in the Master Plan, Phase III is estimated to cost:

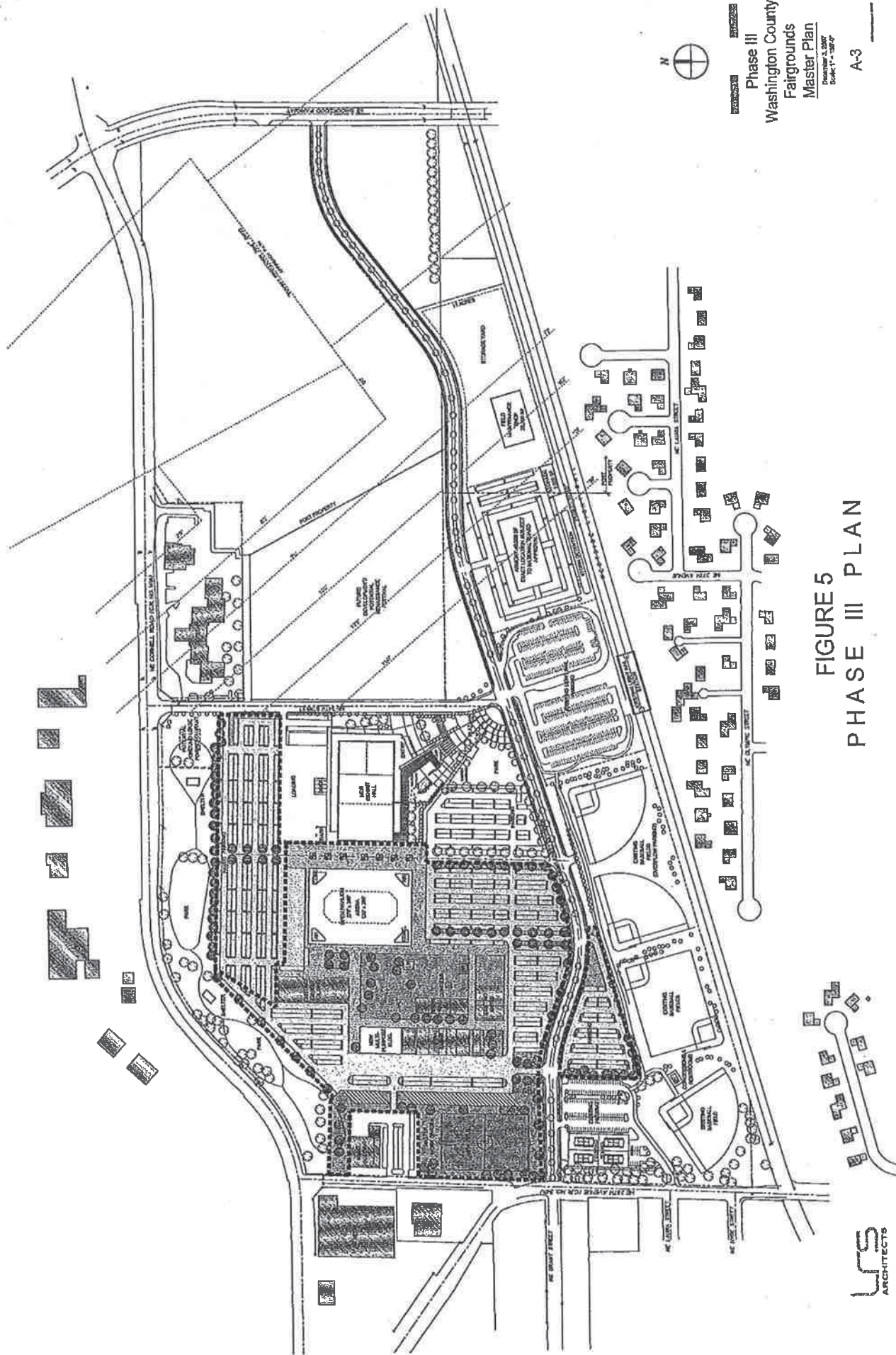


FIGURE 5
PHASE III PLAN

Phase III
Washington County
Fairgrounds
Master Plan
December 1, 2007
Scale: 1" = 100' 0"

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Estimated Phase III Capital Costs (in millions of dollars)		
	Current (2007) Dollars	Inflated (2013) Dollars
Grant Street Plaza		
Site Prep, Utilities, Landscaping	\$ 1.208	\$ 1.713
New Exhibit Hall		
Pavillon	\$16.224	\$23.010
Parks	\$ 0.498	\$ 0.707
Accessory Facilities	\$ 2.469	\$ 3.502
Parking and Loading	\$ 8.870	\$12.581
Sub-Total	\$29.269	\$41.513
Owner's Contingency		\$ 2.076
Phase III Total		\$43.589

4.6 The recommended funding plan for Phase III is

**PHASE III FUNDING PLAN SUMMARY:
SOURCES AND USES
(in millions of inflated dollars)**

USES	Amount
Cost	\$41.513
Owners Contingency (5% of cost)	\$ 2.076
	\$43.589
SOURCES	Amount
State Lottery Bonds (50% of uses)	\$21.795
Second Revenue Bond based on Net Revenues in Current Pro Forma	\$ 5.000
Additional Revenues	\$16.800
	\$43.595

4.7 The following actions must be taken to implement the Phase III finance plan:

4.7.1 Issue a second event center revenue bond in the amount of \$5 million, provided that actual net revenues are in line with pro forma results.

4.7.2 The oversight board must preserve for the development of future phases of the Master Plan any revenues associated with the event center that are not used in the Phase I finance plan. These may include such revenues as:

- Net revenues from property exchange with the National Guard and lease-back of the armory to the Guard prior to completion of the new armory.
- Net revenues from the lease of the future development site.
- Owner's contingency applied to future phases and interest earnings on bonds during the construction period.

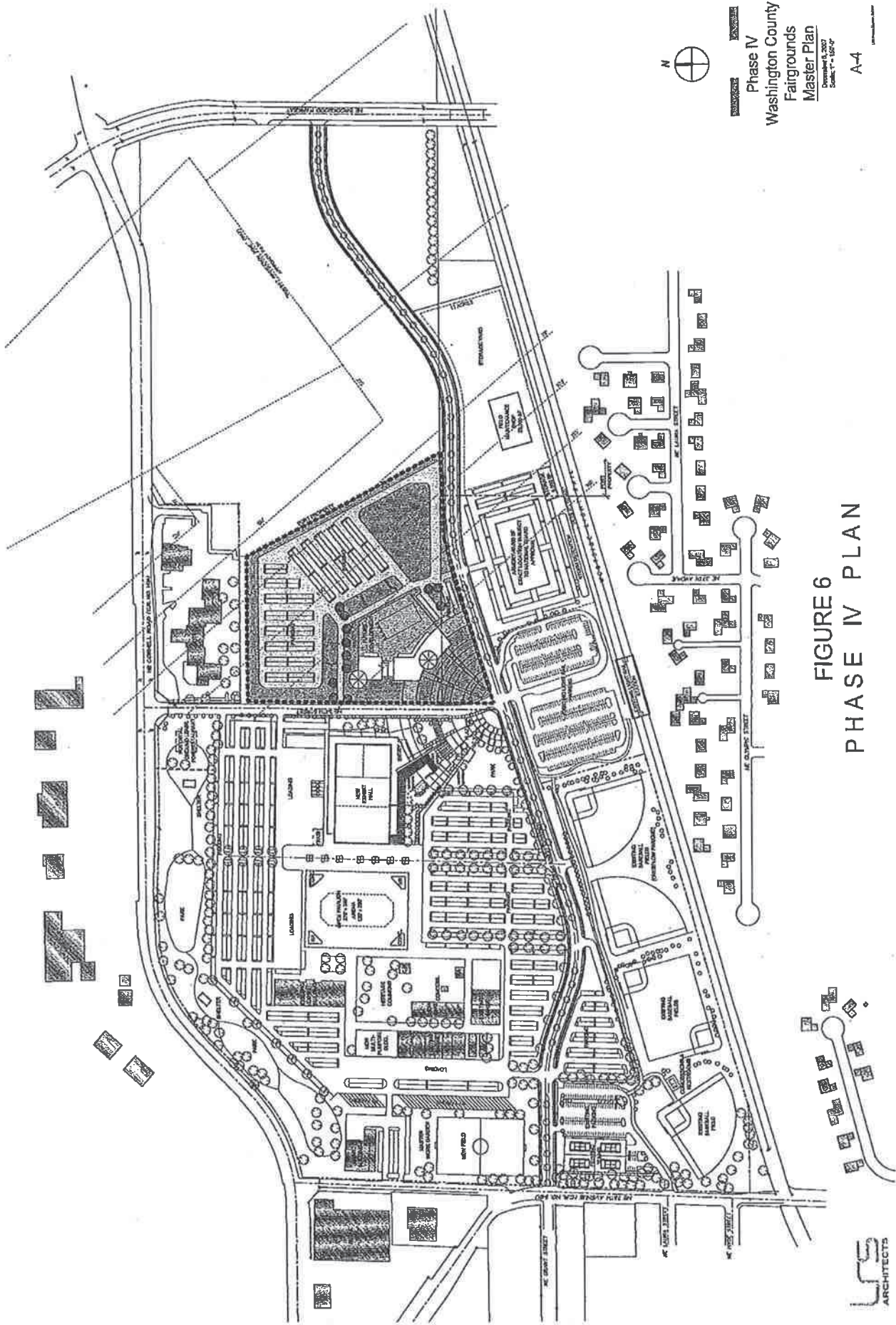
4.7.3 The oversight board must undertake efforts to supplement revenue sources not currently addressed in the pro forma, such as:

- Naming rights
- Advertising revenues
- Attracting additional revenue-generating events and exhibitions that are not incorporated in the current pro forma, such as concerts, and other entertainment events
- Net revenues from the operation of the pavilion
- Ground lease revenues from any restaurants attracted to the site
- Form an "Event Center Foundation" to accept gifts from private individuals, businesses, organizations, and others.

4.7.4 Seek a state lottery bond authorization of about \$21.8 million, representing a 50:50 match ratio with local funds, during the 2013 legislative session.

