

**Minutes**  
**Fairgrounds Advisory Committee**  
**Wednesday, October 30<sup>th</sup>, 2013**

**Convened:** 2:00 pm

**FAIRGROUNDS ADVISORY COMMITTEE MEMBERS:**

Nicole Berg	Steve Nagy
Jerry Willey	David Villalpando
Andy Duyck, Board of Commissioners	Larry Pedersen, Chair
Don McCoun, Fair Board President	Carolyn McCormick
Pamela Treece	

**STAFF:**

Rob Massar, Assistant County Administrator	Rod Rice, Deputy County Administrator
Leah Perkins-Hagele, Fair Complex Manager	Nancy Karnas, Fair Assistant

- 1) **Call to Order-** Chair Larry Pedersen called the meeting to order at approximately 2:10 p.m. Members David Villalpando and Jerry Willey were unable to attend.
- 2) **Public Comment I-** None
- 3) **Introduction of new member-** Deputy County Administrator Rod Rice introduced Mr. Steve Nagy as a new committee member. Rice stated Mr. Nagy is the General Aviation Manager of the Hillsboro and Troutdale Airports. Chair Pedersen welcomed him to the committee. Rice provided a brief overview of the process of the election of officers and meeting scheduling.
- 4) **County Fair, Interim and Educational Fund Updates-** Fairgrounds Manager Leah Perkins-Hagele stated that the National Guard IRT completed their projects on the grounds in May. Perkins-Hagele stated the projects included a remodel of the Small Animal Barn, Friendship Square and graded the parking lot. Perkins-Hagele also noted a memorial castle was built near the front gate which is done at all sites this team deploys to. Member Nicole Berg asked how much was spent on the materials. Rice stated that a majority of the material was acquired at cost. Chair Pedersen asked if a value had been derived on the improvements made. Rice stated that a general PowerPoint can be created with labor and man hours but actual figures would not be able to be provided due to the agreement with the guard. Berg asked if the IRT could return again this year, Rice stated that it is very difficult to get on their schedule. Commissioner Duyck added that when the guard is on site the grounds become a base which closes the facility to any other functions which is something to keep in mind. Perkins-Hagele added that prior to fair the city had advised of code changes that forced a rebuild of the grandstand bleachers in the Arena. Perkins-Hagele stated she was able to obtain the materials at cost and recruited dozens of volunteers to complete the project in time for fair. Perkins-Hagele stated the fair had several operational challenges with the scheduling of the Air Show during the event. Perkins-Hagele stated certain large animals like horses and the small animals were not able to show during the event due to the noise of the Air Show. She added the Fireworks show on Friday night was also an issue which is why large doors were installed on the barns. Perkins-Hagele stated that public perception of the traffic contributed to the downturn in attendance this year. Member Berg asked if the attendance number included those that attended the earlier Small Animal Fair. Perkins-Hagele stated that no only those

going through the main gain the four days of the event are counted. Perkins-Hagele stated that parking revenue was up this year, it appeared to be from those parking to watch the Airshow and leaving. Chair Pedersen asked how to minimize the possibility of this scheduling occurring again. Perkins-Hagele stated that the Fair has no control over their event but the Fair Board did pass a resolution requesting the Air Show not schedule during the Fair dates. Member Carolyn McCormick asked if the Air Show had set their 2014 dates yet. Perkins-Hagele stated they have not yet they are applying for multiple dates one set includes the fair dates. Member Don McCoun stated that he doesn't believe that 2014 is in play but possibly 2015. Member Pamela Treece asked if there are any flex points on either side in regards to scheduling. Perkins-Hagele stated that unfortunately due to contracts set in place the fair can not adjust its dates. Perkins-Hagele provided a brief update of the Educational Fund and their fundraising efforts. Chair Pedersen asked if there was a figure of how much the group has raised. Perkins-Hagele stated that after the initial startup costs the group has collected about seven thousand dollars with more pending. Perkins-Hagele concluded with a brief recap of the large interim Renaissance Faire that occurred during the months of August and September. Member Berg asked if the event will always be scheduled in September. Perkins-Hagele stated that they are discussing possibly moving closer to fair beginning earlier in August but that is the only time available.

