

**EXECUTIVE FAIR BOARD MINUTES  
DECEMBER 15, 1994**

**FAIR BOARD**

John Thomas  
Linda Gray  
George Otten  
Ken Leahy

**STAFF**

Cal Wade  
Earl Bemis

**GUESTS**

Roger D. Jarmer, ODOT  
Right of Way Agent  
representing Tri-Met  
Earl Dierking, Tri-Met  
Real Estate Coordinator

Thomas asked Wade to introduce the guests and state the purpose of the meeting.

Prior to introductions Wade made it clear the meeting had been advertised for 4:30 p.m. Due to scheduling problems it had been moved up one hour. Wade had notified the press. Eric Apalategui of The Argus wanted a recap of the meeting but would be unable to attend and had to leave town early Friday morning. Wade gave him his home phone and encouraged him to call him. He had no problems with this as he had not planned to attend at all.

Wade stated the purpose of the meeting was to reach conclusions on the assignment of the fair board's lease option on the Gardner-Beedon property and the purchase of said property by Tri-Met for the purpose of a light rail station and parking. We also were meeting with Tri-Met for a pre purchase discussion regarding the sale of Fair Complex property.

The letter dated December 2, 1994 and sent to Mike Eidlin of Tri-Met was reviewed:

1. Option to re purchase surplus portion of Gardner-Beedon  
Answer: Yes, as a government agency we have the right. The problems are:
  - a. When will it be declared surplus
  - b. We may not have rights over other government agencies without some sort of agreement.
  - c. We should check out our rights as a government agency in regard to functional replacement. Tri-Met will look into this. We may want to ask our attorney to check out.
2. The right to use and administer parking at the Fair Complex station?  
Answer: They do not know. They feel the precedent set by BART may not apply since the funding from the Feds is a different source. However, they did feel it made common sense that something could be worked out since it is important for both the Fair Complex and Tri-Met.
3. The option for Tri-Met to use other property of the Fair Complex for parking in the event Tri-Met sells to the Fair Complex the "surplus property. Wade also pointed out the lease situation of the ball fields with the City.

At this time a general wrap up discussion was held. Jarmer and Dierking then left.

Wade then brought the board up to date as to the decision to give a 8 1/2% across the board raise to Fair Complex staff. Wade shared the pay scales of the Fair Complex employees vs. the County when comparing similar job classifications. Since the Fair Complex staff pay is way below the rest of the County the raise was not only justified but necessary. The board had voted several years ago to adopt the County personnel rules and pay guidelines. The board accepted Wade's administrative decision to give the pay raise. Wade also stated that since Wade was also included Chairman John Thomas had signed the personnel action forms along with Wade.

Chairman Thomas then declared the Executive Session adjourned into open session. Maintenance team member Earl Bemis joined the meeting.

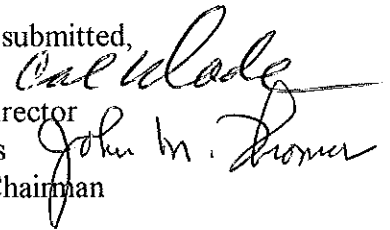
**MOTION: MOVED BY KEN LEAHY, SECONDED BY LINDA GRAY, TO GIVE WADE AUTHORIZATION TO SIGN THE QUIT CLAIM DEED AS THE FAIR BOARD REPRESENTATIVE, RELEASING ITS INTEREST IN THE GARDNER-BEEDON PROPERTY. MOTION PASSED.**

Wade then brought the board up to date regarding the new roofing on the Main Exhibit Building. After much discussion Chairman Thomas appointed Ken Leahy, Earl Bemis, and Cal Wade as a committee to make a recommendation as to the type of roofing.

**MOTION: MOVED BY GEORGE OTTEN, SECONDED BY LINDA GRAY, TO AUTHORIZE THIS COMMITTEE TO AWARD THE BID SO THE WORK COULD PROCEED WITH THE LEAST POSSIBLE DELAY. MOTION PASSED.**

Being no further business the meeting was adjourned at approximately 5:30 p.m.

Respectfully submitted,  
Cal Wade  
Executive Director  
John Thomas  
Fair Board Chairman

Handwritten signatures of Cal Wade and John M. Thomas. The signature of Cal Wade is written over the printed name 'Cal Wade' and extends across the line for 'Executive Director'. The signature of John M. Thomas is written over the printed name 'John Thomas' and extends across the line for 'Fair Board Chairman'.