5. Phase IV: Future and Interim Development East of NE 34th Avenue (Figure 6)

- 5.1 The master plan reserves about 15 acres east of NE 34th for a long-term use that is to be determined in the future (Figure 6). The County should explore the possibility of leasing this site for an interim use that supports the objectives of the event center.
- 5.2 The owners of the Renaissance Festival approached the Task Force with a proposal to utilize the property east of 34th Street. This was not anticipated within the original scope of the Task Force. There are a number of factors to consider in evaluating this proposal, including the affect on nearby residents and businesses, desires of the City of Hillsboro and community, financial benefit or loss of committing the acreage to this purpose, year round uses of the Renaissance Festival improvements and other issues. It is recommended that the matter of locating the Renaissance Festival be explored further with the involvement of Stakeholders and the community to determine if this use is recommended. This matter should be explored and returned to the Task Force for review no later than the Spring, 2008.
- 5.3 As part of exploring the possibility of the Renaissance Festival, the County should work with Royal Faïres to identify if a mutually acceptable financial arrangement and project design can be achieved based on the following principles:



Phase IV
Washington County
Fairgrounds
Master Plan
December 8, 2007
Scale: 1" = 100'-0"

A-4

FIGURE 6
PHASE IV PLAN

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- 5.3.1 When not in use by the Renaissance Festival, the County should have the right to use or lease the Festival grounds for events, and retain any profits from its use.
- 5.3.2 Overnight tent camping on the Festival or event center site by Festival employees and tenants will not be permitted.
- 5.3.3 All structures must comply with Oregon building code.
- 5.3.4 A good neighbor agreement establishing code of conduct and safety and security standards.
- 5.3.5 First source hiring/contracting provisions that offer County civic organizations and community groups priority for certain jobs for fund-raising purposes.
- 5.3.6 Require the Renaissance Festival grounds to be functionally and physically integrated with the remainder of the event center site. In particular, determine if the arena built for the Renaissance Festival can be designed to accommodate rodeos and other arena-events that would otherwise be accommodated at the event center.
- 5.3.7 The development and operations of the Renaissance Festival must be funded entirely with private revenues. No public subsidy will be provided to the Festival. However, if certain features of the Festival, such as the arena, are specifically expanded or designed to meet event center needs, public funds may be used to pay the marginal cost of accommodating event center needs.

RECOMMENDED ACTION PLAN

December 2007 - June 2008		Responsible Party(ies) ¹
Undertake public outreach on preliminary Task Force recommendations		City, County
Determine the feasibility of developing the Renaissance Festival as an interim use on the site		County, City, Royal Faires
Prepare Memorandum of Understanding regarding use of Port property for the proposed Master Plan		County, City, Port of Portland
Undertake continued due diligence on proposed Master Plan		City, County, Fair Board
Prepare final recommendations to City, County, Fair Board; including ballot title		Task Force, City, County, Fair Board
Reconvene Task Force, adjust Master Plan if necessary based on continued outreach and due diligence; final recommendation to County, City, and Fair Board		Task Force
Approval of Recommendations		City, County, Fair Board
July 2008 - December 2008		
Continue public information process		County, City
Prepare Memorandum of Understanding between National Guard and County regarding the relocation of the Armory on the site		County, National Guard
Seek FAA approval of property transactions between County and Port		Port of Portland
Continue due diligence and follow-up activities National Guard		County, City, National Guard
Continue to explore option of Renaissance Festival		County, Royal Faires
Undertake RFQ/RFP process for architect or design/builder, and make selection		County, City, Fair Board
Hold vote on GO Bond		November 2008
December 2008 - May 2009		
Seek supplemental marketing funds from recent increase to lodging tax		County, City, Fair Board

¹ In the "Action Plan," depending on the context, County means the staff or governing board of Washington County government, City means the staff or governing board of the City of Hillsboro government, Fair Board means the staff or governing board overseeing the Fair Complex, Port of Portland means the staff of the Port, FAA means the Federal Aviation Agency, National Guard means the staff and executive officers of the Oregon National Guard, and Royal Faires means the management of the Renaissance Festival.

Undertake detailed design and engineering studies for Phase I	County, City, Fair Board
Begin marketing of facility	Fair Board
Complete property transactions with Port of Portland	County, Port of Portland
Complete appraisals, due diligence, and property transactions with National Guard; Lease-back existing armory to Guard	County, National Guard
If desired, prepare and execute partnership agreement describing space requirements/ sharing to be incorporated in new armory for event center	County, City, Fair Board, National Guard
Pursue federal funds for new armory	National Guard
May 2009 - June 2010	
Secure federal appropriation for new armory	National Guard
July 2010 - December 2012	
Complete construction of Phase I Master Plan	County, City, Fair Board
Design and construct new armory (if federal funds accelerated]	National Guard
Re-assess size and scope of Phase III of Master Plan based on operating results to date of the event center	County, City, Fair Board
Undertake activities necessary to secure local funding for Phase III of Master Plan	County, City, Fair Board
January 2013 - July 2014	
Seek legislative approval of lottery bond component of Phase III finance plan	County, City, Fair Board
Design and construct new armory [if federal funds not accelerated]	National Guard
Design and construct Phase III improvements	County, City, Fair Board

Fairgrounds Revitalization Public Comments Summary

Over the past few months, Pac/West worked with Washington County to implement the public outreach plan that was outlined in December. During the outreach phase, we received a wide range of comments from the public in regard to the Fairgrounds Revitalization Master Plan recommendation. Below is a summary of the feedback, along with a compilation of all the comments received.

INTRODUCTION

Overall, the Master Plan has been well-received, which is reflected in the comments of many. Washington County residents who have lived here for many years agree that this plan is better than all of the previous proposals. The Boosters even requested that it "be clear that this plan replaces all previous Master Plans and will remain the Blueprint for the future until amended or changed. This will enable development of the property as funds become available – no matter the source or timeline." The collaborative effort that went in to developing the plan has been widely acknowledged and appreciated.

OVERVIEW

People realize this is an invaluable opportunity to enhance the future of Washington County residents by revitalizing the property so it can serve the area in many ways. Many respondents agree that this project will be a great addition to the community. They're excited about the prospect of having a state-of-the-art, year-round facility with light rail access. It's been suggested education be a primary focus of many of the facilities and that the plan be sure to address present, as well as future needs. A few respondents stated they don't want more taxes and expressed concern about the current state of the economy and increasing costs of living. There are a few common issues with the current plan that were identified during the public comment period and are detailed below. These issues include the location of green space along Cornell Road, safety concerns about Grant Street, the open pavilion set up and supplementary facilities, as well as lack of RV parking and camping.

EXHIBIT HALL/EVENT CENTER

Several respondents voiced strong feelings for making the exhibit hall a green/LEED building, including elements like solar energy, natural lighting and native plants. It could even be zero-net energy and provide excess electricity to the community. Again, people like the proximity to the MAX train. Many are enthusiastic about the new complex having the ability to host events such as concerts, performing arts shows, trade shows, animal shows, non-profit fundraisers and high school graduations. A few respondents are concerned about competing with Portland event centers and questioned the accuracy of the Pro Forma for the new hall. People want to keep the rental costs low, especially for non-profits.

GREEN SPACE & PARKING

People are delighted with the idea of using the outdoor green space to host a year-round farmers market, as well as concerts, barbeques and other outdoor events; however, many respondents recommended that the green space along Cornell Road be moved to the interior of the complex so various components can be connected and used together for outdoor activities and overflow. It was noted that a park shouldn't be located along a busy road because people don't want to breathe in the pollution. Alternate uses for the perimeter along Cornell include additional parking or a landscaping buffer.

GRANT STREET

The primary concern with Grant Street is safety. If it must be expanded, there must be a safe way for children and others to cross, especially during high-traffic times such as when the Fair or ball games are taking place. One person expressed concern about having six entrances/exits off of Grant between NE 28th and the proposed armory. Another suggested the city change how the signal at 25th and Cornell works. Others think the money could be better spent on other transportation projects.

NEW ATHLETIC FIELD

Several respondents want the new athletic field to be located on the Port of Portland property east of 34th Street and the current site used for additional RV parking, which could bring in money year round. Others suggested the athletic field be built elsewhere and the space reallocated to other uses.

AGRICULTURAL FOCUS

Several respondents support retaining the agricultural focus of the property because they think it's important to give children the opportunity to participate in 4H and FFA programs. Several people asked where the Fair will be located on the plan. This should be clarified. A few people suggested that Phase One should include funding to replace roofs and upgrade the Heritage Buildings as originally proposed. The Boosters asked the Task Force to consider adding a new multipurpose building at the current location of the Swine Barn so it may be used for the swine at the Fair and for other uses year round. As one woman summarized it, "We cannot enjoy the future without celebrating the past."

OPEN PAVILION/EQUESTRIAN USES OF THE PROPERTY

People are excited about the idea of having an open pavilion to host events such as rodeos, Pow Wows, a year-round farmers market and things of that nature. Despite this, many respondents commented that the current open pavilion set up is not equestrian-friendly. There are not enough of the right size or type of facilities to adequately and safely accommodate horse users, especially the 4-H program (which currently has about 150 members with at least one animal each). In order to host large shows, respondents voiced the need for a covered show arena (the open pavilion), as well as a covered warm up arena, an exercise/lunging arena and a minimum of 200 10x10 foot stalls (12x12 preferred) with aisle ways between rows. Furthermore, facilities for washing, clipping and preparing horses, cattle and other livestock need to be worked in to the plan. All these facilities must be kept in close proximity to each other to ensure safety of children, animals and the public. Using limited access pathways to move horses from the stabling area to the arenas was also suggested. Respondents expressed concerns about where horses will be housed and shows held between Phase One and Phase Three. The 4-H program currently rents the facility in Yamhill County for its activities. Someone said the facilities in Deschutes and Linn Counties are good examples. It was suggested that additional horse facilities and/or RV parking for horse trailers occupy the area proposed for the new athletic field or some of the parking south of the open pavilion. People want these changes made to keep horse events in a position to grow.