- 5) **Capital Funding Planning-** Commissioner Andy Duyck stated that the road has nearly been completed by the city which is a huge asset to the master plan. Duyck stated he will be working with the National Guard to determine the status on the Readiness Center and will be travelling to Washington DC to lobby for that. Duyck stated the final piece of the master plan is the event center which the committee directed to move forward on funding potentially with the city of Hillsboro, no deal had been made but negotiations are still ongoing. Duyck stated the Board of Commissioners has decided to move forward with the project and has tentatively allocated twenty million dollars of gain share revenues. Assistant County Administrator Rob Massar provided a brief recap of what studies had been done so far and how gain share funds have been allocated over the next five years under the current legislation. Chair Pedersen asked Mr. Massar to give an overview of how Gain Share works to the committee. Massar asked member Carolyn McCormick of the Washington County Visitor Association to explain their role in the development. McCormick stated that the association's board met several weeks ago and made the decision to award one million dollars from their strategic investment program towards the construction of the Event Center. McCormick added that the WCVA had a meeting of regional hotel managers surveyed that showed a high demand for a facility. McCormick stated that the pledge from the WCVA does require a match of funds from the County and the progress of construction expedited. Massar stated that the phasing concept of five years is primarily due to the trickling in of gain share funds over that time period. Massar stated that funding is in place for phase if gain share continues phase two could begin rather seamless after completion. Chair Pedersen asked if that funding included the WCVA donation, Massar stated that no the funding is from the gain share funds already received. Massar continued that the remaining phases will be contingent on gain share continuing for the future at its current format. Duyck stated there has been talk about changing the formula of how it is calculated but they will no more at a later date. Member Pamela Treece stated she had received a call from a member of the master gardeners and they are concerned about their location on the fairgrounds and development. Deputy County Administrator Rod Rice stated that at this point they will stay where they are but the relationship with the gardeners is strong and the county will communicate with them directly. Chair Pedersen requested a motion to advise the county commissioners to support the phased development of the Plaza and Event Center.

**Motion by Member Treece to endorse the phased development of the Plaza and Event Center. 2<sup>nd</sup> by Member McCoun. Motion carried 6-0.**

Member McCormick requested that the endorsement have a notation that the committee advises the development progress in an urgent manner. Chair Pedersen acknowledged the request to expedite the

planning and construction of the projects. Chair Pedersen asked about the possibility of the remaining funding being obtained through naming rights. Fairgrounds Managers Perkins-Hagele explained the importance of branding the center immediately marketing purposes. Member Steve Nagy added that current economic conditions are favorable for construction at this time and that is something to consider for a quicker progression of the phases. Chair Pedersen asked that a future agenda item be the naming of the center.

**6) Public Comment II-**

- a) **Annabelle Morgan, 4H Volunteer-** Ms. Morgan stated that she also received lots of public complaints about the Air Show scheduling and many people missed out on the fair. She would appreciate the Fair not allowing the Air Show to occur during the same week. Ms. Morgan asked where the public can go to find out about the plan for construction on the fairgrounds and how that affects the 4H meetings and Horse Arena usage. Ms. Morgan stated that she heard the new building is going where the Arena is and is wondering if a new Horse arena is being planned that would be a source of revenue. Deputy County Administrator Rice stated that a public outreach plan will be put together but there is a website for the FAC for information also. Assistant County Administrator Massar stated that some Open Houses will more than likely be scheduled at some point as plans progress.
- b) **David Russell, Master Gardener-** Mr. Russell stated that he was representing the Master Gardeners and Tualatin Valley Garden Club and wanted to say they appreciated the relationship with the county and were very happy with their current location on the fairgrounds.
- c) **Tom Black, Chair of CPO 9-** Mr. Black stated his concern that the committee did not have adequate citizen representation with the exception of Nicole Berg and David Villalpando the majority are of corporate representation. Black asked why the county is not building facilities that they can afford and that the citizens can use. Black stated that currently the horse people have to go to Yamhill to access their arena for riding. Black stated that a new covered arena would be a revenue stream for the county and is something the citizens are requesting. Black stated that he was against Mr. Nagy's appointment to the board and that there should be more citizen representation. Black stated that the citizens should be involved in the naming process and should be included in the entire planning of the facility.

7) **Adjourn-**With no further business before the Committee, Chair Pedersen adjourned the meeting at 3:45 p.m.

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**Leah Perkins-Hagele**  
**Recording Secretary**

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**Larry Pedersen**  
**Committee Chair**