

Revised Master Plan for the Lincoln County Commons

APPENDIX

February 2019

Lincoln County Commons Master Plan Vision Committee

January 8, 2018 – 5:30 p.m.
225 West Olive St, Room 108
Newport, Oregon

I. Welcome and Introductions

Frank Geltner, Fair Board Chair, opened the meeting for individual introductions.

Wayne Belmont, County Counsel, advised that, Kevin Greenwood, who has been assisting the county on the project, has recently accepted a new position for the Port of Hood River and he will be in and out assisting the Commons project.

II. Project Overview

Wayne stated that redevelopment of the County Commons is a continuation of a process that has gone on for a number of years. A lot of work has been done so far in terms of what is desired as an anchor of the redevelopment of the property and there are funding mechanisms in place that can be utilized to develop and operate the site. The Refined Master Plan will include: improvements to existing facilities, design of new facilities, and a comprehensive business plan for operations and maintenance.

Wayne Belmont stated, at the request of David Allen, Newport City Council, the advisory committee was formed through a process of discussion about geographic representation throughout the county. The Fair Board achieved that by going to each city council and tribe requesting they designate a representative. A list of positions and names was then reviewed by the Board members who subsequently made additional recommendations of community member involvement; there was no formal document or order involved in the process. Recommendations that come out of the Visioning Committee will be shared with the Fair Board members.

III. Public Involvement Plan

Steve Faust, project consultant for 3J Consulting, stated that they are requesting the Visioning Committee: review and comment on work products, provide recommendations on key issues and decisions, guide stakeholder and community engagement, host public events, and act as liaisons to specific constituencies and report back with their input. There will be a total of four meetings through-out the process to be hosted between January and July of 2018.

Meetings with stakeholders are being conducted today, January 8th, and tomorrow, January 9th, to speak about the potential redevelopment of existing facilities or clearing the site, as well as, speak about the design of a new main building and any potential ancillary buildings. Steve

stated that a list of interviewed individuals and summary documentation of results from the interviews will be shared.

The first round of public outreach is in the form of interviews; there will be two more rounds of public involvement in the form of community meetings, to be held in different locations throughout the county. The second round will be in the form of a workshop where individuals will sit down in small groups and brainstorm opportunities and alternatives for the Commons site. The third round will be conducted after a draft of the master plan is ready; an open house will be held for review and comment. Throughout all three phases, a supplemental online survey will be posted on the Lincoln County Commons website for additional feedback.

Carla Perry stated she had multiple comments in regards to the focus on tourist verses local residents. Carla stated she would review and provide written commentary on the 2018 Common Master Planning Process.

Steve stated that the public involvement plan and existing conditions report are preliminary drafts and encouraged public comment for future revised drafts.

IV. Existing Conditions

Steve outlined the primary (west of Harney St.) and secondary (east of Harney St.) areas, stating the location is relatively flat with some storm water ponding and a fill on north ends of both sides. Gail Sargeant, project consultant for 3J Consulting, stated the fill consists mostly of old appliances and junk; these areas are not suitable to place structures on without major construction.

Each structure on the Commons site was inspected; infrastructure, transportation, engineering, market assessments, and other evaluations were also conducted. The report is detailed in the memorandum dated December 22, 2017 and is located on the Lincoln County Commons Website. A brief overview of existing structures:

- The main exhibit hall is in poor condition with a low ceiling, leaking roof, rusting siding, substandard electrical wiring, has lots of columns, and is in a poor location.
- The stage is in fair condition requiring only minor repair and updates in order to comply with code, but has no heating, ventilation, or plumbing and is in a poor location.
- The horse barn/storage shed is in good condition but has no heating, cooling, or plumbing and is in a very poor location.
- The floral building/thrift shop is in good condition, but repairs and improvements need to be made to the siding, roofing, electrical wiring, kitchen facility, and water heater. The location may impact an ideal configuration and the low ceiling will limit functionality.

- The rabbit barn/storage shed is in poor condition with no heating, cooling, or ventilation and is situated poorly in a central location.
- The riding arena is in poor condition with a failing roof, dry rot, no heating, cooling, or ventilation but its location will not impede future site development.
- The 4H/livestock barn is in fair condition requiring replacements of metal siding, power distribution systems, and the exhaust fan, but its location may not impede future site development.
- The 4H building and restrooms are in poor condition with poor construction and are located in an visually undesirable location.
- The outdoor arena is relatively flat with significant ponding and located in a prime location near the middle of the site.

Gail recommended that everything is expendable; buildings in poor condition need to be removed; buildings in fair condition can be left until the space is needed for redevelopment. No building will be torn down without an interim replacement for its existing use.

Site size is a total of 7 acres, which includes the portion of the site that is located on the east side of Harney Street. Unbuildable area is unknown, potentially an acre.

Underground utilities are described in the initial report, the scope of exploration did not include extensive locates on the site. Extent of fill and infrastructure will be evaluated once a master plan has been completed and the design and development stages begin. Rather than testing the whole site, testing will be done on desired facilities sites.

The transportation system plan includes improvements to roadway, pedestrian, and bicycle facilities. Preferred site access is from NE 3rd St and NE Harney St. from the Hwy 20 traffic signal rather than through the residential neighborhoods. The east side of the site allows for additional parking. Continued closure of Harney Street is contingent upon redevelopment plan.

A market assessment of the site shows that site demand is driven by population, business, and tourism growth. The local population and tourism is growing but at a slower rate than Oregon as a whole. The average income is 20% below the state average, but growing slightly faster than the state average. Upgrades to existing facilities may increase the demand for the site.

V. Opportunities and Constraints

- Carla Perry commented, in regards to increases in tourism, Newport is reaching capacity in terms of traffic, services, service workers, and housing for workers. Carla expressed concern regarding concentration on tourism over local needs. David Allen added that if you build the site focusing on tourism needs, then the facility might not be able to handle the agricultural historical uses of the Commons site.

- Steve stated that the current focus has been a multi-use facility that can accommodate all of those types of uses with a facility of 15,000 to 40,000 square feet.
- A statement was made regarding Lincoln County's average income being 20% below the state average; the facility needs tourist income, it might not be able to generate enough local money and will need to generate money from other sources.
- Todd Williver stated that, in his experience, the historical agricultural voice has always been heard and for the facility to be successful it will have to accommodate a very large diversity of use. Todd stated a single multi-purpose building will accomplish this and suggested having a couple of additional structures that are multi-use: a facility that is more geared to agriculture (out of the rain) and also shows (e.g. boat/rv) and another facility that accommodates indoor events, educational events, and farmers markets. In addition, two facilities could accommodate two events occurring simultaneously.
- A suggestion was made for an indoor arena that could be used for boat shows etc., though it would be an informal dirt floor.
- Stage and a dance floor.
- Motor events (motorcycle acrobatics) and livestock events – large semi-outdoor/covered arena.
- Outdoor sports – large outdoor spaces/multi-use fields for athletic events.
- A meeting space for 100 – 300 people that can be divided as needed. There is currently no space for large events: local hotels are not adequate, ambiance is poor, and conference space prices can be too high for some non-profits.
- A tall building with roll doors and an open floor plan/main exhibit hall that is also devisable for breakout rooms. If an arena had a dirt floor, would that be able to be covered with a hard floor for different uses? How many seats are fixed or transported in (and how would they be stored).
- A successful site needs appropriate parking and transit/shuttles. Currently, parking is very fragmented: high school, Harney Street, and the middle school. Todd stated that a mock plan showed what built in contiguous parking could look like if it was 1.5 acres. Wayne added that the mock plan was based on a 40,000 square foot building.
 - Gail pointed out that hard surfaces, such as asphalt, could be used for other activities.
 - An acre can provide for 250 parking spaces.
- Todd stated there has been a steady decrease in 4H/agricultural in the county: currently there are 130 students enrolled in the formal 4H program and 150 in after-school programs.

- Commentary was made during the day's interviews that there is a need for more workers in the fisheries industry and should be included in the 4H programs.
- Newport has the Urban Renewal Project and eventually the trailer park and other properties need to be bought up and expanded. Build the building upward toward the 40,000 square foot range and purchase those properties for expansion over time.
 - From the City of Newport perspective, there is a need to look at the associated infrastructure and related site acquisition needs.
 - It is possible that the high school should be moved over time. Everything should be on the table and looked at.
 - An interesting perspective would be not only display and review the Commons site but also each of the surrounding properties that could be acquired over the next few years. *This will be added to the revised existing conditions report.*
 - This is the site of the Lincoln County Commons, *potential alternative areas have all been explored in-depth*; this will be the area that will be redeveloped and the Commons will not be relocated to other cities and locations.
- Approach each city's chamber of commerce for information regarding what events, shows, and tradeshow should be accommodated at the Commons; they might know of events that could not take place at the Commons due to capacity restraints.
- Information presented from lodging included a need for facilities larger than ones that currently exist and the facilities should be revenue generators that result in hotel stays.
- A Common's operations business management policy issue to be resolved (in a future meeting) is priority of use for income driving events or local needs. The preliminary market analysis shows the Commons currently hosts a few retail events: Christmas tree sales, farmer's markets, plant sales etc., but majority of use is for non-paying events.
 - A potential idea would be to limit non-paying events to particular days of the week.
- A meaningful use of the Commons would be to accommodate public meeting spaces vs. private meeting spaces, even if it means competing with the local lodging industry.
 - This idea provides for a more Newport centric use: individuals from far ends of the county will look more locally for meeting spaces. Though technology could provide a link despite distance.
- A big opportunity lies with conferences and tradeshow: a niche size, regional tradeshow with components of agriculture. The size of these events would be complimentary to local hospitality and lodging.

- These types of events are non-seasonal specific and would extend the season of which the Commons is being used.
- A building that is capable of breaking out with divider walls within one large building or portable indoor flooring.

VI. Public Comment

- Vice President of the farmer's market, a key stakeholder, stated they rent the facility every Saturday during the winter and voiced concern that they would be displaced should a larger event come through on a weekend. Parking is an issue for the farmer's market as well as the public being able to locate the market; signage and a reader board would be very helpful with locating the Commons. With agriculture and high school, vendors come from all over the county and if the facility was nice enough high school classes could be incorporated into curriculum for agriculture, farming, and fishing.
 - The market uses the full space available, including the kitchen site. An additional event could go on simultaneously if the building were larger.
- The same questions proposed in each of the stake holder interviews are in an online survey for the public to voice all thoughts and opinions on the matter.
- An outdoor pavilion for an outdoor concert series during the summer when the weather is nice. Radiant heat to help ward of the evening marine layer moisture.
- Concern for city beautification. Making the corner of Harney and Hwy 20 more attractive with signage or artwork. Reconstructed sidewalks for pedestrians with ADA accessibility.
- Being next to the high school, there might be value and safety in moving the skateboard park to the Commons site.
- Defect of the site is that it is open. Suggested placing buildings around the perimeter close to the roadway for wind breaks rather than building in the center. Walls being two sided with a bandstand on the outside. Tension fabric structures for coverings would be better for this type of climate.
- The Northside of the property, being the low side of the site, as well as a landfill, build into the hillside to provide basement truck access under a building for loading and unloading.

VII. Wrap Up and Next Steps

- There is a draft public involvement plan in the packet; please send comments.
- Update the preliminary stakeholder list.

- Distribute the survey as broadly as possibly to supplement the stakeholder interviews and this first meeting.
- The draft existing conditions report will be revised to correct errors and incorporate outreach that is being conducted.
- The next public meeting will include, based on feedback, multiple ideas and options for facilities and receive more feedback.
- The survey will be provided through a media release but please use personal networking to assist with awareness of the survey.

VII. Adjourn

Attachment: (1) Frances O'Halloran Comments, (2) Carla Perry Comments

Frances O'Halloran

My top concerns about the Commons project is that the space is too small for most everything I have heard suggested. Especially since there is a portion that is un-buildable due to a previous dump.

The parking spaces needed for a 15,000 - 25,0000 sq. foot building sounds like it will take up 1/3 + of the space. How many parking spaces will there need to be to handle the crowds at the new facility? How many parking spaces do these other fairgrounds this consulting firm has worked with in other Oregon counties provide?

The principal of the High School has made it clear that the HS is at maximum capacity and they need more space for the students of our community. He also made it clear that he is willing to work closely together with the plans so that there is mutual benefit...sharing parking + building space if applicable. It seems that working closely with the school in developing part of the space to directly benefit the students and other youth in our community needs to be a priority.

I heard at the meeting the need for more affordable housing which ties into the Vacation Rental Ad Hoc Committee's work. I am unsure if that is the best space for affordable housing for our community/work force, yet it certainly is a huge issue for our community. How can it be justified to spend the millions of dollars on this project to attract mainly tourists, when we can't even provide affordable housing for our community? What is the economic impact of creating this new fairgrounds/ facility? Certainly the hotels/vacation rentals and restaurants will benefit, yet what is the projected benefit to our community?

The Farmers Market vendors rely on this space for a large part of our livelihoods. We have created a thriving, healthy community gathering on Saturdays. This directly impacts the health and welfare of not only the vendors, yet of our community. It is imperative that whatever plans go forward, the Farmers market be a priority.

Summary of Comments on MPVC Meeting Agenda & Packet 1.8.18-PerryComments (4) (1).pdf

Page: 1

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:20:41 AM

Suggestion:

Add "Public Comment" time to this and all future Agendas

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:45:00 PM

Suggestion: In subsequent drafts, please include the total acreage of the existing Fairgrounds within the text description, and with a map that shows the building locations. If the map could have a scale running around the perimeter showing acres, that also would be helpful in visualizing the scope of the project.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:52:51 PM

Parking Issues need to be addressed in subsequent drafts of this plan. Asphalt may not be the best solution due to its imperviousness.

Underground utility issues also need to be addressed, even if handled in installments.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:23:07 AM

Page 1 of "LC Commons Master Plan, Draft Public Involvement Plan, October 12, 2017" conflicts... there it states the MPVC will meet five times over the course of the project. (4 is correct).

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:25:32 AM

Again, suggestion to add language that makes it clear INPUT is encouraged.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:28:26 AM

Suggestion to specifically included arts, music, Hispanic, Tribal... even though this says "not limited to..." Also, outreach to the Hispanic community will be essential. Please consider bi-lingual outreach of material on County website and survey. Continue to emphasize youth focus.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:29:51 AM

Could this be made clearer? "Up to five...."

This language could mean one focus group discussion will fulfill the goal.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:30:36 AM

Again, consider including language that encourages INPUT rather than just a review and comment of what is already there.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:31:22 AM

Another opportunity to encourage INPUT, not just comment on what is already there.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:41:12 AM

The object is to engage people who don't yet KNOW about the project as well as those already interested.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:40:23 AM

Include PR releases to ALL radio stations (including KYAQ FM); News Lincoln County (submissions to: Dave@NewsLincolnCounty.com); ROPNET listserv for Lincoln County (submissions to: cvar@peak.org); etc.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:41:54 AM

Suggestion: Include ways (survey?) for people to provide INPUT on the website as well and make that clear in this document.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:44:42 AM

Emphasis in this document switches to focus on Tourism, not residents and not youth. Suggestion: Add language throughout that clearly indicates the needs of local residents, especially our youth will be factored in to the plan.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:46:45 AM

NOTE: My next comment is on Memorandum page 32 of 40.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:49:59 AM

Increase in tourism must be balanced with ability of the City and County to SERVICE those tourists. We are constrained by traffic congestion already, increased demands on water, sewer, ambulance, fire, plus wear and tear on infrastructure. And where will the increase in service workers live? These issues need to be considered when factoring demand for use of Fairground facilities.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:53:03 AM

Population growth is minor compared to the existing problem of how to house population already here. Without a dramatic increase in new construction of single family homes and high density apartments for workforce housing, our population cannot grow. We know this already.

Author: Carla Subject: Sticky Note Date: 1/10/2018 11:59:01 AM

This is important to consider. The people of Newport are already paying for the new pool and building Samaritan's new hospital (even though that is privately owned). The residents of the County have seen dramatic increases in their water, sewer, and wastewater rates. And medium income is going down. If the "Commons" development is to succeed, the residents' needs must be of highest priority or they will not support it. If the financials indicate the facility cannot be self-sustaining, then the community will not support it.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:01:47 PM

Additional indications that the residents of the Lincoln County are hurting financially. ALL costs for survival -- housing, food, utilities, medical... have increased dramatically, yet adjusted income levels have decreased.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:03:49 PM

Suggestion: Add section Residential Trends. Add section Youth Trends so those critical components are represented too.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:07:49 PM

Peripheral revenue from "The Commons" will end up in the pockets of exactly these recipients, plus the City's coffers in tourism taxes. The residents of the City and County will not get a cut of the proceeds. So how does the increase in tourism benefit the people whose taxes will pay for this project?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:08:54 PM

What determined that those "selected" years be chosen over all others? Do the other years show a decrease?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:10:59 PM

If we have already reached near capacity on housing, feeding, and traffic congestion due to the "slow" rate of tourism, how can we accommodate a faster rate? And is it desirable?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:12:25 PM

This relates to my first comment on this page. The beneficiaries are the commercial establishments catering to tourists. Not to the residents, and not to youth.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:14:17 PM

Again, this shows a decreasing positive financial influx.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:17:38 PM

This is a critical statement. "The slow growth in Lincoln County suggests modest growth in demand for Fairground facilities for local use." With the City and County's most critical challenge being workforce housing, why would the County's largest investment project be something the County does not need?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:19:04 PM

"may increase" is a very iffy platform to base the kind of development being proposed as "The Commons."

Author: Carla Subject: Sticky Note Date: 1/10/2018 1:42:02 PM

Make sure a hefty amount is on hand for cost over-runs, and show the amount as a line item when costs are presented.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:24:38 PM

Replace error message with accurate reference

Author: Carla Subject: Sticky Note Date: 1/10/2018 1:49:07 PM

What is this figure?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:23:04 PM

Suggestion: This table should clearly state the amounts that the Lincoln County Fair lost each year. One more line item at the bottom would point that out. From what I see, only 2013/14 shows a profit.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:23:58 PM

All these machine generated error messages should be replaced with the reference meant to show up.

Author: Carla Subject: Sticky Note Date: 1/10/2018 2:06:25 PM

Suggestion: Refer back to the City of Newport's Vision 2040. Specifically:

* Key Strategies for Learning, Exploring, And Creating New Horizons (D1-D11, pages 21-22), (E13, page 25)

* Key Strategies for Improving Community Health and Safety (E13 (page 25); F8-F10 page 27)

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:27:59 PM

If construction and maintenance of "The Commons" is proven to NOT be financially feasible, will this determination remain in place no matter what?

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:29:47 PM

The cost of STAFFING and MAINTAINING the facility will need to be factored in.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:38:13 PM

Suggestion, include wordage that this "up to" sum is not a guarantee.

Author: Carla Subject: Sticky Note Date: 1/10/2018 12:41:39 PM

If profit/loss is the basis, then the material on page 38 does not back up this claim. A "substantial" increase in event fees would be nice, but the statement is just a hope at this point.

Author: Carla Subject: Sticky Note Date: 1/10/2018 1:54:05 PM

A constraint not mentioned is that ALL exhibition halls lose money. Which you already know. That fact should not be ignored in this document. My fear is that the construction, maintenance, and staffing of an Exhibit Hall and "Commons" will need to be subsidized by the people of the County. Other than stating, "no bond measure will be needed" to finance the project, what written guarantees can the County make that there is sufficient money on hand for planning, design, and construction, and that lodging taxes will pay for continued maintenance and staffing? It does not seem possible that this endeavor will be entirely self-supporting?

Lincoln County Commons Master Plan

Stakeholder Focus Groups Summary

Lincoln County is preparing a Refined Master Plan for facilities at the Lincoln County Commons, Home of the Lincoln County Fair. The Refined Master Plan will help the County achieve the Commons' mission to "offer a variety of venues to make the Commons a preferred destination for residents and visitors." The Master Planning Process will run through July 2018 and will be followed by planning and design for a new multi-use Main Exhibit Hall and ancillary facilities.

On January 8th and 9th, 40 local stakeholders participated in focus group discussions related to the Lincoln County Commons. A complete list of interviewees is included in Appendix A. The following is a summary of focus group results.

Current Facilities and Uses

- Oregon State University Extension/4H is the largest user: education, shop, County Fair, after school education classes, club-based activities (small animal). Use seated classrooms and open space.
- All three facilities used during Fair and events. Open house show is held at the arena.
- Farmers Market is held in the Main Exhibit Hall 26 days per year; every Saturday from October/November through March/April. They host community education, health, foods, workshops, community gathering/social event, vendors and outreach with other businesses, cooking classes, and "maker" classes.
 - Main Hall also home to Pick of the Litter thrift store and dog training.
- Animal Shelter has 19 dog indoor/outdoor dog runs, cattery for 75, a kitten room, office and breakroom. Need to add intake area, isolation and 'adoptable' room for viewing animals. Would like new location, because the animals get stressed at Fair time due to noise.
- Only sacred cow is the Road Department parking lot. Willing to share it on weekends, but not during the week. Ok with vacating it one week per year for the Fair.
- All buildings should be improved, but the open barn is the best/most useful structure.
- The High School works with closely with the County. Track events, classrooms, bonfire, shared parking for Fair and other events, cross country track meets. Basketball, music volleyball.
- Agricultural events in the existing horse and livestock barns.
- Fair has two large tents (with fair logo) set up in the center of the lawn. Need to keep sight lines.
- Interior traffic circulation is poor during the Fair; not good for pedestrians or vendors.
- There's no water pressure in the 4H Livestock barn and currently no wash racks.
- There is space for about 20 RVs, but the space could be better organized.
- Currently Fair is not laid out well – all food vendors are lined up along the west fence so not out in central areas; commercial vendors are on the east side of the Main Hall.

- Thrift store should move out of the pole barn. There should be no permanent tenants on the site.
- There are no buildings worth keeping and the layout is bad. Level them for a “clean slate”.
- Nothing is sacred on the site.
- Do not save any of the buildings.
- Take down all buildings on the site.
- Level the current site.
- Outdoor entertainment.
- An anchor building like Linn County Event Center, maybe a little smaller scale.
- Suggest a moveable wall behind stage, like a hangar door, to provide indoor/outdoor options.
- Arena doesn’t have enough power to be good for concerts.
- The existing shell configuration is okay, has two dressing rooms and equipment space behind the stage.
- Have hosted a sportsman’s show, which had 60 booths inside the Main Hall plus vendors on the lawn.
- The existing stage could be used for more events like lectures, political speakers, modeling and 4H sewing projects.

Vision for Facilities

Multi-use Main Exhibit Hall

- Anchor building should be an indoor exhibit space used for alumni banquets, quilters, photography, Celtic festival, sock hop, carnival (indoor game booths). It should be a large space that could be divided, have a concrete floor and concessions or food service available in separate area – with tables available.
- A 30,000sf facility will compete with Chinook Winds. It could be complementary if the County seeks unique events to draw people to the County and fill hotel rooms, like the Seafood and Wine Festival. Chinook Winds shuttles guests to such events. This benefits the entire County as hotel stays result in more TLT funds.
- Convention center with breakout rooms.
- Need space for a large conference with breakout rooms for groups of 300 or more.
- Large Convention Center similar to Seaside, with roll-in floors for different activities.
- Building should accommodate trade shows and large meetings; the biggest need is conference space.
- Have ability to bring in dirt for monster truck and motor cross events.
- The facility should serve as a disaster response community shelter.
- A flexible space with dividers that block noise between rooms.
- An event center like Seaside with parking.
- A destination to attract conferences, conventions.
- A concrete floor and high ceilings with breakout rooms.
- The building should be earthquake resilient.
- Flexible space.

- Sponsor of County Fair, County Pavilion. Ice, parquet, dirt, seating with wall of dividing, fencing. Large conventions, more to offer than Seaside, multi-use facility, scheduling is a challenge
- #1 need is an enclosed convention center.
- Building should have the capacity to expand vertically.
- Lincoln County needs more meeting rooms. No facility has enough space for large meetings with breakouts.
- Should have a nice lobby; everything else very rough.
- Minimum 3,000 seats for a music venue.
- Civic arena.
- Look at Washington County, Albany Fairgrounds, Bend Airport, Linn County.
- The facility should be able to be converted to classrooms.
- An Event Center that is paid for through tourism.
- Commons as a multi-use facility/expo center.
- The facility needs to be 30,000 sf to meet community and industry needs and be expandable.
- A multi-use facility that attracts hotel stays.
- A 2,500-3,000-seat range and adjacent breakout rooms.
- Make it a 21st century facility.
- One large building, oval shaped, with a floor that can accommodate trade shows and 5,000 seats.
- Main Hall should have roll-up doors on exterior and a commercial kitchen.
- Don't put main openings, like roll-up doors, on west or south sides. Strong winter winds will drive rain into the building.
- Should have a pitched roof and no roof-top equipment to avoid leaks.
- Provide lockers for the kitchen so groups can store things.
- Include a "muck room" that could be hosed out for messy stuff like cleaning fish, etc.
- Include Wi-Fi and audio/visual capacity.
- Make it a sustainable facility, utilizing renewable energy, eco-roofs, etc.
- Need for a meeting space with parking and reasonable rent for agency meetings etc.
- Facility should accommodate basketball courts, gymnastics, pickle ball, etc.
- The floors should be a hard surface floor, not carpet.
- The facility should include a kitchen and storage.
- Accommodate multiple sports with rolled-in floors.
- Need parking areas and a gateway to make the building viable.
- Ensure fiber and other infrastructure, make it sustainable/green and include a generator or make it generator-ready.
- Include a kitchen or cooling facility; a commercial kitchen for cooking classes.
- Ensure Wifi, fiber capacity and plug-ins, an audio/visual sound system.
- Make sure you do it right, because you only get one chance.
- The facility could be used for art, music, jazz, auction, drones, Young Life

- It's a community building that should host community events: quilting, folk concerts, gem shows, etc.
- The facility can't just be for 4H. 4H can't occupy the entire facility.
- Make it a friendly, warm space.
- The facility should accommodate wrestling events and include breakout rooms.
- Keep rooms available for local events.
- Commercial kitchen.
- Weather is a challenge.
- Look at Lane County.
- Facility needs state-of-the-art technology, audio/visual capabilities and on-site staff.
- Use cannery motifs from historic Bayfront.
- Lobby would be a good space for rotating exhibits to promote cities and other groups in the region: arts, heritage, marine science, etc.
- Recognize cities in Lincoln County to acknowledge it's a County-wide facility. Breakout rooms or banners could be named after the cities.

Other Facilities

- An outdoor, covered facility for boat shows that is out of the rain.
- Cover the arena and divide it or develop a new, smaller covered arena.
- Use tents like the ones at the Denver Airport.
- A permanent, outdoor, covered market for a variety of events.
- Need an amphitheater/outdoor venue for concerts.
- Need a large covered area to be an arena and stage; serve as a music venue.
- Convert the outdoor arena to a covered facility with show arena for cattle, horses, etc. High school could use for it marching band practice, Native American salmon bake, riding lessons.
- Provide a covered open space/arena for mud races and other outdoor activities.
- A large open space under cover and wind protected, with small enclosed are for meeting with agriculture groups and for youth activities.
- Can place other buildings or a separate horse barn in far corner.
- Need a dedicated 4H building.
- Commons facilities could support marine trades programs in schools, agricultural education, and industrial marine education.
- Add a seafood market/wholesale area for fish sales.
- Maximum of 4-6 breakout spaces for 75 – 100 people; preferably open to main exhibit space but nicer 'premium' spaces for higher rent. Portable stage.
- Could be used for indoor sidewalk sales for local retailers all at one time.
- Need to account for wind coming from northwest. Think about structures at the northwest corner of the site.
- A facility for emergency operations separate from the shelter.

Vision for Commons Site

- Don't design the Commons site for the Fair. The Fair can adapt to whatever layout is determined.
- The Commons site needs to be secure.
- Minimize fencing.
- Minimize fencing and locked gates. Facility should be accessible.
- Would like to see more open fences without slats so people can see in and feel part of it.
- Open green space for carnival, car show, etc.
- Greenspace becomes an issue to manage. There are some things you can't do on grassy surfaces. Pave up to half of the site – you can do a lot more on paved areas.
- Portable bleachers to be used like an erector set for seating to host a variety of events.
- Mobile hospital unit, fuel, commodity distribution, stockpile and storage, heliport landing site.
- Accommodate semi-trucks, trailers, tents, Conex containers. Line utilities around paved areas.
- Parking at the south and east part of the parcel or a strip of parking around the entire site.
- One way in and out of site to relieve congestion.
- Animal shelter is too far away to be parking. Need parking on site around the Commons building.
- Need a drop-off area for shuttle buses etc.
- Include a transit center with an office and ticket purchase on the east side of Harney Street.
- Use the site east of Harney street for parking.
- Need a large capacity roadway in and out.
- Noise, parking, room for growth make this site a challenge.
- Explore shared parking opportunities.
- A home garden area where locals could rent space to grow things and keep chickens, etc.
- A space for master gardeners.
- 4H should have a place there.
- A skate park.
- A permanent fish vessel exhibit kids can climb on and explore to get them interested in marine electronics, diesel mechanics and other fishing related jobs.
- A dog park that could be used for a 4H dog fair.
- Accessible (ADA) playground, with a marine vessel or vessel playground, electronic items to touch/feel.
- A fish market, like the Tuna Harbor Fish Market in San Diego.
- A large, clear area for helicopter rides.
- Commons should promote 4H and agriculture in general.
- RV spaces for rent.
- Need a grass alternative to the artificial turf fields that schools use year-round.
- Dog park/community green space.
- Parks and recreation.
- Playing fields.

- Recreation center.
- Outdoor play shed, covered outdoor space.
- Sports fields, covered play area, skate park, ultimate frisbee.
- Neighbors for kids (Depoe Bay), climbing wall, frisbee golf.
- Youth sports fields. Host sports tournaments. Heard that javelin/shot-put ring is buried on the northwest corner of the site.
- Use for school and sports activities.
- It's a great site located between the high school and middle school where kids of different ages congregate. Engage with kids before they find other things to do. A safe space for kids to be productive, eat, do homework, socialize.
- Use site for sports-related activities. Need more football and soccer fields.
- Divide into three sections without fences and phased according to cost:
 1. Multi-use facility on the south section with stage on back side of facility (most expensive, would open last)
 2. Open/play area, children's adventure area in center section (less expensive, would open second)
 3. Open space for sports on north section (least expensive, would open first)
- A children's adventure area, accessible and human powered where kids move and explore. Examples of facilities to learn from:
 - Denver Airport
 - Morton Arboretum Children's Garden in Chicago
 - Coast Park
 - Broadway Street in Las Vegas
- Put workforce and affordable housing on north 60% of site. The remaining space is adequate for the Fair.
- Use the Commons site for housing or to expand the high school. Move 4H functions to Toledo or Siletz where there is better weather and more agriculture; drive the economy in those areas.
- Can't see this site being successful since it's not on the beach it won't attract tourists. Usage would be 70% local and 30% outsiders.
- Fairgrounds won't work at this location. It's not big enough. Need to plan for expansion. Site development needs to be compatible with high school expansion.
- Site should be used for low income housing.
- High School needs more land.
- The site is not a high tourist location within Newport. There is potential to fold it into the fabric of the city with schools, housing, etc.
- Develop a strategic plan to acquire the property needed for expansion.
- Should have multiple uses on site.
- Currently, there is no "face" of the Commons. Develop a gateway/welcome feature at Hwy 20/ Harney St/ 3rd St to make a grand statement.
- Relocate animal shelter.
- Dual-use full kitchen for banquets.

- Work with American Red Cross to make it a demonstration site; great for public relations.
- Food carts for events.
- A new stage with permanent lighting trusses, 200 A service (just for stage), sound deadening panels inside shell, no steps at the front.

Operations and Programming

- Outdoor facilities are hard to rent even in the summer due to late afternoon winds from the northwest.
- All equipment (pipe and drape, dishes, etc.) should be rented, not owned. Locally they use Danielle Emerick, Oregon Coast Event Rentals near Salishan.
- Secure partnerships to attract unique events.
- It takes 2-3 years to secure events and build trust.
- Partner with larger employers to offer discounts on a special day at the Fair for the local community.
- Partner with the National Oceanic Atmospheric Administration (NOAA).
- Need transportation to make the site accessible.
- 'State of the Coast' meeting in Coos Bay, Sea Grant Week in 2019.
- Oregon Recreation & Park Association annual meeting.
- Email associations to attract events.
- Partner with Rogue.
- Work with Oregon Coast Community College (OCCC) to restart catering and culinary program.
- Host 3x3 basketball tournament outdoors.
- Outdoor activities for youth.
- Basketball tournaments.
- Softball and basketball tournaments.
- Could be used to host basketball events.
- Archery, dog training.
- Look at events hosted in the armory.
- Host basketball tournaments, concerts, rodeos, and an ice skating rink for skating and hockey.
- Focus on fishing and fisheries, boats, maritime, seafood.
- Might provide training as an outreach of MERTS program at Clatsop County Astoria (Marine & Environmental Research Training Station).
- Great site for an open-air market.
- Dancing music venues, crab festival.
- Trainings and exercises and readiness for outdoor auxiliary communications.
- Host film nights, like a drive-in.
- Art Fair with booths, vendors, etc.
- Move agrarian activities like Fair and 4H to Toledo.
- Craft beer festival.

- Music festivals, cultural events such as quinceaneras and tribal dancing, displays of historic logging equipment, highlight coast history, 'Frontier Days' – black powder rendezvous, fur trading/trapping, renaissance fair (Society for Creative Anachronism), Salmon Bake area for Siletz tribe.
- Host events – Toledo fest has fireworks and lumber jack events.
- Retain 4H as important use, bring into 21st century (e.g., robotics).
- Have the Farmers Market operate year-round.
- The thrift store could move.
- Attract more international travelers.
- Housing.
- Look at room tax and day trips, convention traffic and capacity.
- Make sure facility is adequately and consistently staffed.
- The facility should be first come-first served.
- Building should not be first come-first served.
- Charge for everything but maybe offer 10% discount for youth and nonprofit groups.
- Science center – meetings and pre-and post-conference.
- Use new building for maritime trades training center, culinary training, and other trades – welding, nursing, etc.
- Include fishing community as part of Lincoln County agriculture.

Other Comments

- 'Shop on the docks' program for retail sales direct off the boats.
- Fair is important for kids.
- Would like to see estimated life spans of facilities to inform phasing of replacements.
- Not in agreement with current leadership on some issues.
- Not so active in fair now because dates conflict with farm activities.
- Nice meeting space is available at new Health Education Center – up to 160 for banquets.
- County Fair is important for rural community.
- Need activities and amenities (education, healthcare, etc.) that will draw and hold professionals in the rural community.
- Lincoln County Fair competes with other more popular fairs, such as Tillamook County Fair.
- Play fields are better suited for the airport area.
- Build facility in Toledo to boost the economy there. More access to agriculture and better weather.
- Phil Knight foundation.
- Don't build in tsunami zone.
- The Fair is better with 4H, Michele and Todd with OSU.
- Farm school grants may be available to help fund projects.
- Weather is challenging, so you cannot plan events outside.

- Why build facilities for a small number of people with horses. Where is the interest in 4H?
- Soccer is played by youth and adults, especially within the Latino community.
- This space versus armory.
- The High School cannot meet city parking requirements.
- Build a new exhibit hall at the airport.
- Look at demographics. 65 and older, medial; close opportunities for walking, more walkable, integrate generations with schools, multi-generational affordable housing, daycare, after school, drop in, 60+ activity center.

