

Minutes of a special meeting held May 21, 1980 at 7:30 p.m. in the fair office.

CALL TO ORDER Meeting was called to order by Chairman Boyer at 7:35 p.m.

ATTENDANCE

Fair Board

Jerry Boyer
Mike Swan
Jerry Pflug

Director and Staff

Adeline Hesse
Lorrie Maki

Guests

Lawrence Smith, Fairground Booster
Henry and Doreen Beglinger, area residents
Dale Scheller, Fairground Booster
Deane Lund, Oregonian
Sharon Cornish, Fairground Booster
Harold Eastman, Fairground Booster
Bob Fah, Liaison Hillsboro Development Comm.
Bob Herb, Liaison Hillsboro Development Comm.
Richard Jossy, Fairground Booster
Tim Erwert, Asst. City Manager, City of Hillsboro
Margaret Sauer, area resident
Miller Duris, Wash. Co. Commissioner

DISCUSSION

Everyone introduced themselves at the Chairman Boyer's request and welcomed by the Fair Board.

Boyer noted the importance of establishing better lines of communication between the Hillsboro Development Commission and the Fair Board. Recent media coverage has created a misinformed public as well as misunderstanding of the Board and Commission position on the issue of fairgrounds development as related to the R/UDAT study. The meeting will air concerns and goals mutually shared by the City and Fair Board.

Boyer related his impression of the study and surprise at the in depth look at fairgrounds development.

Fah felt the headlines deciding the fate of the fairgrounds was not in good sense. He too was impressed with the R/UDAT report and had never thought of fairgrounds possible development. However, eliminating or moving the fairgrounds is unwise. Fah added the press attending Commission meetings tend to come for only a few minutes which is not enough time to do a factual account of the entire meeting.

Herb added in the year 2000 the fairgrounds could be geographically the green belt center of the Hillsboro area.

Fair Board felt the R/UDAT study pointed out the important need for some commercial development near or on the fairground site. Development that could subsidize fairgrounds improvements and retention of a cultural, recreational and educational center. The fairgrounds is county owned by all of Washington County.

Herb said the Development Commission is in the process of evaluating the study and has made no decision as to which aspects of the study will be accepted or rejected. Premature inaccurate headlines have concerned citizens at a disadvantage. Herb asked if the Fair Board has any long range goals or plans.

Boyer answered private developers have lended a small amount of expertise; the Port of Portland will provide some technical assistance; 10 to 12 acres fronting Cornell Road are being discussed for development. At this time input on methodology, timing, potential and type of development are being studied.

Erwert hopes with federal funding and gas tax enough might be generated to begin the Cornell Road project next year. A comprehensive plan can be initiated anytime for a portion of the fairgrounds property. However, a major change would be several years down the road.

DISCUSSION

The Cornell Road project will include providing 4 lanes, center turn lane, and lights at intersections.

The study team got a good impression of the community and its needs. They did not however understand that the fairgrounds is used more than 5 days a year.

Fah felt the outside viewpoints and assistance from professionals was needed. The Commission and City will study piece by piece all information submitted. Joint meetings will then be set to involve all who will be affected by any decisions. Approximately July 1 the entire community will be invited to give opinions.

Cornish asked the motive and purpose of the Commission.

Herb answered the downtown core area is presently deteriorating with vacancies and retail shop losing ground. The long-term desire of many has been to have large shopping complex come in and bolster the area. The study showed the incompatibility of this line of thought.

Scheller felt the core area could take care of itself and should. Clean up and reorganize presently owned buildings - remodel if necessary. Large, too big areas are not needed in downtown Hillsboro. Keep it easy to shop in, accessible and light. Vacancies are caused by sky high rents and no cooperation by landlords with tenants.

Boyer personally wants the City of Hillsboro to keep its present identity and small town atmosphere.

Duris felt the ultimately development of the fairgrounds property by a private sector developer would provide revenue for the fairgrounds improvement. The development of the property should be dovetailed with the City for benefit of both County and City.

Fah added that an overall plan is important and he would of course hate to see the fairgrounds done in bits and pieces.

Cornish asked what is positive and not piecemeal.

Erwert related the City has already establish ongoing communication with the Fair Board for future planning and exchange of information and ideas.

Jossy commented that hindsight will always be better than foresight. But planning is done with the best available information and generally the final result is satisfactory.

The Port of Portland technical assistance was offered because of its accessibility and research already done in the area. The study will give insight to commercial impact. No commitments or strings are attached.

Scheller added the fairgrounds should be used year around - that is the main reason for the Booster organization - to aid in this goal. Development would provide revenue to help meet the year around usage.

Hesse added the Washington County Fairgrounds is the 7th most used fairgrounds in the State and most fairgrounds (except those who receive O&C funds) have the same meager budgets with which to work.

DISCUSSION

Jossy reminded everyone of the two fairgrounds that were moved from their home sites. Columbia and Multnomah County are both continuing to have problems and will never be as successful as before the move.

Boyer asked to be the Fair Board liaison and attend the Development Commission meetings for better communication.

Duris reiterated the fairgrounds will remain where it is. The area needs to be preserved as a green space, park like setting. Commercial development will be planned carefully to preserve the fairgrounds.

The Fair Board will make no rash decisions because the fairgrounds is a community asset and shall remain so.

Appreciation was expressed to all who attended.

ADJOURNMENT

Meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Lorrie Maki