

Minutes of a special meeting held at the fair office on October 15, 1980 beginning at 7:40 p.m.

ATTENDANCE

FAIR BOARD
Jerry Boyer
Agnes DeLashmutt
Mike Swan

GUESTS
Tim Erwert

DIRECTOR AND STAFF
Adeline Hesse
Lorrie Maki

HDC UPDATE

A joint meeting of property owners (fairgrounds, Port of Portland, Quadrant, Gardner and Beedon) was held September 30th. Hesse felt the owners came with questions and an attitude of cooperation. Concern was expressed about the total fairgrounds in overview - more than 8.5 acres. participation and payment.

Fair Board opinion is unanimous in feeling the entire fairgrounds should not be included in the study, but is not in agreement on the exact acreage figure. Pflug feels only the 8.5 acre tract; Colegrove, Swan and DeLashmutt agree on just the unfenced portion; Boyer did not state exact acreage figure.

Erwert explained alternatives to consider for study are: consider no boundary lines exist and study entire 250 acres (remembering FFA regulations on clear zone); analyze flexibility of Fair Board without property lines; recognize all boundary lines and totally work within those confines.

Consider ideas: if dollars were made available to rebuild entire fairgrounds facility, only placing the structures in different location on the 250 acres, would Fair Board be interested; trade several acres for acreage of neighboring property - changing configuration of fairgrounds.

DeLashmutt stated only two owners have frontage property - Port of Portland and fairgrounds.

Erwert related another alternative/mechanism would be for all parties to put land in pool for development to optimum use and share in proceeds.

The development of the old Shute ball park into a restaurant/motel/small meeting room complex will generate more demand for convention facilities in the area. (Private funding is far easier to obtain and zoning was already approved.)

Boyer asked if Fair Board members present would consider all of complex part of complex or only 8.5 acres. It was discussed with only the three Board members present; a decision will be made with a full Board present on November 5th.

HDC UPDATE
continued

Erwert indicated questions of the Fair Board relating to the feasibility study shall be submitted to Dave Lawrence, Hillsboro City Planning Director by October 16th.

Payment of study was brought up. City of Hillsboro, State of Oregon National Guard Armory, fairgrounds and Port of Portland are governmental non-profit agencies and serve the community and taxpayers. It should be questioned how much the private landowner should contribute; they stand to profit far more from the study and development of their now land locked property. Payment of study per acre is not necessarily the fair way.

DeLashmatt and Swan both asked why another study was necessary. Fairgrounds has done three studies and all conclude the same result.

Erwert answered a scenario of County, City and Port data will be compiled to avoid double coverage. The study information needed now is an economic marketing feasibility. The data presented will include available information and request specifics with any limitations stated. Study will determine: market feasibility-mix of acreage uses; an urban design specialist will then draw out several uses - revenue generating type and dollars for implementation; determine financing; benefits shared; phasing related to development (use of revenue to proceed with next step).

Swan asked who will do study, who selects study committee and who controls results. Erwert stated representatives of property owners will form a study committee. At this time City and Port will be able to compile data for presentation to mutually agreed upon consultant.

Next meeting of property owners at City Hall is October 30th, 2:30 p.m.

Boyer attended Chamber of Commerce Long Range Committee meeting October 2. He explained Fair Board position. Those in attendance expressed their support for the fairgrounds remaining at its present location. The long range year around fairground usage is beginning to be understood.

Hesse will submit a list of 11 questions with a preface letter to Lawrence.

Boyer stated the importance of Fair Board meeting attendance by the membership. The fairgrounds needs full attention and decisions shall come from a full Board.

Don McCoun, KUIK sponsor of Home Show, visited with Boyer about parking improvements on the fairgrounds. With so many events scheduled, it is imperative the fairgrounds provide the best possible facility. Hesse requested bids from Karban and Baker Rock for additional north lot parking.

GRAVEL BIDS
continued

MOTION: MOVED BY MIKE SWAN, SECONDED BY AGNES DELASHMUTT TO APPROVE BID FROM BAKER ROCK FOR 150 x 200 FOOT AREA GRAVELED TO A DEPTH OF SIX INCHES WITH 1½ INCH FILL ROCK - ¾ INCH -0 TOP ROCK (720 CY) BLADE AND OPERATOR AND USE OF ROLLER BY FAIRGROUNDS AT A COST OF \$3,960.00; INSTALLATION TO BE COMPLETE BY OCTOBER 28th, 1980. MOTION CARRIED.

MEETING SET

Next Fair Board meeting is November 5 at 7:30 p.m.

NEW ADM./SEC.

Valerie Bentley has been hired and will come to work Monday, October 20

ROOF UPDATE

County Counsel, Jerry Boyer, and Hesse met to decide what to request as settlement for roof problems. Fair Board position is roof was contracted and paid for in good faith and feels a settlement of a lesser quality than agreed to is doing the community a disservice. Piece-meal repair is not acceptable.

A meeting set October 14th at the Washington County Courthouse to establish settlement request with Bean and Duych was not attend by Bean, Duych or a representative.

At County Counsel request the roof leaks will be repaired so further damage will not occur.

MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY MIKE SWAN TO REPAIR LEAKING ROOF VALLEY WITH EXPEDIENCY; MONEY TO PAY FOR REPAIR SHALL BE MOVED FROM CONTINGENCY TO ACCOUNT 113. MOTION CARRIED.

PORT OF PORTLAND
RELEASE

Helen Greenough, Port of Portland, requested release from Fair Board stating technical report has been accepted and completed as requested by Board. Port of Portland, as a neighboring land owner, must now take care of business at home.

MOTION: MOVED BY MIKE SWAN SECONDED BY AGNES DELASHMUTT TO ACCEPT THE PORT OF PORTLAND TECHNICAL REPORT AS COMPLETED AND RELEASE THE PORT FROM ANY FURTHER TECHNICAL ASSISTANCE RELATED TO THAT REPORT. MOTION CARRIED.

The Fair Board expressed their appreciation for a job well done.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Lorrie Maki

Washington County Fairgrounds

Special Meeting
Fairgrounds office

Wednesday, Oct. 15, 1980
7:30 p.m.

1. Discussion on the meeting of joint property owners held September 30 at Hillsboro City Hall (enclosed material from meeting).

Typed list of concerns (questions) to Dave Lawrence by Thursday, October 16th.

Next meeting of property owners on October 30th, 2:30 p.m. at City Hall.
2. Report from Jerry Boyer on Home Show.
3. Karban, Baker proposal from rock in north parking lot.
4. Valerie Bentley has been hired as fairgrounds Administrative Secretary. She will report to work October 20th.
5. Next Fair Board meeting is October 29th, 7:30 p.m. at the fairgrounds office.
6. Update on main exhibit building roof. Meeting at courthouse with parties involved October 14th at 9:00 a.m.

Informational: Schedule of Events

* October 11	Lynn Engdahl political rally
* October 20, November 1, 17, December 1, 15	4-H Clown Club - 4-H Dorm Building
* October 25	4-H Halloween Teen Dance
* October 29, 30, 31	Haunted Caves
* November 6, 7, 8, 9	KUIK Home Show
* November 15, 16	Washington County Fairgrounds Flea Market
* November 28, 29	Holiday Showcase
* December 6	County Surplus Auction

Nov. 22 - Aid, Assist & Help Benefit

If you are unable to attend or will be late, please call 648-1416