Suggested Contacts

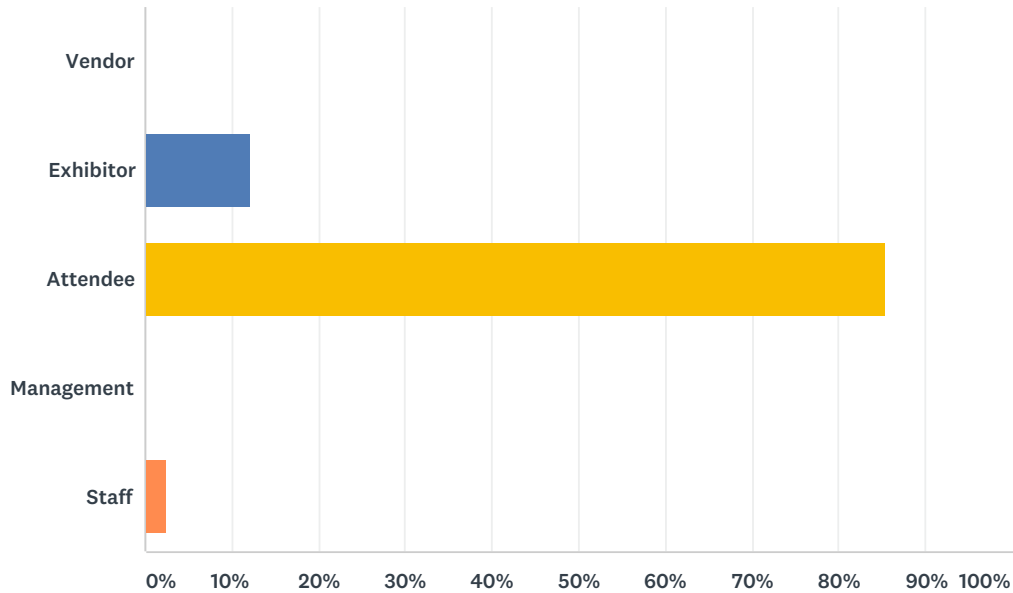
- Daniella Crowder of Bike Newport about possible 'pump track' for BMX bikes (hilly course to ride on).
- Timme at Ultrasonic Sound in Toledo – large sound provider in the area.
- Fairgrounds is where agriculture happens, include master gardeners, fishing is agriculture.
- Discussed role of fisheries / species commissions – more likely to get involved than individual fishermen.
- Bud Shoemaker in Toledo – he has a boat house for kid activities.
- Brigitte at Community College about grants for technical training.
- Maritime 'workforce' just recently recognized so funds may be available for training.
- CJ Drake at Georgia Pacific.
- Leslie Ogden, Hospital CEO.
- Talk to kids.
- Talk to the Latino community; Omar Hernandez at Centro Ayuda.

Appendix. Focus Group Participants

Caroline Bauman
Aaron Bretz
Cynda Bruce
Mike Cavanaugh
Bob Cowan
Jenny Demaris
Mike Fisher and others
Nancy Fitzpatrick
Frances Fogarty
Alan & Larissa Fujishin
Frank Geltner
Mike Goff
Tim Gross
Cheryl Harle
Laura Ireland
Kaety Jacobson
Sheriff Curtis Landers
John Lavrakas
Stephanie Linn
Jason Malloy
Steve Mason
Tim Miller
Jim Protiva
Ric Rabourn
Catherine Rickbone
Lt. Adam Shanks
Rob Thompson
John Waffenschmidt
Janet Webster
Jack Whaley
Todd Williver
Toby Winn
Willie Worman
Jon Zagel
Frankie
Dave

Q1 What is your affiliation or experience with the Lincoln County Commons?

Answered: 41 Skipped: 5

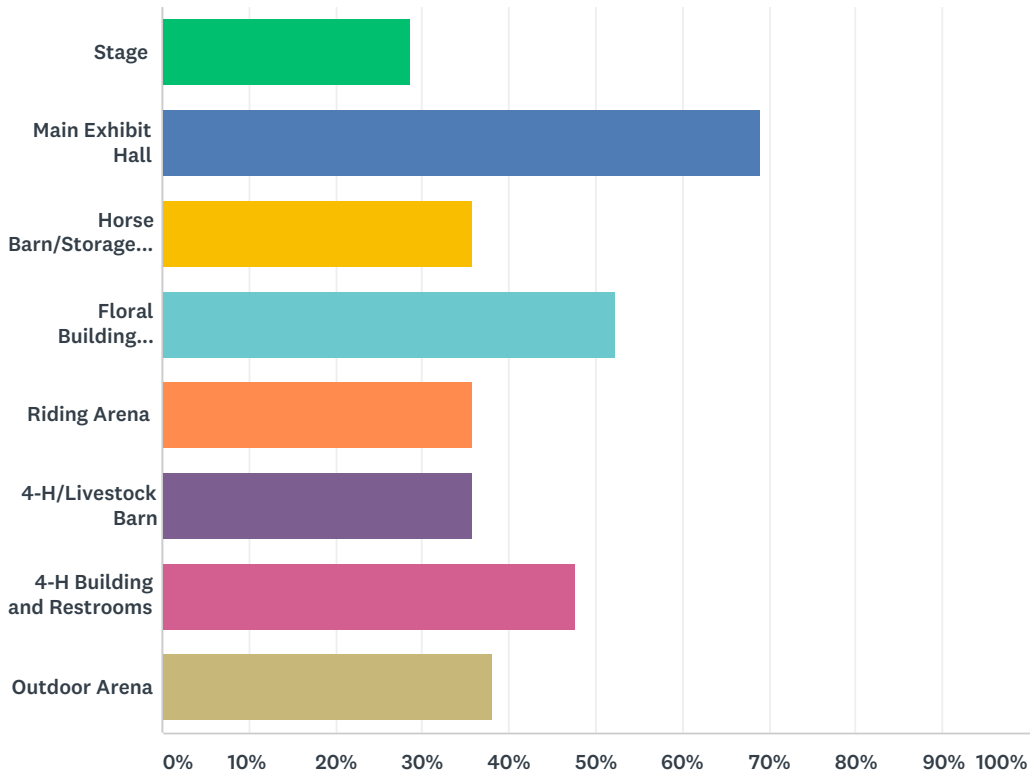


ANSWER CHOICES	RESPONSES	
Vendor	0.00%	0
Exhibitor	12.20%	5
Attendee	85.37%	35
Management	0.00%	0
Staff	2.44%	1
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
1	None	1/31/2018 12:05 PM
2	I know it as the Lincoln County Fairgrounds. i have been attending the County Fair most of my life.	1/22/2018 5:48 PM
3	Used to be a member of the Lincoln County Rodeo Committee	1/11/2018 8:31 PM
4	Fair/ 4H	1/11/2018 7:29 PM
5	Former Fair Board Member and show producer	1/11/2018 3:29 PM
6	Both exhibitor & attendee	1/11/2018 1:10 PM
7	Track and cross country coach at the high school	1/11/2018 10:16 AM
8	local resident	1/11/2018 9:46 AM
9	County resident	1/10/2018 8:12 PM
10	Event chair	1/10/2018 6:08 PM
11	resident of Lincoln county for years	1/10/2018 12:04 PM

Q2 What facility/ies have you used at the Commons? Refer to diagram below and check all that apply.

Answered: 42 Skipped: 4



ANSWER CHOICES	RESPONSES
Stage	28.57% 12
Main Exhibit Hall	69.05% 29
Horse Barn/Storage Shed	35.71% 15
Floral Building (Thrift Shop)	52.38% 22
Riding Arena	35.71% 15
4-H/Livestock Barn	35.71% 15
4-H Building and Restrooms	47.62% 20
Outdoor Arena	38.10% 16
Total Respondents: 42	

#	OTHER (PLEASE SPECIFY)	DATE
1	none	1/31/2018 12:05 PM
2	I use and enjoy all aspects of the County Fair. In addition, I attend the Farmer's Market.	1/22/2018 5:48 PM
3	The grounds. The grassy areas. We do training runs several times per week during the seasons. We have access to very little grassy areas without getting in a bus and leaving town.	1/11/2018 10:16 AM
4	visiting only	1/11/2018 9:46 AM

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5	None	1/10/2018 9:51 PM
6	Have attended the fair, farmers mkt and rref dinner	1/10/2018 8:15 PM

Q3 The County will be developing a multi-use, anchor facility on the site. What is your vision for this facility?

Answered: 39 Skipped: 7

#	RESPONSES	DATE
1	It needs to be able to accommodate at least a couple hundred people indoors.	1/31/2018 12:05 PM
2	Who will pay for this? Will it displace the County Fair? If so, it should not proceed until there an alternate location is secured and properly developed. Then, this "anchor facility" should focus on the needs of the houseless in our community.	1/22/2018 5:48 PM
3	Flexible space able to host conventions, events, and other largely attended functions.	1/22/2018 4:30 PM
4	That is should be similar, but larger, than the Seaside Convention Center.	1/19/2018 12:01 PM
5	I think a complete re-design and new buildings if that is financially feasible. The design and build would incorporate green principles to the extent possible.	1/17/2018 1:24 PM
6	Lots of indoor space would be good about twice what we currently have. It rains a lot on the coast. More poeple could rent it out for conventions or whatnot. How about you guys look into the seaside convention center that place was always busy and was a big draw for tourism bucks.	1/16/2018 8:26 AM
7	Something that can be used year-round and is able to support different attractions. Ultimately it will promote the community and the county. Oh, and affordable.	1/15/2018 10:08 AM
8	Mainly workforce residential, with appropriate service facilities.	1/12/2018 10:26 AM
9	Should be housing	1/12/2018 5:40 AM
10	Covered Arena for multi use. Main ,commons building to be available to the public for rent for concerts, dances, auctions, meetings, car shows ect.	1/11/2018 8:31 PM
11	Livestock	1/11/2018 3:48 PM
12	Multi purpose convention hall	1/11/2018 3:29 PM
13	Space offering a big covered space for county or local event and smaller complimentary buildings or spaces as events or crowds grow. Also, covered riding arena big enough to serve all kinds of horse shows, tractor pulls, and similar events like other fairs have.	1/11/2018 3:00 PM
14	I think this facility might be best moved Toledo or elsewhere in Lincoln County. This property in Newport would be best used for mix income housing and green space.	1/11/2018 1:10 PM
15	I would like to see this area be more park like for access for running, walking, soccer, frisbee. We have no park of this size in town. Most, if not all of the school facilities are being used by school activities.	1/11/2018 10:16 AM
16	Equestrian. What a beautiful location to attract larger equine events with all the income to local businesses they would generate (lodging/food/fuel).	1/11/2018 9:55 AM
17	Something that DOES NOT increase property taxes.	1/11/2018 9:46 AM
18	It appears that you really don't want to know how the locals actually feel about the Fair Grounds. The name of the site is still "The Lincoln County Fair Grounds". Trying to be politically correct in the 21st Century isn't needed. This site will continue to OUT grow it's usefulness. Put the property up for sale and so many other properties you have and move the Lincoln County Fair Grounds inland. Like most every public building built in our area has out grown it self within 20 years. The site is to small to grow. Stop kidding yourself. Build it somewhere else and they will come. There didn't appear to put my comments any where. So I put it with #3.	1/11/2018 8:26 AM
19	Need to move it to Toledo for better weather and combine with summer fest	1/11/2018 8:01 AM
20	A simple, clear-span well-lighted area as large as can be accommodated at the site. Oversized roll-up doors at one end (large enough for semi-trailer height).	1/11/2018 7:32 AM
21	Level the whole property and start over with a well developed plan that can accommodate many uses.	1/11/2018 6:13 AM

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22	A modern structure to include stage area, commercial kitchen for catering and classes, ballroom or spacious hall to hold seasonal markets and events, nice restrooms.	1/11/2018 3:03 AM
23	Multiple use by a wide variety of different people and interests.	1/10/2018 10:57 PM
24	Improve main exhibit hall to support various activities and events as well as maintaining the arena for livestock events - large indoor arena would be great but may not be supported.	1/10/2018 10:41 PM
25	If this is for actual "anchors" & I would be VERY disappointed with our county!!!! I would LOVE to see it brought back to what it was!! A fair grounds! Build a nicer building to bring things into the county! There is plenty of area for a large arena type building! Give people something to do and look forward to.	1/10/2018 10:21 PM
26	It would be better served NOT to be the fairgrounds, but apart of the high school.	1/10/2018 9:51 PM
27	How about garden space for the surrounding schools. Get kids outdoors, teach them about growing food, give yhem an opportunity to develop skills and habits not in the current curriculum	1/10/2018 8:15 PM
28	Something that is not Newport centered. Something that is not a tax burden to those of us who live outside Newport city limits.	1/10/2018 8:12 PM
29	Events.concerts, conventions.loyalty day queen.	1/10/2018 7:56 PM
30	Besides the fair it could be used for weddings, club meetings, or family reunions . Also , camping should also be available	1/10/2018 7:37 PM
31	Am concerned about increase in property taxes to build/maintain any facility.	1/10/2018 7:07 PM
32	Close It down and sell it. It has become a big drain on the tax payers. Comes no were near supporting It self. Why dig a deeper hole?	1/10/2018 6:33 PM
33	Keep it simple. Do not over size hoping events will come. There is not enough lodging to support grand ideas, or enough money.	1/10/2018 6:13 PM
34	To accommodate a wide variety of shows and events, with updated facilities, at a reasonable fee.	1/10/2018 6:08 PM
35	A shelter for homeless individuals or a place to shower/restroom for free	1/10/2018 5:56 PM
36	I think it's a great idea	1/10/2018 5:12 PM
37	Available to the public, ability to use as a warming center.	1/10/2018 4:51 PM
38	Hold bigger events indoors	1/10/2018 4:50 PM
39	A community/county wide meeting center, that makes it easy for a variety of community activities to occur. My "vision" does not include a convention center that never breaks even but requires an ongoing county subsidy. There are too many entities in Lincoln county that currently require ongoing taxpayer subsidies (and often state & federal grants & subsidies as well) with little to no effort or require the primary users of those facilities to pay more of the required support. My vision does not include a convention center. At this time, there is very low utilization of the convention facilities that already exist in Newport. In addition, there is low utilization of other county facilities, such as school facilities--including the community college, for uses on weekends, summers and other times in which those facilities are essentially unused. They can easily be and ARE used for the dog agility show, for a variety of craft shows, for gem & mineral shows.	1/10/2018 12:04 PM

Q4 What is your vision for the Commons site and facilities?