RV PARKING & CAMPING

Several respondents noted there isn't a year-round RV camping facility in Washington County. People would like to see a larger RV parking component (with hookups) and camping area of ideally 100-150 spaces. The current plan doesn't appear to have an area for tent camping, which respondents stated is important. Those who commented anticipate the demand for an RV/camping park would be large and at full occupancy during events. In fact, they think the park would be full year round and produce monthly income. Some respondents want this to take place earlier than Phase Three. It was suggested that the expanded RV/camping facility occupy the area proposed for the new athletic field.

FUTURE DEVELOPMENT SITE/LAND EAST OF 34TH/RENAISSANCE FESTIVAL

Some people strongly support the Renaissance Festival and others are adamantly opposed to it. Some think it would be a huge draw for the area, while others question the ideas of a long-term lease, overcrowded parking and the value of the land once the property is revitalized. Several people still want other options to be explored. If the Renaissance Festival were to come to Washington County, respondents have noted that having children walk or ride horses from the stabling area across 34th Street would be unsafe. One man mentioned developing a multi-sport complex as part of a non-profit project and wants to discuss the idea (See e-mail comment from Phillip Hatch on 4/11). A representative from the area YMCA conveyed a similar suggestion (See comment from Dean Wallace on 5/16). Additionally, the idea of an indoor park and/or water park was noted.

May 15, 2008

We would like to inform you about a community project that will help 4-H and FFA members in Washington County.

This past January, Brian Herinckx, the Swine Superintendent of the Washington County Fair, died in a car accident. Literally hundreds of youth and parents have first hand witnessed or have been told about all of the hours and hard work that Brian Herinckx put into the swine barn and the youth of Washington County as a volunteer for 4-H and FFA members.

As a tribute to Brian, we are in the process of renovating the pig barns at the Washington County Fair. This is a project that will make a huge impact on a lot of people and kids in the community for many years to come. It is also a project that Brian, himself has wanted to have completed for several years. It is something that will allow Brian to be honored for many years to come.

The project has several phases depending on how much money is raised. The obvious first phase is to replace the current pens because they have become a safety hazard. The second phase of the project is to build a new barn to house the pigs and turn the current barn into a show ring.

The media plan is to have local newspaper and television coverage during the renovation day, as well as the dedication ceremony prior to the opening of the fair. We will also be placing an ad in the Hillsboro Argus at the end of the project listing all donors.

This community project will impact about 125 swine kids and their families in just one year alone. This project is an excellent way to help hundreds of 4-H and FFA youth in our community and will provide an updated, cleaner and safer fair experience for our community.

Any questions we can be reached at:

Home

email: cjdgardens@netzero.com

Phone: 503-662-3951

School

email: stablesj@hsd.k12.or.us

Phone: 503-844-1980 x3704

If you would like more information about this project feel free to contact us.

Thanks for your support,

John and Carla Stables

Health and Safety Issues with the Existing Swine barn and Show ring

Barn

1. Pens

A. Overcrowding

1. Swine are required to be 2 or 3 per pen.
2. Pigs fighting in the pens those young exhibitors must break up fights
3. Panels are unstable; must be wired on top of pens to keep aggressive pigs from fighting
4. Exhibitors have been hurt/adults have been hurt.
5. Pigs are bloodied and hurt
6. Pigs are damaged/ exhibitors unable to sale (Fair Board Liable to youth for their costs loss because of damage/unsalable?)
7. Loudness of the pigs fighting causes public to panic/leave barn

B. Pen Sizes

1. Overcrowding of pens

- a. Pen designed for sow/litter now divided by panel
- b. Houses up to 10 pigs at a time
- C. Impossible for one youth to remove one pig from pen
- d. won't close properly/danger to youth/public/pig

2. Sizes

- a. Large sows or gilts don't fit in pens (aggressive)
 1. Pigs cannot comfortably turn around/lay down
 2. Pigs are put two/or three to pens sized for one
 3. 6ft by 6 ft per pig or 4 x 8 is industry standard

C. Aisle Sizes

1. The middle is blocked by scales (2 foot opening that pigs and public get caught in during moving the pigs to wash/or to show)
2. No exit for pigs, people or public.
3. NOT ADA Accessible (Fair Board liable?)

D. Closure

Panels

1. They are wired or zip tied together
They have broken, with pigs running thru people/exhibitors

2. Loading Shute's

1. Location is poorly located for loading and unloading
2. Shute is tottering, in disrepair and unsafe to the animals.
3. No holding area for pigs
4. The end is open which allows the pigs to get out of the barn
5. Location should be to rear of building; away from public danger
6. When pigs leave the ring, they can make a circle, and come Back into the ring or go backwards against pigs entering

3. Gates

1. Open/Closing difficult task without pigs/with pigs??
 - a. Fighting 2-250 pounds pigs who want out
2. Shavings added to pens make impossible to close safely
 - A. fingers get pinched
 - B. had to get tetanus shot (not paid for by Fair Board)
 - C. One person bit 6 times/had stitches not paid for by Fair Board (Board responsible for this?)

4. Wash Racks

- A. Configuration wrong
 1. Takes 6 adults to get the pig to wash rack
 - A. there is no holding area for the pigs to wait to be washed
 2. Public is in barn when pigs are moved
 3. Number of wash stalls not adequate for number of pigs
- B. 2 wash pens available
 1. All pigs must be washed before showing
 2. Creates overflow of drain
 3. Creates mudflow open to the exhibitors, public
 - a. Mud hole is full of pig manure
 - b. Mud hole is full of bacteria such as e-coli:
 - c. This e-coli is walked thru the swine barn;
 - d. This e-coli is walked thru the show ring;
 - F This e-coli is walked thru other barns;
 - g This e-coli is on all public shoes walking thru the fair ground, into the public's autos, and into the food court area, the exhibition hall, into local stores, and finally into their homes..
 - f. This fact is known by the task force/Fair board
Per Bob Terry phone conversation.
- C. Stress causes aggressive behavior in swine
 - a. see fear and anxiety study

C. Electrical Concerns

- Cords laying on the ground to the show ring; the microphone cords are on the ground
 - The public walk over these cords
 - o The youth and leaders walk over these cords
 - The swine walk over these cords.
 - Junction box on ground
 - There are only two outlets in the barn; the kids must clip pigs prior to showing; there are extension cords running the full length and criss crossed the entire floor area.
 - The fixture in the show ring is out in the weather.

5. Barn Access

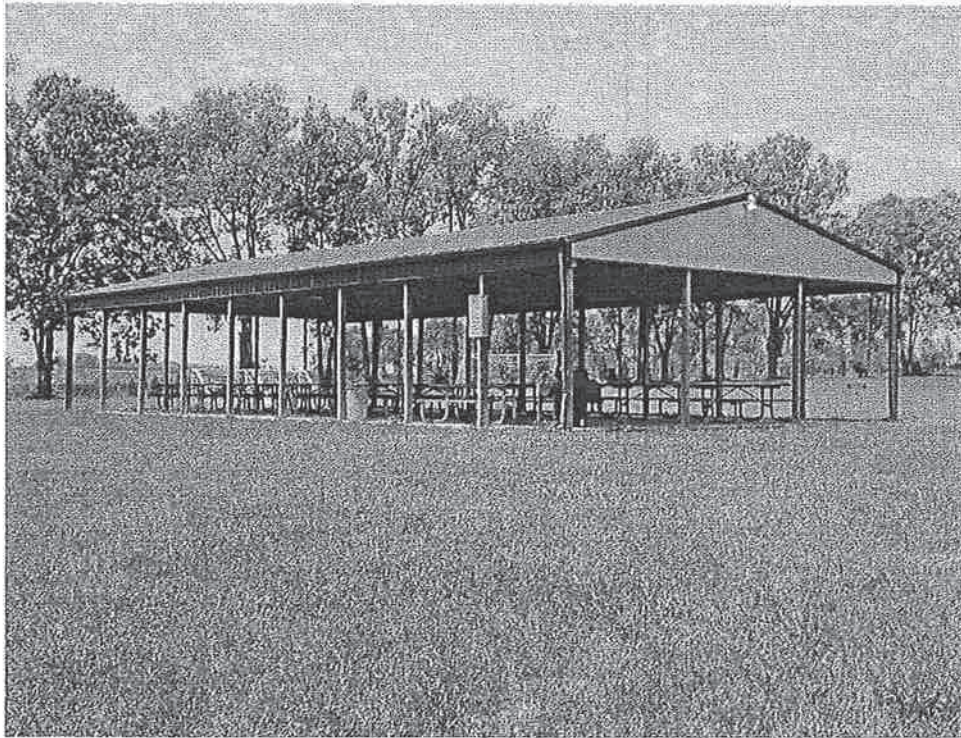
- A. Barn cannot be closed to public
 - 1. during shows when moving pens, public is in aislesIncluding:
 - a. Baby strollers
 - b. Senior citizens
 - c. Wheelchair bound
- B. Not ADA Accessible
- C. Panels are have sharp edges
- D. Wood Panels used causing youth to trip over them

Show ring

- A. This is an old greenhouse structure.
- B. It has no shade/or rain protection for the animals
 - 1. Livestock gets sunburned
 - 2. Livestock get muddy
- C. Panels around ring
 - 1. Old sheep panels
 - a. Sharp edges/flimsy
 - 1. Clothes torn on panels
 - 2. Hand cut on panels
 - b. Clerks Station
 - Same panels
- D. Public Access:
 - 1. Not ADA Accessible
 - a. must go thru Mud Hole (see above)
 - b. not paved for stroller or wheelchair
 - c. Pigs run when pens (wire/zip ties break) out into the general fair area
- E. Wood Gate
- A. Is patched together to hold pigs into patched together panels in the patched together trail from the pens to the patched together show ring. Leaving Public/Exhibitors and Public in a dangerous situation
- B. The floor is covered grass; causing the pigs to root during the showings
- C. There is a slam point where 8 pigs are held to enter the ring;
The boards fall off; the gates separate allowing pig's free access to the general fair grounds

Exhibitors

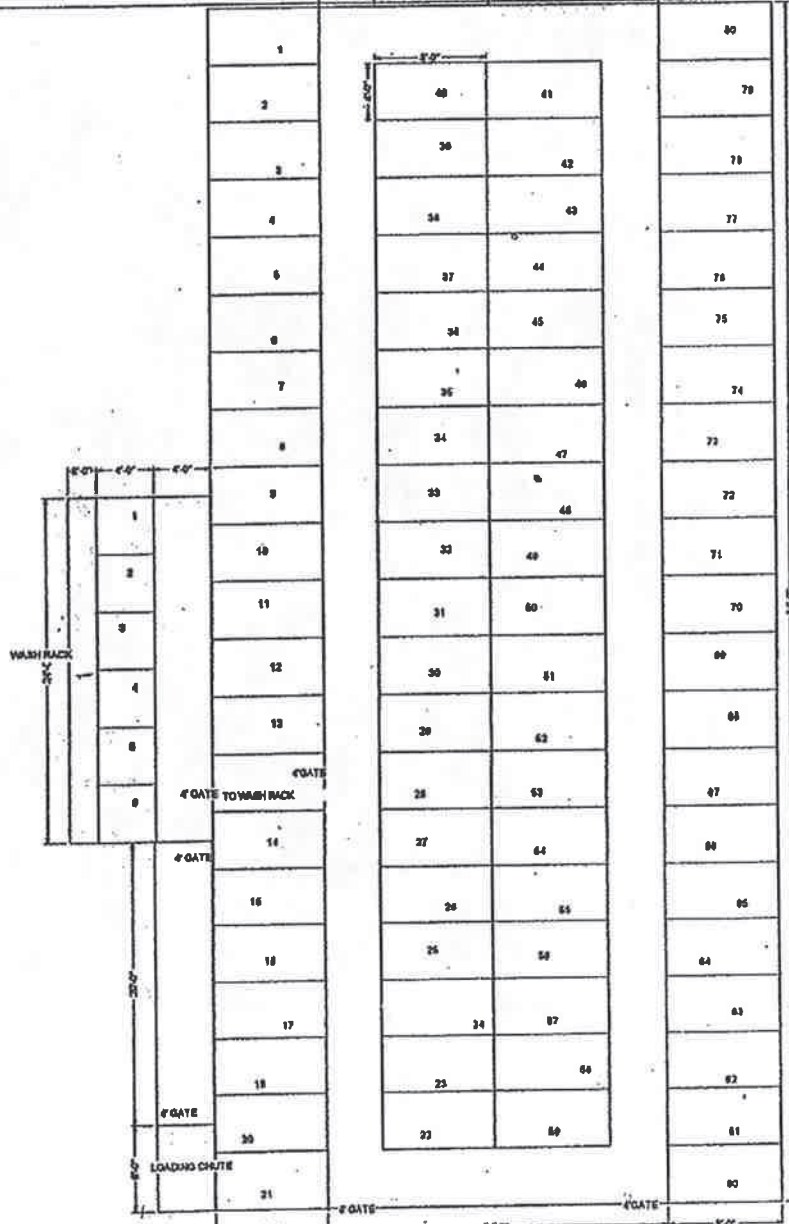
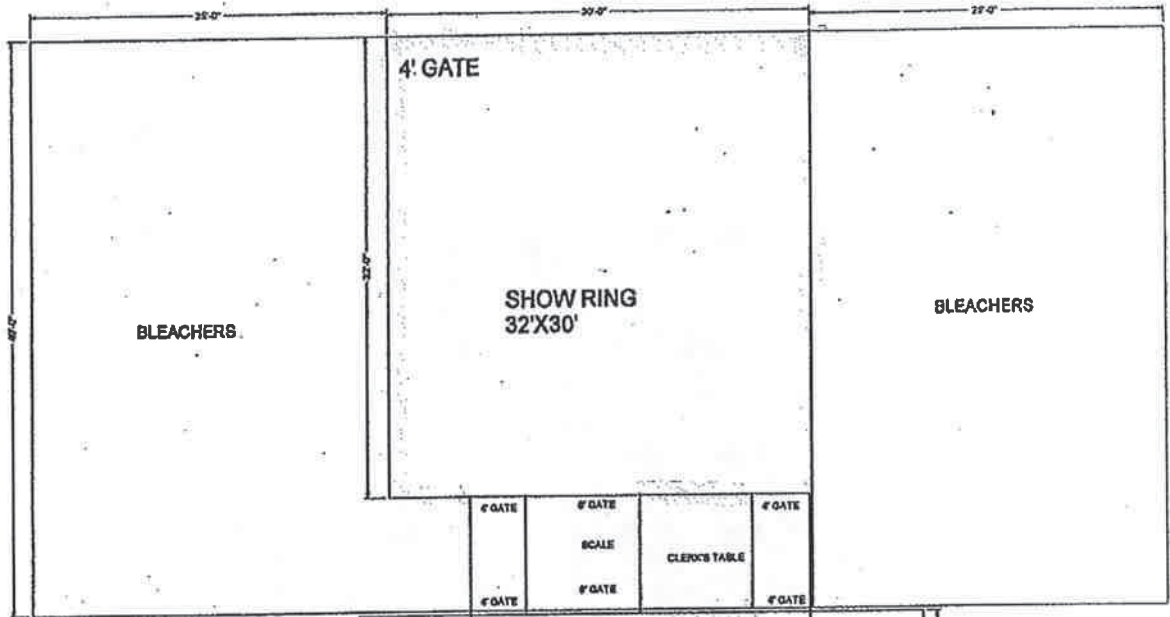
- A. Show ring does not allow for clean showing conditions.

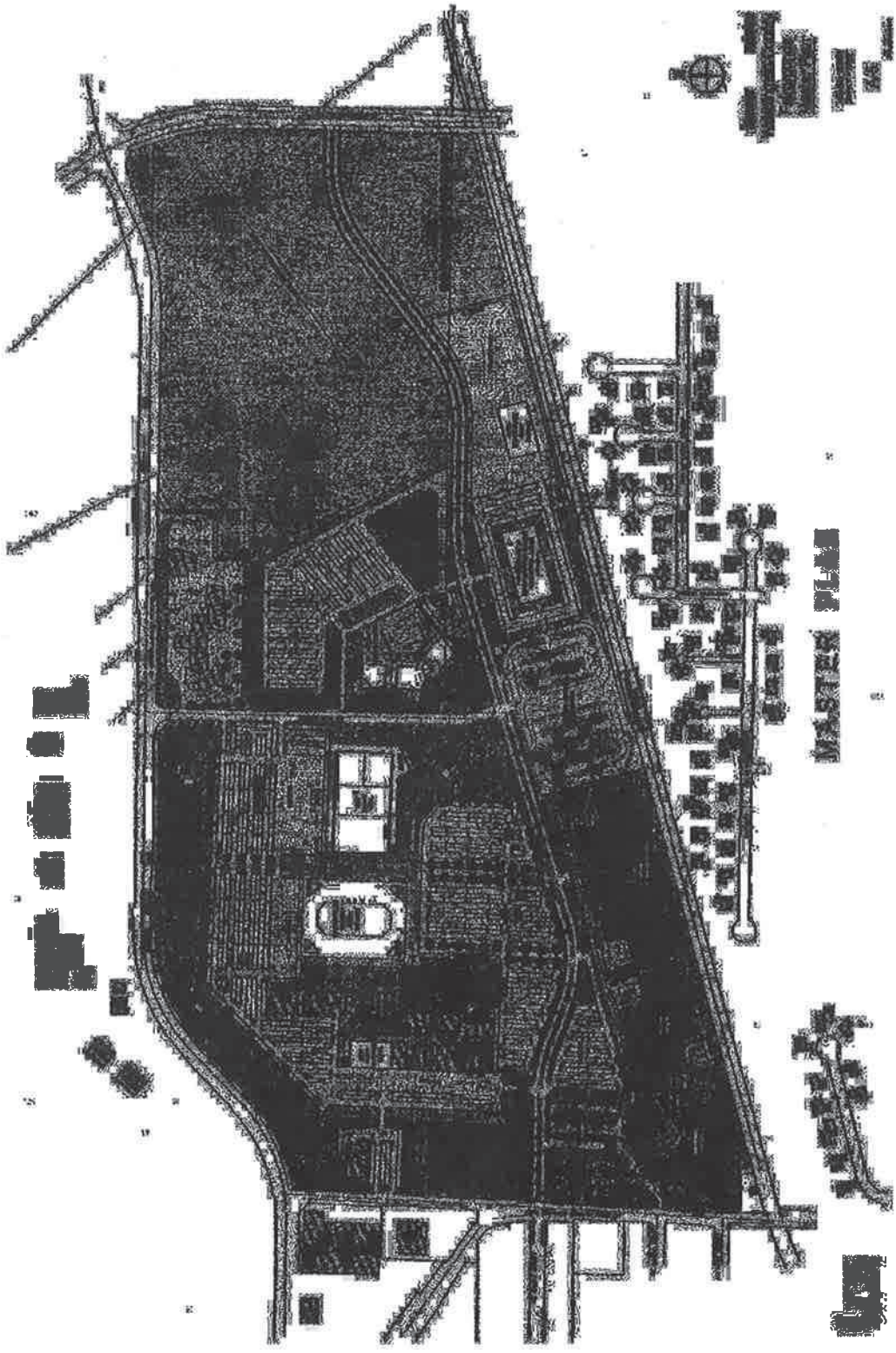


SHEEP & HOG PANELS



ROAD





County of Washington

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

MEMORANDUM

Date: May 27, 2008

To: Washington County Fair Complex Board

From: Leah E. Perkins-Hagele, Fair Coordinator

Re: Booster Food Booth

Staff and Board Member McCoun met with the executive committee of the Boosters regarding the Booster Food Booth that is used for arena events during the Fair. The following is a brief summary.

- Everyone agreed that the building is not worth saving and understand that not having the booth in that location would allow for more bleacher seating in the arena.
- It was agreed that taking the building down or moving to a tent so close to this Fair is not something that everyone is comfortable with or ready to do.
- The Boosters have agreed to look at expanding their menu this year to better serve the customers and reduce the need for another food vendor in the arena.
- An Eagle Scout is going to fix up the outside of the booth so it looks better for this Fair. Inside improvements will be made by the Boosters as well.
- There was a discussion regarding a possible letter of agreement between the Fair Board and Fair Boosters regarding a Booster food booth in the arena for years to come.
- The Boosters will begin planning for a new food booth, either permanent or mobile, immediately following the 2008 Fair.

