

SPECIAL MEETING OF FAIR BOARD, COUNTY ADMINISTRATORS,
& WASHINGTON COUNTY BOARD OF COMMISSIONERS
DECEMBER 19, 1989, 4:30 P.M.
CADE'S RESTAURANT

ATTENDANCE

Fair Board

Jeanne Leeson
Rocky Williams
Lloyd Baron
John Thomas
John Meek

Commissioners

Bonnie Hayes
John Meek
Eve Killpack
Roy Rogers
Steve Larrance

Administrators

Charles Cameron
Norman Chan
George Shelley

Guests

Stan Dillon
Connie Potter
Dan Olsen
Sonny Condor
Carl Goebel

Wade presented a brief overview of the history and findings of three studies done for the Master Plan and Economic Feasibility. He also reviewed the fiscal year report from 1985 - 1989 fairs and off season use. Wade believes the fairgrounds management and board had done well in improving the fairgrounds while at the same time maintaining a cash carry over each year. Improvements and additions to the grounds has been paid for from cash flow generated from fairgrounds revenue.

In response to Hayes questions about the status of the OTA Grant, Wade stated the proposal was submitted to OTA December 1. The OTA should respond by February 1, 1990.

Wade and Fair Board members have heard positive statements with regards to the OTA funding. He feels confident on the grandstand funding but the OTA lacks the funds for the livestock pavilion. It could be referred to the Department of Economic Development.

Hayes asked if plans had been formulated to keep the Metropolitan Economic Recreation Commission (MERC) from taking over the fairgrounds. Wade stated that he believed it was against state law for the fairgrounds to be taken over without county approval.

Condor said the problem was dealt with at Multnomah County Expo Center by developing a demand analysis of the various meeting and convention facilities in Multnomah County. The Expo Center was careful to set rental, parking, and admission fees and build facilities that would not be in direct competition with other convention and trade show facilities.

Wade has spoken with POVA (Portland Oregon Visitors Association) who have assured him that support is behind the fairgrounds for the proposed new buildings and improvements. There is a need for a facility that can offer smaller buildings for secondary meet-

ings, agricultural functions, and RV parking.

When asked public awareness of the fairgrounds can be increased in the southeast part of the county, Wade responded that there are clear economic facts that show impact on the entire county. Motels, restaurants, and shopping centers all benefited from the PI and will continue to benefit from increased usage at the fairgrounds.

Groups such as the Tualatin Valley Square Dancers will be utilized to educate the voters about the proposed fairgrounds improvements.

Williams stated the Air Show has helped increase awareness of the fairgrounds. The fair too has increased awareness especially with the inclusion of major sponsors. The Fair Board made the decision to use the fair as a selling tool with big name entertainment. Large companies are using the fairgrounds for their picnics and other company functions.

Economists Carl Goebel and Sonny Condor recommended asking for a "double barreled" GO Bond. The income generated from the new facilities would be used to pay off the bond after a sum was set aside for maintenance. The taxpayers would thus be assured the management would be dedicated to marketing the facility and paying off the bond. The bond should be repaid between 5-10 years as the facilities become self sustaining.

There are no cost figures to cover the main arena/grandstand. The warmup arena is figured in the proposal.

Bonnie Hayes commended those associated with the Economic Feasibility Study. Wade will meet with administration to work out the technical wording and details of the bond proposal before formally asking the Board of Commissioners for their approval.

The meeting was adjourned at 6:20 p.m.

Washington County Fair Board
Regular Meeting
4:30 p.m., Wednesday, November 1, 1989

1. Call to order.
2. Public Welcome. This time is provided for members of the audience to comment on any item(s) on the agenda. Audience members are also welcome to comment at the time the agenda topic is being discussed by the board. It is respectfully requested that those addressing the board state their full name for the record.
- *3. A. Bills for approval (enclosure, pages 2 - 3)
B. Detail of income received (enclosure, page 4)
- *4. A. Financial Recap (enclosure, pages 5 - 9)
- *5. A. October 4, Fair Board Minutes (enclosure, pages 10 - 14)
- *6. A. October 1989 Off-Season Calendar (enclosure, page 15)
B. November 1989 Activities Calendar (enclosure, page 16)
- * Consent Agenda: Any item may be removed for separate consideration upon request of any board member or any member of the audience.
7. Fair Organizations' Report:
 - A. Fairgrounds Booster Report
 - B. Rodeo Board Report
8. Maintenance Report:
9. Old Business:
 - A. Report on architect
 - B. Report on greenhouse
10. New Business:
 - A. Joint meeting with PI Executive Board
 - B. OFA Convention
 - C. Bond Issue
 - D. Additional staff signing on checks for Ron
 - E. Extending fair hours Sunday
 - F. Barn closures prior to 11 p.m. during fair
11. Non-Agenda Items:
 - A.
 - B.
12. Announcements: