

September 3, 1980

Minutes of a meeting held at the City Hall in Hillsboro with the Fair Board and Hillsboro Development Commission, beginning at 7:42 p.m.

ATTENDANCE

FAIR BOARD

Jerry Boyer
Charles Colegrove
Mike Swan

COMMISSION

Howard Davis
Bob Herb
Dick Bancroft

PRESS

Ron Wiens
Diane Lund

DIRECTOR AND STAFF

Adeline Hesse
Lorrie Maki

GUESTS

David Lawrence
Tim Erwert
Helen Greenough

There was not a majority of Development Commission members present at the meeting.

Davis started the meeting by making a statement that he will not participate as a commission member when the Fair Board comprehensive map plan change is on the floor because of conflict of interest.

Boyer gave a recap for those present.

Because both entities have plans for development the meeting was called for discussion and possible agreement.

Fair Board feels strongly piece of property needs to receive comprehensive plan change for community and fairgrounds needs. Helen Greenough was introduced and available for questions relating to the technical assistance report done by the Port of Portland at Fair Board request and guidance.

A comprehensive study will commence after the plan change is approved.

Herb asked why only 8.5 acres.

A supplement was provided to the technical assistance report draft and made available with explanation of the reasons for 8.5 acres. The report addressed the fairgrounds usage and future surrounding enhancement.

Funding for the study may come from several sources: County, Fair Board, Hillsboro Development Commission, private property owners. The comprehensive study will then involve all the surrounding property owners.

Herb asked how Hillsboro Development Commission (HDC) will continue involvement..

Erwert answered 1) plan change public hearings - HDC is able to testify for or against; 2) zone change - HDC can testify for or against at the public hearings; 3) site plan done at public meeting- testimony. The first hurdle of the comprehensive plan change is the most difficult; zone and site changes are almost automatic. It is more advantageous to reach a middle ground (HDC and Fair Board) before the comprehensive plan change.

Boyer commented that even with a comprehensive plan change no actual construction could begin before several years. Cornell Road has to be realigned, several utility requirements have to be updated as well as a comprehensive study before another step of any kind is taken.

Colegrove asked the time frame of the HDC.

Herb felt two years was about right. He also wonders if it would be more advantageous to wait for the plan change until the more comprehensive study is done.

Bancroft asked if the County Commissioners have committed the funds produced by the lease development to fairgrounds improvements.

No official action has been taken. However, a tri-lateral agreement has been positively discussed. The tri-lateral agreement is most important to insure continuity irregardless of political climate.

Hesse reported Hillsboro leased fairgrounds property is 19.9 acres.

Herb restated that the best interest of Hillsboro and Washington County must be met. At this time there still was no real "complete" plan for development of all the property addressed in the R/UDAT report neighboring the fairgrounds. He felt no construction should begin until all decisions are made.

Bancroft why the comprehensive plan change now?

Boyer felt a direction was needed - the old which comes first the chicken or the egg - before a study would be deemed necessary.

For information: comprehensive plan change: Public facility to general commercial; zone change - for land use; site change - developmental physical facilities.

Bancroft wondered if all the potential uses for the fairgrounds and neighboring property has been thought about. Also what if a plan change was approved only to find another plan change would be needed down the road after the comprehensive study is done.

Erwert discussed the possible ways of coming to an agreement. Is or is not a commitment by the HDC essential for the Fair Board to do a complete study? The plan change won't commit the City totally either. However, the plan change may be the lever need for the Fair Board to obtain funding for the study and be the turn key for the entire project.

Greenough feels it important to identify costs and funding for the comprehensive study.

Erwert added the study would be more effective if done without any limitations placed on it by the interested parties (HDC, Fair Board, private property owners).

Herb felt it would be most helpful to establish constraints with all interested parties, then solicit funding and proceed with study. Studies take a minimum of 6 months - options, cut off data and detail all contribute to cost and time. He wonders if the Fair Board is set on the amount of acreage?

Bancroft said he feels pushed into making a decision without enough information. The technical assistance report will be delivered to the HDC as soon as the final draft is completed.

Bancroft asked if action by the HDC could be delayed until the full Commission has had a chance to read the final draft of the technical assistance report.

Erwert felt the report does a good job of looking at issues and areas. The final complete study should be done by an unbiased consultant.

Boyer indicated both entities seem to agree to cooperate. In about 45 days the Fair Board will look forward to hearing from the HDC.

Meeting adjourned at 9:23 p.m.

After notifying the press the Fair Board reconvened at 9:26 p.m.

When the budget was being proposed the line item for Rodeo prize money was omitted, therefore \$13,75.00 was over the expense allotted.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY MIKE SWAN TO TRANSFER FROM CONTINGENCY \$1,375.00 TO LINE ITEM PRIZE MONEY (RODEO) #311 TO COVER EXPENSE INCURRED DURING THE COUNTY FAIR RODEO.

Boyer indicated a need to be sure and enter the line item as a single item for 1981-82. This past year the prize money and contract fee was entered in a lump sum with prize money line item omitted.

Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Lorrie Maki