WASHINGTON COUNTY FAIR COMPLEX BOARD

Policy Resolution 306

Access to Fair Complex Facilities

RECITALS

- A. WHEREAS, the Washington County Fair Board has the exclusive authority to manage the grounds and all other property owned, leased, used or controlled by the County devoted to the use of the County Fair;
- B. WHEREAS, the Washington County Fair Board is vested with the authority from the Washington County Board of Commissioners to administer the affairs and set policy for the Washington County Fair Complex; and
- C. WHEREAS, the Washington County Fair Complex manages, on behalf of the Washington County, public properties consisting of land, buildings, improvements and equipment purchased with public funds; donated in whole or part by private funds; and/or built and maintained in whole or part by volunteer labor or services; and
- D. WHEREAS, the Washington County Fair Board believes that it is in the best public and economic interest of the Fair Complex and Washington County to determine an organized system for gaining access to such public properties.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The purpose of this policy is to govern conditions of use and access to the Washington County Fair Complex facilities both during and after normal business hours in order to maintain the integrity and security of the facilities, to protect the public who is using the facilities, and to protect employees who work within the facilities.
- 2. The Washington County Fair Complex Board considers the security of the facilities, the public using those facilities, and security of its employees to be a priority. The Washington County Fair Complex Board will implement measures to protect critical infrastructure.
- 3. During the time period in which scheduled activities or events are underway at the Washington County Fair Complex, those gates within the facility that allow the most convenient access for those producing the event and those attending the event, will be opened allowing entry into the facility. Gates and access points that do not directly apply to said activities will remain locked.

4. During time periods when no activities or events are scheduled at the Washington County Fair Complex, all gates and access points within the facility will be locked. Those wishing to gain access to the facility are required to check with the Administrative Office during regular business hours, Monday through Friday, from 8 AM to 5 PM to explain the need to enter the grounds and what area of the facility access is required. Subsequent arrangements will be made with Staff to unlock the necessary gates once the need is stated and approved by Staff. Access to the facility outside of regular business hours and on weekends needs to be arranged at least 24 hours in advance.
5. The Washington County Fair Complex Board grants the Washington County Fair Complex Staff the authority to question individuals as to their reason for being on the grounds if individuals are found to be accessing areas of the facility not directly related to scheduled activities underway, or are accessing areas of the facility not directly related to their stated business or project which gained them pre-arranged access to the facility.
6. If upon questioning the individual, or individuals, Staff deems there is no need for access to the part of the facility in question, the staff can ask the parties involved to vacate that part of the facility and either return to the area of their intended use on the property, or to leave the facility entirely.
7. If conflicts arise upon such requests by Staff, the Washington County Fair Complex Board grants Staff the right to contact authorities to resolve the dispute if it is felt that is necessary in order to maintain the integrity and security of the facilities, to protect the public who is using the facilities, and/or to protect employees who work within the facilities.

Any conflict between this policy and other policies established by the Fair Complex Board shall be resolved by the Complex's Executive Director and reported to the Fair Complex Board at its next regular Board meeting.

Dated this ____ day of _____, 2008.

ATTEST:

Recording Secretary

Board President

NEW BUSINESS

ANNOUNCEMENTS

Calendar of Events
June 2008 – November 2008

Date	Event	Location
June		
4	Board Meeting	Floral Building (4:30 PM)
4	Booster Meeting	Floral Building (7:00 PM)
July		
2	Board Meeting	Floral Building (4:30 PM)
2	Booster Meeting	Floral Building (7:00 PM)
4	Holiday	Office Closed
7 – 13	4H Horse Fair	Arena and Stable Area
24 – 27	Washington County Fair	Fair Complex
August		
8	No Board Meeting	
9	Oregon International Air Show	Hillsboro Airport
10	Oregon International Air Show	Hillsboro Airport
29	OFA Meeting – State Fair	Salem, Oregon
September		
1	Labor Day	Office Closed
3	Board Meeting	Floral Building (4:30 PM)
3	Booster Meeting	Floral Building (4:30 PM)
October		
1	Board Meeting	Floral Building (4:30 PM)
1	Booster Meeting	Floral Building (7:00 PM)
10-31	13 th Door at Frite Lites	Fair Complex
November		
5	Board Meeting	Floral Building (4:30 PM)
5	Booster Meeting	Floral Building (7:00 PM)
11	Veterans Day Holiday	Office Closed
27	Thanksgiving Holiday	Office Closed

Subject to Change Monthly

CORRESPONDENCE

ORAL COMMUNICATIONS

OTHER MATTERS OF INFORMATION



Work group vote parks Dark Ages fair

Friday, May 02, 2008

By Kurt Eckert
The Hillsboro Argus

The Argus

Cautious consensus reigned over hasty action at a Tuesday meeting of a Washington County Fair Complex Revitalization Task Force work group considering bringing a large-scale Renaissance festival to the fairgrounds.

Though a majority of the 17-member group was prepared to tell Royal Faires President Bob Levine they were ready to deal, concerns about parking and timing voiced by a very vocal minority swayed the group into a compromise of exceptional verbosity.

The vote was 15 - 2 in favor of "a recommendation to the Fairgrounds Revitalization Task Force to continue discussion in a process with the Renaissance festival to resolve current issues and come to a decision so that when the issue of parking can be resolved we can be in a position to make a decision of engaging the Renaissance festival."

Consultant Steve Siegel said Royal Faires wanted to make sure the Port of Portland would allow it to use adjacent land south of the airport for overflow parking, and that was contingent on the approval of the Federal Aviation Administration. The FAA also has to approve moving the Oregon National Guard from the west side of the fairgrounds to the southeast corner, so it made more sense to present all the proposals at the same time, Siegel said.

Those supporting immediate approval of the fair said a long-term deal with a classy organization like Royal Faires would bring a source of income to the county on a piece of land that has sat barren for decades.

"To me, the appeal is he's paying his own way," said Allen Van Volkinburgh, a member of the task force. "If we are going to commit, let's do it right away."

Other members, including county Commissioner Andy Duyck, Fair Boosters Lyle Spiesschaert and Dave Rohrer, and former county Commissioner John Leeper said the timing wasn't right.

Voters will decide in November whether to pass a bond to begin construction on the county's current master plan for the fairgrounds, including a 90,000-square-foot exhibition hall. The proposed Renaissance fair buildings would be built on 15 acres east of Northeast 34th Avenue that are set aside in the master plan for "future development."

The two Boosters favored waiting until the management structure of the fairgrounds gets sorted out, which likely won't happen before Election Day.

Leeper and Duyck said more alternatives for future development should be explored, which could promise a healthier revenue stream.

Lisa Dupr marketing director for the complex, said the Renaissance fair buildings would complement the fairgrounds buildings, whether the bond is passed or not.

The feast hall and a jousting arena, as well as numerous shops and stages, could be used without restrictions for all kinds of events except for the six to eight summer weekends of the Renaissance fair, she said.

"We tried to pick it apart and find flaws, but it didn't have any," Dupr3aid.

Member Delna Jones, fair board President Herb Hirst and fair board member Don McCoun were among those who pointed out that the fairgrounds didn't exactly have a lot of suitors banging down the door to use the acreage.

"It's a source of income, some income, on that piece of property," Hirst said.

Fair board member Renee Cannon wondered what the reaction of the group would be if it received a \$1.5 million grant to build infrastructure on the complex, the amount Levine has promised to spend.

The Renaissance festival and other events could bring in people from miles around for wine festivals, Shakespeare festivals or Oktoberfest, she said.

"I think we are really missing an opportunity here," Cannon said. "Yeah, (parking) is a problem. But we're supposed to be entrepreneurial on this board."

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Fairgrounds: First step to new look is a new name

Tuesday, May 06, 2008

The Hillsboro Argus

The Washington County Fair Complex is looking for a new identity as a multi-use facility, and Friday launched a renaming contest that is open to all county residents.

Name suggestions are due by 5 p.m. May 15, online at www.fairgroundsrevitalization.com/naming_contest.php.

The Fairgrounds Revitalization Task Force will narrow down the list of suggestions prior to its final meeting on May 21 and include them in its overall recommendation for fairgrounds revitalization.

The contestant who submits the winning entry will receive a Washington County entertainment prize package. The full list of contest guidelines and rules is posted online. Name submissions should:

Be no more than five words in length;

Not include the words "fair" or "fairgrounds;"

Have countywide appeal; and

Reflect a year-round facility that will attract cultural, community-centered, trade and educational events and shows.

Address the long-term vitality and future use of the property.

The task force continues seeking public comment before it makes recommendations to the Board of County Commissioners, the Hillsboro City Council and the Fair Board.

The primary features of the proposed new complex would be a 120,000-square-foot exhibit hall, a 90,000-square-foot open arena and an entrance plaza including green space on the south side of the 101-acre tract.

More details about the recommendation can be found at www.FairgroundsRevitalization.com.

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Not everyone sunny on all fair task force's plans

Tuesday, May 13, 2008

By Kurt Eckert
The Hillsboro Argus

The Argus

As the final meeting of the Fairgrounds Revitalization Task Force looms May 21, there are still some questions about what is best for the future of the fairgrounds, members of the Washington County Fair Complex board of directors said May 7.

Member Dan Logan said he'd heard large amounts of feedback that did not support all parts of the task force's current master plan for the 101-acre property at the intersection of Northeast Cornell Road and Northeast 34th Avenue. He said he's been sending the suggestions down the proper channels, but hoped the task force was listening.

"The green space along Cornell is seen as the least favorable part of the plan," Logan said. Park land adjacent to a busy arterial doesn't make sense from a safety or revenue standpoint, he said. Instead, there should be more parking space added, as this seems to be one of the largest concerns facing the current master plan, especially if a Renaissance fair is added in the future.

Another glaring omission from the plan is overnight RV camping space, Logan said.

"Overnight camping is a need for our area and for the entire community," Logan said. A perfect spot for 30 to 50 hookups would be right where a new soccer field is proposed by the master plan, he said.

