

MINUTES OF WORK SESSION WITH BOARD OF COUNTY COMMISSIONERS
NOVEMBER 13, 1990

FAIR BOARD

Lloyd Baron
John Thomas
Rocky Williams

COMMISSIONERS
AND COUNTY ADMIN.

Bonnie Hays
Eve Killpack
Roy Rogers
Steve Larrance
Charlie Cameron
Norman Chan

STAFF

Cal Wade
Sue Oxendine

GUESTS

Connie Potter

The work session was held to ascertain if the County Commissioners would help in the acquisition of the Quadrant and Gardner-Beedon properties.

The Fair Board is proposing the County buy the land because:

1. The County holds title to other fairgrounds property
2. With the approval of the westside Light Rail, trade-offs will have to worked out with Tri-Met. The County is in the position to do the bargaining.
3. Based on the fairgrounds' economic studies, in 5 - 7 years approximately \$22 - 25 million would be generated annually in the area therefore creating a greater tax base for the County.

Charles Cameron, County Administrator, stated the timing could not be worse due to Proposition 5.

Hays asked if the options to buy the Quadrant piece could be extended to July 1992. By then the County would have a better feel for its financial position.

Rogers asked about the possibility of the fairgrounds financing the purchase and paying off the loan with a revenue stream. Wade feels confident that \$60,000 - \$70,000 per year could be generated.

Larrance expressed concern that the County would be assessed a higher impact fee when the Light Rail station is built. Abutting properties are assessed higher than other property.

The Commissioners concurred with the Fair Board that control of the property was essential for future growth of the fairgrounds. They were also in agreement that the Quadrant piece was of primary importance. Some expressed reservations about the Gardner-Beedon property.

Hays concluded with three points:

1. The County is not trying to get rid of the fair and fairgrounds.
2. The Commissioners and County would like to see preservation of control of the land.
3. At the present time there is no deep pocket and all options must be considered including extending purchase

options, number crunching, and extending the time line.

She suggested Wade meet with Doug Olson to explore the renewal of the option to purchase. Wade was also directed to meet with George Shelly and Dan Olson to look into the financing option.