Also missing is any proposal for an amphitheater, Logan said.

Board member Matt Pihl also questioned why the task force's naming contest for the proposed complex doesn't allow entries to contain the words "fair" or "fairgrounds."

"With that type of strong relationship we have with the fairgrounds, to make such a strong condition on that connectivity," doesn't make sense, Pihl said.

The contest runs through 5 p.m. Thursday.

Board President Herb Hirst said the fair board would be one of the entities that would have to approve the master plan.

"We could look at it and say 'yea, verily' or whatever we want to do," Hirst said. "No matter what the task force does, it's only a recommendation. But how foolish would we be if we didn't look at the recommendation."

In other fairgrounds news:

Task force agrees on Washington County fairgrounds plan

Posted by [tmaurer](#) May 22, 2008 09:16AM

HILLSBORO -- After deciding that tweaks could be made later, a Washington County task force gave its blessing to a plan to rebuild the county fair complex.

"It's exciting to have a draft that is so close -- so close -- to a consensus," said county Chairman Tom Brian, after the 14-0-1 vote Wednesday of the Fairgrounds Revitalization Task Force.

Task force member John Leeper abstained because he said the group should continue to look at issues such as cost estimates for the project.

The plan calls for rebuilding the county fair complex in Hillsboro into an events center with the potential to attract large events while maintaining a place for the annual county fair.

The first phase would focus on a new 120,000-square-foot exhibition hall and a new "front door" to the property: a large plaza and parking area radiating from the MAX light-rail line that runs along the south edge of the 101-acre fair complex.

The first phase also calls for extending Grant Street through the property.

Estimates show the first phase would cost about \$54.6 million.

The plan now goes to the county fair board, the city of Hillsboro and the county commissioners. If they approve the plan, it's likely voters would be asked in November to approve a county bond to raise \$40 million at a cost of about 6 cents per \$1,000 of assessed value. For a home assessed at \$200,000, that would be an additional \$12 in taxes each year.

-- *Kathleen Gorman*;
kathleengorman@news.oregonian.com

Categories: [Washington County](#)

Comments

Footer



Stuck pig project finally greased Volunteers hope to refurbish swine barn in Herinckx' memory before fair

Tuesday, May 27, 2008

By Kurt Eckert
The Hillsboro Argus

The Argus

They're not sure if they can, but the friends of Brian Herinckx hope to do a large-scale remodel of the swine barn at the Washington County Fair Complex in time for this July's fair.

Herinckx, 50, died in a car crash in January. For years, he led the county's 4-H swine program.

His friends figured the perfect tribute would be fixing problems in the barn that eventually led to Herinckx giving up on the fair, said friend John Staples.

The project would replace all pens in the barn, ramp up the water system and add a 40 by 80-foot concrete slab at the south end. The 84 new pens would be placed on the new slab, and the current concrete barn floor would become the new show floor. Shows now are conducted in dirt and grass on the east side. Separate pens at the north end are envisioned for educational demonstrations.

First presented to the fair board in February, the idea met with warm approval. The Herinckx group promised to do all the labor and use only donated money to cover the \$40,000 cost. The board donated \$1,000 to the project, and board member Don McCoun offered another \$1,000 from his own pocket.

But when revitalization task force Chairman Tom Brian found out, he was concerned the board made a decision without consulting other affected parties and ordered swine barn talks halted.

The swine barn project was mothballed until the May 21 meeting of the task force, which last met in December 2007. The project got approval, but now up against a July 24 fair date, it's difficult to imagine the proper building permits can be procured in time.

But they're darn sure going to try.

The current facility is so overcrowded, it's a health hazard, Staples said.

The current pens are run-down and rusty, with rickety, sticky latches that pinch little fingers.

Getting pigs from pens to anywhere else is a dangerous adventure in itself.

The aisles between stalls are so narrow, there's no way to swing open the gates without trapping the handler on the other side of the gate from the pig. The new pens would be positioned with aisles that are twice as wide, he said.

Basically, the 250-pound pigs now are just let out of the pens and have to be caught by their much smaller

handlers.

"Pigs aren't stupid," Staples said. "If they're given the chance, they try to get away."

Pigs have to share stalls with pigs they don't know, increasing the number of swine squabbles too. The pigs get bloodied and hurt for the public to see, which could cost a sale, he said.

Because there are not enough wash pens to clean all the pigs before the show, the two available are constantly in use. With insufficient drainage, this creates a toxic cauldron of dirt, water and pig manure. Kids could be tracking e. coli and other diseases all over the fair and back to their homes, Staples said.

The only motivation the group had from the beginning was to do something to help kids and leave a lasting memorial to a great man and good friend.

"I'm not one to postulate and politicize," Staples said. "I just want to git 'er done."

Some task force members worried other fair participants, such as showers of cattle, horses and sheep, might be upset at the new swine facility.

Herinckx' sister Gwen Neale said if the horse or sheep people want to build a new barn, they should.

"This is an opportunity for you," Neale said.

Hillsboro Mayor Tom Hughes agreed, saying it was a foolish response to look a gift pig in the mouth.

"I'm not interested in balancing the needs of the horse people with the needs of the pig people," Hughes said. "When an opportunity like this comes along, we should have the flexibility in our master plan to accept it."

For the sake of the 2008 Washington County Fair, Herinckx' friends hope that acceptance didn't come too late.

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tampabay.com Know it now.

County gives away land to fair association, avoids legal maze

By Barbara Behrendt, Times Staff Writer

Published Tuesday, May 6, 2008 6:37 PM

BROOKSVILLE — The county fair will go on. And the county will be free of a maze of contradictory leases and legal liability issues.

That is the upshot of a unanimous vote by county commissioners Tuesday that gives much of the county-owned fairgrounds property to the Hernando County Fair Association.

When they first heard the idea in March, several commissioners balked at giving away the land despite the history of multiple leases, undocumented agreements and questionable accounting by past county officials.

Since then, county officials have continued to negotiate with the fair association to settle the outstanding legal issues concerning the property.

Most of the 35 acres along U.S. 41 has been leased for years by Hernando County to the association. The easternmost portion of the property houses the county's cooperative extension services office and Animal Services. Those facilities, however, stand on land that had been leased to the association. No documentation exists to show those leases ever were relinquished by the association.

Under the plan presented to the commission on Tuesday, the association would get the acreage that fronts on U.S. 41 and holds the auditorium and main fairgrounds, as well as a parcel to the east of the fairgrounds.

The county would get a slice of property where the cooperative extension services facility now sits, large enough to allow for future expansion or construction.

Donna Peacock, cooperative extension service director, told commissioners she felt better about getting a larger chunk of property so that, whenever a new facility goes in, it will be on county-owned ground.

The county would also get the land where Animal Services is located, without any strings tied by old leases.

Assistant county attorney Kent Weissinger pointed out that the county would get the added benefit of not owning the old auditorium or grounds where a variety of high-risk activities take place over the course of the year.

As owners, the fair association will be in a better position to get financing for making facility improvements.

Weissinger said the other change from the original proposal is that the county would be consulted before any major changes or improvements on the site, which would mean the arrangement "would be a much more cooperative affair" between the county and the fair association.

If the association ceases to operate a fair for three consecutive years, the land reverts back to the county.

"This is in the county's best interests and in the fair association's best interests," Weissinger said.

"It's important we stress here that in conveying the property to the fair board, it continues to remain in the public domain," said Commissioner Dave Russell, who serves also on the fair board and helped negotiate the deal. "It allows the fair board to advance in making improvements to the property."

Commissioner Jeff Stabins asked deputy county administrator Larry Jenkins if the deal constituted a "win, win."

"We felt this was the best way to settle out the problems that existed there," Jennings said.

Barbara Behrendt can be reached at behrendt@sptimes.com or (352) 848-1434.

.County commission

In other business

- The County Commission voted to send a letter to Progress Energy with a strong recommendation that the utility place its planned new electricity transmission lines within the existing utility corridor and to bury them underground. Since the company announced it was formulating a route for the new lines, citizens and groups have been expressing concern about who would be impacted by the plan.
- County Commissioners approved a technology services agreement with the city of Brooksville. The city will pay the county \$60,000 per year to provide network administration and help desk assistance. The county has been providing that service for the city since Brooksville lost its technical support staff recently.
- At the request of the organization, the County Commission on Tuesday disbanded the Hernando County Historical Advisory Commission. Formed two years ago, the members of the group asked for the move so they could re-form as a non-profit entity not separate from county government. That structure allows them to apply for and receive grant money for projects.

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The Facts

Groups eye expo, fairground changes

By John Lowman
The Facts

Published May 04, 2008

ANGLETON — Less than three

years after voters soundly defeated

a \$38 million bond proposal for a

new fairgrounds, a committee has come up with a proposal for a \$35 million facility, this time on land already owned by the county and with an eye on public opinion.

In November 2005, two-thirds of voters rejected a proposal to fund \$38.5 million in bonds to build an exposition and convention center at Highway 288 and CR 44 to replace the fairgrounds. Advocates of that proposal said it could be used year-round and would be a catalyst for economic development. Opponents pointed to consultant estimates that the facility would be a money-loser.

County commissioners last year appointed a committee to come up with options for the aging and often-repaired buildings at the current fairgrounds, and the committee hired Chad Burke with the Texas Engineering Extension Service to look into the future of the grounds and buildings.

Together, they compiled a list of priorities, topped by a multi-purpose indoor facility, said committee chairman Arthur Velasquez, who also is County Judge Joe King's chief administrator.

"We did workshops in Alvin, Angleton and Brazoria and asked the community what they wanted," Velasquez said. "The No. 1 thing people are looking for is a facility like an expo center. Not just for the fair, but for use year-round."

That holds true for most new or replacement fairgrounds construction around the state, Burke said.

Committee members visited

facilities in San Patricio, Brazos and Nueces counties, each of which are built to accommodate activities such as livestock, trade, car and boat shows, concerts, graduations, youth events and other entertainment could be hosted in an expo center, Velasquez said.

"It would bring revenue into the county," he said. "People will come from all over to go to shows and bring their families, eat in restaurants, buy our gas and go to our stores. These will be big events, some trade shows lasting for a week."

Having an impact

Talking about the plan in other communities already has brought interest from hotels, restaurants and other businesses, Pct. 4 Commissioner Mary Ruth Rhodenbaugh said.

"We're already getting inquiries on how businesses may be able to locate here," she said. "We want to bring a facility to Brazoria County that will accommodate events 52 weeks out of the year. There are a lot of different things. The facility could bring in a lot of business. Car shows, conventions, equestrian events — those are very large right now and there's a lot of interest. But you name it, they have it and we could have the facilities for them."

"We're looking at a functional facility the people of Brazoria County can use and be proud of."

Along with an expo center, residents surveyed at workshops wanted professional management of the grounds, adequate and clean parking, an arena, auditorium, equestrian events, state-of-the-art technology, a show pavilion and a full staff, Burke said.

The engineering group also did independent market research within the last few months which suggests there is enough population in Brazoria County and nearby counties to support year-round events. Although Burke said the facility itself might not make a profit, people coming to the fairgrounds would make the change profitable for hotels, restaurants, shops and other businesses in surrounding communities.

"The economic impact would be many, many times larger than any deficit," he told commissioners.

A different time

The county and the Brazoria County Fair Association own about 140 acres at the current location off Downing Road in Angleton and there's no reason to buy more land when adequate space already is there, he said.

"You have more than enough land to do what you want to do," Burke said. "We identified the potential market, reviewed community needs and looked at comparable fairgrounds around the state."

Rhodenbaugh voted against the 2005 proposal, she said. Placing facilities on land the county and fair association already own is a positive change from two years ago, and the ability to add events to the county is a plus, she said.

"We already have the land and won't have to buy it," Rhodenbaugh said. "The timing

now is right. As we visit other counties, we're finding they're faced with the dilemma of 50-, 60-year-old buildings which are expensive to repair. This isn't something we're stepping into without lots of thought. It's time to replace that aging facility with something more modern and attractive to people who might want to visit our part of Texas.

"We want it to be a very diverse facility to accommodate many other things, but the fair will never be taken out of the equation."

Velasquez and the fairgrounds committee believe the mood of voters has changed since 2005. And the committee would hold numerous community outreach meetings and give complete information to voters if the prospect gets to a ballot, he said.

'New' thinking

The current fairgrounds remains in need of major repairs, and officials two years ago said it could cost up to \$20 million to put them in shape.

The show barn alone is 50 years old and would cost \$577,000 to replace, the Brazoria County Fair Association estimated last year. The county pays about \$100,000 per year for utilities at the older facilities, Rhodenbaugh said. Safety checks on all buildings in 2007 found them strong enough to stand, but they leak, Pct. 1 Commissioner Donald "Dude" Payne said.

"It's all falling apart," he said. "We're just kind of piecing it together and having a fair. The committee is looking at a facility that won't just be used 10 days a year for the fair, but something we can use all year."

Brazoria County Fair Association President Paul Kresta would like to see a new facility, but only with the support of the community, he said.

"We want everybody to be involved," Kresta said. "We like the plan so far and are on board. We'd keep it in the same place and, so far, it seems like community leaders and businesses are for it. It would be something for us to be proud of, and something to be proud of for our youth."

Under committee and engineer recommendations, old buildings at the site would be razed and new ones constructed from the ground up.

"We'd have to rebuild everything," Payne said. "That would be totally rebuilding the existing facilities out there now. A lot of that hasn't been decided, but we know we're going to have to do something."

Plans are not yet advanced enough for commissioners to know if buildings would be built in stages or all at once, Sebesta said.

Voters will decide

Payne, Rhodenbaugh and Pct. 2 Commissioner Matt Sebesta agree issuing \$35 million certificates of obligation — essentially bonds passed by a government body

without going before voters — is not an option. If something is to be built, it will only be done with public approval, Payne said.

"I have real concerns about going back before the voters when they turned us down two years ago," Payne said. "I will not go for certificates of obligation. The voters will have to decide, and they told me two years ago they didn't want to do that. It wasn't even close."

Committee and research study information is thorough but still preliminary, Sebesta said. There is no immediate plan for the county to vote on whether to build, he said.

The fairgrounds are in Payne's precinct, but Precinct 2 encompasses much of Angleton.

"I won't vote for certificates of obligation," Sebesta said. "It's going to have to be something the voters say they want. What's been presented now is kind of a 40,000-foot view — an overhead of some of the different things we'd need. It has by no means been narrowed down to exactly how big of a building we need, how many parking spaces. ... It hasn't gotten to that level of detail yet."

Rhodenbaugh wants to give the public as much information as possible, she said.

"The grounds and buildings have come into disrepair," she said. "We need to correct that. I want the people to embrace this idea or tell us they don't want to do it. I want to have the confidence of the people before we embark on this. I want everything out on the table."

No public officials will commit to a date for a vote, and the earliest a measure could appear on a ballot is November, Lead Elections Clerk Susan Cloudt said.

Looking ahead

The tentative plan's \$35 million price tag is in line with the facilities built in other counties, Burke said.

No indoor facility within the county will hold more than 850 people, Velasquez said. Preliminary plans for the expo center call for a building with a capacity of up to 2,500 people, with the space capable of being divided into smaller rooms with portable walls, Burke said.

The fairgrounds committee will seek direction from commissioners within the next month, Velasquez said.

"We're trying to look at the steps we take from here," he said. "We'll make a recommendation to commissioner's court, then it's up to them to decide what route we want to go. If they decide this is what they want to do, we're going to be out there informing organizations and the public what we're looking at doing every step of the way. We just don't know yet."

One thing about which commissioners are sure — the 2008 Brazoria County Fair will go on as planned in the old facilities.

"This is a great and growing county," Velasquez said. "We want our youth to continue having their shows and we need a place for them. They're our future. From what we've heard, the public knows we need a facility this size. No decisions have been made yet, but we do know the economic impact to this county would be tremendous."

While Sebesta would like to see more information on the proposal, the committee and consulting firm did a good job investigating the possibility, he said.

"I think they're ready to take the next step to see what it will take to bring that plan to fruition," he said.

Kresta envisions a benefit to existing motels, restaurants and shops and said new businesses would possibly locate near the area of an expo center as they do in other counties.

"You're talking about motels, restaurants, business functions, conventions — things that will put money into the county," Kresta said. "We're looking at the overall economics of the county. You never know until it's built, but that's what happened in other places facilities like this are. We'd like to get the public behind it and will present exactly what we're doing."

John Lowman covers Brazoria County for The Facts. Contact him at (979)849-8581.

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NATIONAL **2 girls remain hospitalized following carnival ride crash**

Monday, May 19, 2008

AP Associated PressWEATHER ALERT 

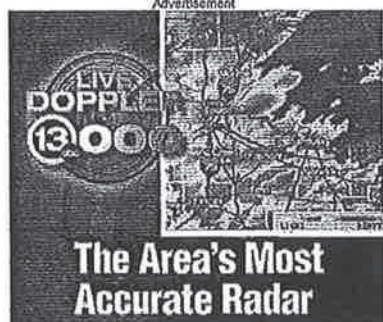
ANGELS CAMP, Calif. (AP) - A mechanical failure caused the collapse of a spinning-chair ride at a county fair that injured all 23 aboard, mostly children, according to an initial investigation by state inspectors.

All of the victims but two had been released from hospitals by Saturday, a day after the ride broke down. A 12-year-old girl was hospitalized in good condition and a 14-year-old girl was listed in stable condition, according to sheriff's Sgt. Dave Seawell. The sheriff's office initially said 24 people were injured, but revised the number on Saturday.

The Yo-Yo ride has a series of metal arms extending from a rotating hub. A chair is attached to the end of each arm by long chains, and the arms and chairs swing outward as the hub rotates and picks up speed.

Story continues below

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People who witnessed the accident at the Calaveras County Fair said they saw the ride's arms and chairs suddenly collapse, dragging the passengers on the ground until the machine came to a halt.

"It was spinning in the air and then it just dropped," said Mark Pearson, 14. "It was all tangled and everything. Little kids were just laying there screaming. People were screaming, 'Oh my God, it's horrible' ... Then I saw people lying on the ground, with blood out of their legs. It scared me."

An initial investigation suggests that a mechanical failure in the ride's hub disrupted its normal rotation, causing the chairs to collide with one another and the chains to become tangled, said Paul Felst, assistant secretary for the California Labor and Workforce Development Agency.

The investigation was expected to take several weeks or possibly months.

Inspectors from the California Occupational Safety and Health Administration issued a permit for the ride after the machine passed its annual inspection last year, Felst said. The next inspection was scheduled to take place in a couple weeks.

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Muscatine County Fair loses \$5K; Floral Hall to feel loss

by Sara Sedlacek · May 14, 2008

The Muscatine County Fair board may have their work cut out for them after a decision by the Iowa Legislature cut funding from county fairs.

A bill passed before the end of the 2008 legislative session contained a provision that cut state appropriations funding for county fairs by \$5,000 per fair. This knocked funding to the Muscatine County Fair from the expected \$15,000 down to \$10,000. The money the legislators expect to save from the cuts will be placed in a pool for larger grants that will go to fewer, and larger fairs, according to Rep. Jeff Kaufmann, R-Wilton.

"What happened to the county fairs is a symptom of standing bills and the process. None of these things get an appropriate hearing. It's a flaw we keep tolerating, no matter which side is in control," Kaufmann said. "Seven Republican and one Democratic House members quickly drafted an amendment to stop this move and restore the funding. It failed on a near party-line vote and now the cut becomes a reality."

The amendment, H-8720, would have restored funding to the county fairs in Iowa to \$15,000, an amount that was approved in a bi-partisan vote last year. The amendment failed in a 47-49 vote.

"This is a symptom of a bigger problem. Some time we're going to have to dig in our heels and say 'no' to these standing bills," said Kaufmann. "This is going to hurt our small county fairs."

The Legislature appropriated \$1.5 million to county fairs last year. That number has not changed. The only thing that has changed is who gets the additional \$500,000. That money will go into a pool and be available to fairs looking for funds to make significant improvements on infrastructure. The fairs will have to apply for grants and wait for the money now, instead of being given the extra \$5,000 up front.

This will hurt the Muscatine County Fair because, according to fair officials, they put the \$15,000 they received in December in the bank and planned to add the \$15,000 they expected to receive this year to pay for the construction of the new Floral Hall at the fairgrounds. The hall was demolished last fall and construction was slated to begin this spring. Fair officials hoped to have construction of the hall completed before July 16, the first day of the Muscatine County Fair. The additional \$5,000 will have to be raised privately now, according to fair officials, but it will be raised.

"We're going to make it up one way or another," said Muscatine County Fair Manager Lori Gosenberg. "We plan to have a dance and maybe an auction at the end of June. Our plans are to have a couple fundraisers and we know we can make our goal before fair time with the help of the community."

The hall is well into construction. The footings and walls have been poured and the floor is scheduled to be poured by the end of the week. Ken Morrison Construction will begin erecting the building as soon as the floor is in.

"It will be up by fair time," Gosenberg said.

She added that she and the fair board are learning as they go and, if the governor fails to veto the cut, they plan to seek funding directly from the pool.

"We're definitely going to try to get money from that pool," she said. "We just keep learning as we go. The actual stipulations of those grants aren't set yet but we do intend to try for one."

Fair officials said they hope this cut won't continue next year because it limits the number of capital improvements that can be made throughout the year. Kaufmann said he, too, hopes to see the Legislature restore funding for next year.

"I hope the 104 fair directors are calling the governor because he can line-item veto this," he said. "The \$5,000 is a

significant loss to some of these fairs. We just added that \$5,000 last year. It's like teasing a baby with a piece of candy."

He added, "The Association of Iowa Fairs executive director didn't find out about the cut until he was listening to our debate on the radio. That's not right," said Kaufmann. "It didn't get a hearing. Maybe this pool could be the best way but we didn't have a hearing so how could we know?"

Kaufmann said Gov. Culver will be wrapping up by the end of this week so the opportunity for the line-item veto is coming up quickly. He said he hopes the governor will veto the cut and return the funds to the county fairs.

"This is a bad process that led to a bad outcome for the Muscatine and Cedar County Fairs," said Kaufmann. "It's a problem inherent in the institution, not the parties. The counties just got caught up in bad process."

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State fair needs to expand reach to draw crowds, consultant says

BY MICHAEL CASS • STAFF WRITER • MAY 6, 2008

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The Tennessee State Fair should consider reinventing itself as a true statewide event rather than a Nashville-oriented one so it can become more relevant and competitive, a consultant says in a report the fair's board will discuss today.

A new focus for the fair would require major changes to the 117-acre Tennessee State Fairgrounds south of downtown — or even moving the event to a new site, Markin Consulting says. But it would allow the fair to build on Tennessee's "strong agriculture base" and draw bigger crowds.

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"By expanding the reach of the fair, and increasing the overall attendance by residents throughout the state of Tennessee, the fair becomes an attractor — not only for the fair itself, but for the entire Nashville/Davidson County area," the report says.

The fair's board of commissioners, which is part of Metro Nashville government, hired Markin late last year to study the best long-term use of the fairgrounds. The Minnesota-based consultant will recommend several options for the land in a few weeks, then gauge interest from potential developers and sponsors before providing a final ranking of the options in August.

Before getting those reports, the fair board wanted to understand the viability of the fair itself, Chairman James Weaver said.

"It was a question we had to ask and have answered before thinking about the current fairgrounds and its long-term use," Weaver said.

The consultant "has suggested that the fair in its current configuration is going to continue to experience problems, particularly with attendance," he added.

The 10-day event drew just 100,518 paid customers — out of 192,130 overall — last September, according to Markin's report. The Wilson County Fair, held over nine days in August, drew 234,650 paid customers out of 366,641 overall.

The report says the Tennessee State Fair is "noticeably missing" some programming that would be expected at a state fair, including statewide participation, "major concerts and spectator events," showcases of state products and "larger educational exhibitions and demonstrations."

It also cites competition for families' time and money, including sporting events, festivals and the fact that schools are in session in September.

But the study also says Tennessee had more farms than all but two other states in 2002 and ranked 14th in the number of beef and dairy cows — a centerpiece of any large agricultural exhibition.

Consultant Rod Markin declined to elaborate on his findings Monday, saying he wanted to present them to the fair board first.

official: changes needed

Metro Councilwoman Anna Page, who heads the council's Codes, Fair and Farmers Market Committee, said the fair could use a makeover.

The fairgrounds' hilly topography presents a challenge for some people, and "it's not really a pretty property with all the fencing and asphalt and so forth," Page said. "There's always a way to make things better, more efficient, more profitable. We should have a state fair in the capital city. But there's always a way to build a better mousetrap."

Councilwoman Sandra Moore, who represents the district that includes the fairgrounds and has attended the fair since she was a child, said the event, which doesn't receive Metro tax dollars, needs to make more money.



FILE / SUBMITTED PHOTO

The Tennessee State Fair is missing statewide participation, major concerts and spectator events, showcases of state products, and larger educational exhibitions and demonstrations, according to a report from Markin Consulting.

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IF YOU GO

The Tennessee State Fair's board of commissioners will meet at 8 a.m. today in the boardroom on the second floor of the fair's administration office, 625 Smith Ave. The agenda is at www.tennesseestatefair.org/boardagenda.htm.

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"It's just about revenue-producing at this point," Moore said.

shooting still on minds

A shooting on the fair's opening night in 1998 gave the event a reputation it's still struggling to overcome. Betty White, who lives two miles from the fairgrounds off Thompson Lane, said she hasn't been to the fair in 15 or 16 years — the last time she went, she was turned off by people who were "making trouble" by running and cutting into lines.

"I have no intention of ever going back to the fair unless they clean it up," she said.

Moore and Weaver said bad weather also has hurt attendance. "If there are three or four rainy days, it has a significant effect on the bottom line," Weaver said.

Contact Michael Cass at 259-8838 or mcass@tennessean.com.

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Local

Eugene family settles for Yamhill County fairground death

The Associated Press

2008-04-19 16:49:00.0

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McMINNVILLE, Ore. -

The family of an 11-year-old Eugene boy who died in July 2006 after crashing into a glass display case while playing soccer inside a Yamhill County Fairgrounds building has agreed to settle a lawsuit for \$400,000.

Jorge Ventura-Sanchez and his family were attending a quinceanera (KEEN-say-an-YEHR-uh), a traditional party to celebrate a girl's 15th birthday.

The boy and other children left the party to find somewhere to play soccer, and started a game in a nearby building where several glass-topped display cases were being stored.

Attorneys for the family laid most of the blame on the security company hired for the event, saying it failed to monitor the children.

Information from: News-Register, <http://www.newsregister.com>

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INCLUDED

Youth dies in freak fairgrounds mishap

Published: July 11, 2006

By PAUL DAQUILANTE
Of the News-Register

An 11-year-old Eugene boy died Saturday night of injuries sustained when he crashed head-first into a glass-topped display case during an impromptu soccer match in a building on the Yamhill County Fairgrounds.

McMinnville Police Lt. Rob Edgell identified him as Jorge Miguel Ventura-Sanchez. He was transported by Life Flight helicopter to Legacy Emanuel Hospital in Portland about 9:30 p.m. and pronounced dead about 90 minutes later.

Police gave this account:

The boy and his family were attending a quinceanera, a coming out party to celebrate a Latino girl's 15th birthday, in the A-dec Building. He and some other youths left in search of a place where they could play soccer, and found one in the adjacent Cruickshank Building.

Several glass-topped display cases were being stored in the building, and the boy plunged into one of them.

"He went to stop a ball and fell into one of the display cases," Edgell said.

Officers and medics were dispatched to the Cruickshank Building on a reported unknown medical problem. When they arrived, they found a group of adults and children huddled around the case and boy.

"This was a freak accident," Edgell said. "From a criminal standpoint, it does not appear there was any foul play involved."

The building was unsecured, but Fairgrounds Manager Al Westhoff said all parts of the fairgrounds were off limits to partygoers except the building they were renting for the evening. He said it was the responsibility of security personnel working the party to confine celebrants to the A-dec building, which features open, unsecured doorways.

Marcial Gonzalez and Eliseo Flores of McMinnville rented the building for the party, according to Assistant County Counsel Rick Sanai. He said they reported anticipating about 200 guests, 150 of them adults.

The rental agreement required them to purchase liability insurance and hire a licensed, bonded security company to work the party, Sanai said. He said the county, which owns the fairgrounds, requires a security officer for every 50 partygoers, which would mean four officers in this case.

The couple fulfilled the agreement by purchasing a \$500,000 policy from Farmers Insurance and

hiring Advanced Security of Salem, according to Sanai.

Brad Fryman, president of Advanced Security, said his company had undertaken the job on behalf of the county. However, Sanai said the only signatories to the agreement were Gonzalez and Flores.

Fryman said his company has worked various fairgrounds events in the past, including quinceaneras and weddings. He said he assigned three employees to the security detail.

"Their job is to make sure no fights break out, that no one breaks into vehicles in the parking lot and that everyone has a good time," he said. "This was just a freak and unfortunate accident. Our hearts go out to the family and friends of little Jorge."

Fryman said one of his employees was notified of the incident immediately after it occurred and all three responded right away. He said they were extremely upset over what happened.

Edgell said the McMinnville police have completed their investigation. Because foul play has been ruled out, a report will not be forwarded to the district attorney's office, he said.

Sanai said he had requested copies of the rental agreement, security contract and insurance papers for his review.

Ventura was born Jan. 19, 1995, in Michoacan, Mexico. Survivors include his parents, Miguel Ventura-Ceja and Maria Guadalupe-Sanchez, along with a brother and three grandparents, all of Eugene.

Funeral services are set for 10 a.m. Friday at the Victory Tabernacle Church in Springfield. Visitation is scheduled for 9 a.m. to 4 p.m. Wednesday at West Lawn Memorial Park & Funeral Home in Eugene.

Memorial contributions may be made to Doernbecher Children's Hospital in Portland. For more information, call the funeral home at 1-541-342-8281.