Answered: 37 Skipped: 9

#	RESPONSES	DATE
1	Needs to become a "hub" of local activities that draw larger groups. No real public venues here other than Performing Arts Center.	1/31/2018 12:05 PM
2	After a new home for the Lincoln County Fair is secured and properly developed, the current site should provide means for low-income housing and provide support for those who are presently houseless.	1/22/2018 5:48 PM
3	Again, flexible site/facilities to serve a wide variety of purposes.	1/22/2018 4:30 PM
4	A significant convention center, and parking to accommodate all attendees.	1/19/2018 12:01 PM
5	I would like to see it available for community groups to meet and have events, like the upcoming Women's March. I hope it will remain the location for the winter Farmers Market. Important as well is that if the warming shelter is displaced it's relocated elsewhere.	1/17/2018 1:24 PM
6	Multi-faceted. Let's be able to host any kind of attraction and do it well.	1/15/2018 10:08 AM
7	This is the last good central location for affordable workforce housing. Invite a consortium of employers and investors to plan, finance and manage such a place.	1/12/2018 10:26 AM
8	Develop more housing for people	1/12/2018 5:40 AM
9	County fair	1/11/2018 3:48 PM
10	convention building and covered arena	1/11/2018 3:29 PM
11	Large enough to seat 400 people for a banquet or event. There is no large spaces that can be used for major fundraising event or gathering. Keep the landscape simple with great artwork and space to play outdoors. Put parking lot across the street by animal shelter. Or better, move the shelter out of town on to other county property. It is funded by tax dollars, does not enhance local community, loud noises, etc. They have money to build and move if they wanted to.	1/11/2018 3:00 PM
12	I think this facility might be best moved Toledo or elsewhere in Lincoln County. This property in Newport would be best used for mix income housing and green space	1/11/2018 1:10 PM
13	Again, more park like with lots of open area.	1/11/2018 10:16 AM
14	To continue as a site focused on the agricultural aspects of Lincoln County (Fair/4-H/Farmer's Market) filling in with all the other events (home show/sportsmens' show, etc.).	1/11/2018 9:55 AM
15	What I see at present is designed to enhance the Newport area leaving the rest of the county out.	1/11/2018 9:46 AM
16	I don't like the Commons Name.	1/11/2018 8:26 AM
17	give it to the school district	1/11/2018 8:01 AM
18	Updated wiring - more outlets, improved wi-fi. Many events can be hosted at a smaller site and this should be it.	1/11/2018 7:32 AM
19	Planned development for multiuse. Pay market rate for a qualified site manager. Good indentations by volunteers alon will not sustain.	1/11/2018 6:13 AM
20	Adequate parking, possibly covered, festival grounds tiered to facilitate outside concerts, shade trees and paved walkways leading to all buildings, benches for casual seating and community garden area. A water feature i.e. large aerated pond for toy boats and ducks.	1/11/2018 3:03 AM
21	To have a multi use facility that can accommodate from agricultural to music.	1/10/2018 10:57 PM
22	Multi use facility that can support traditional 4-H fair exhibits including livestock and full fair/carnival event in summer. Boarding facility for horses year around with use of outdoor and indoor arena. Main exhibit hall to support different events - home shows, chamber events etc.	1/10/2018 10:41 PM
23	I would love to see it back into a true fair grounds with horse boarding. But if not that then an arena type building for events.	1/10/2018 10:21 PM

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24	Ball fields for the kids	1/10/2018 9:51 PM
25	See above. This property basically serves no purpose at this time. How about something innovative that has a positive impact on Lincoln County children	1/10/2018 8:15 PM
26	Same as above. The fair has lost money for years. Attendance is down. I want to see a business plan that shows that it won't be a money pit.	1/10/2018 8:12 PM
27	Clean.repairs.move fair.	1/10/2018 7:56 PM
28	This should be a place for others to learn by others, connect with others and be a place to have fun, educate and have a open connectivity to all.	1/10/2018 7:37 PM
29	My vision would be not having a surcharge or temporary property tax increase.	1/10/2018 7:07 PM
30	School property	1/10/2018 6:33 PM
31	Make sure that the prime reason of supporting the 4H and animal husbandry is met. Put money toward upkeep or replacing those facilities.	1/10/2018 6:13 PM
32	A combination of indoor and outdoor use.	1/10/2018 6:08 PM
33	Handicap Accessible, as it is now people with mobility issues are unable to access most of the fair and events at the fair grounds.	1/10/2018 5:56 PM
34	People well come people will use it	1/10/2018 5:12 PM
35	My first thought is to get it out of Newport. I believe that property could be put to better, tax-generating use and the Fair grounds, or Commons, should be moved to a less populated area.	1/10/2018 4:51 PM
36	Clean and parking	1/10/2018 4:50 PM
37	Again, my "vision" is that it be used for community activities or a multi-purpose facility. If local businesses want to have a "retreat" they could rent space that could be converted into meeting rooms. If community groups needs a meeting area, it would provide that, if county residents need a place to meet to plan community events, or deal w/community issues, the center would be usable for small and larger scale meetings or work sessions. 4H should continue to be able to use it. A few horse and dogs shows or riding (horse riding) clinics would be helpful. Ditto skateboarding clinics, and it wouldn't be a bad idea to construct a new skateboard facility on the grounds since the city of Newport seems unable to maintain, upgrade or protect (i.e.,m keep out drug users, etc.) its current aged skateboard facility. It should also be possible to convert space to a warming/drying facility for homeless people during storms. A primary use would be planning to use the "Commons" facilities as an earthquake/tsunami recovery facilities, i.e., for community residents to stay, to find assistance, etc., after an earthquake/tsunami. Therefore a primary goal would be to stockpile basic first aid supplies (there's not guarantee the hospital will be functional, even if it doesn't fall down, there's no guarantee there will be anyone, or more then a few people to staff it), water, water filtration system (distributed to community residents), MREs, etc. As a part of earthquake prep, there should be ongoing very low cost courses in First Aid offered at the Commons every month to any and all Lincoln county residents. In other words, the site and facilities will be used to support and enhance community social & cultural activities, some economic (ie., business owners can rent space for business/corporate retreats, etc.), and public health and safety goals, such as earthquake/tsunami preparedness.	1/10/2018 12:04 PM

Q5 What aspects of the Commons work well and should be maintained?

Answered: 35 Skipped: 11

#	RESPONSES	DATE
1	Sorry, don't know.	1/31/2018 12:05 PM
2	What is a "Commons"? The fairgrounds have functioned well for many years. Sadly, the County has let the facility deteriorate. Also, there are places in Lincoln County that are warmer and with less wind. The Fair would be better in such a location.	1/22/2018 5:48 PM
3	I'm not familiar enough with all the aspects to comment--other than I believe most of the facility is run down and doesn't serve the community well.	1/22/2018 4:30 PM
4	It's time to start from scratch.	1/19/2018 12:01 PM
5	No informed opinion on this.	1/17/2018 1:24 PM
6	nothing really works well there. I am glad the thrift shop left. That was an odd placement.	1/16/2018 8:26 AM
7	I'm not sure.	1/15/2018 10:08 AM
8	Nothing there really works well right now. High value property in the center of a town with a housing shortage is no place for a Fair Grounds or large public facility	1/12/2018 10:26 AM
9	.	1/12/2018 5:40 AM
10	All of it. Bring back horse barn and more livestock barns	1/11/2018 3:48 PM
11	Fair	1/11/2018 3:29 PM
12	New building, new digital signing, beautiful landscaping (simple), art structures, and parking across the street with walk over or cross walk with lights and island. Only work trucks drive on the property during closed public hours.	1/11/2018 3:00 PM
13	As a commons I think a multi purpose buildings that meet a wide range of community uses is best. The county fair concept is dated and not worth putting money into facilities used but once a year just for a fair. For a county fair perhaps a shuttle to Corvallis for a joint Lincoln/Benton County would be a better use of the funds.	1/11/2018 1:10 PM
14	The grassy areas. Trails and playing fields should be enhanced.	1/11/2018 10:16 AM
15	From my limited experience everything should be maintained.	1/11/2018 9:46 AM
16	This small building is to small.	1/11/2018 8:26 AM
17	The ground is good	1/11/2018 8:01 AM
18	Plumbing, kitchen space, electrical.	1/11/2018 7:32 AM
19	None of it	1/11/2018 6:13 AM
20	All landscaped areas should have full time maintenance to include water feature. Restrooms should be clean and walkways free of litter. Trash and recycle cans emptied.	1/11/2018 3:03 AM
21	The multiple use by the different groups.	1/10/2018 10:57 PM
22	I don't care for the lay out of the lot so much. I do like where the outdoors horse arena is at because it's not so close to the road.	1/10/2018 10:21 PM
23	It should be torn down, it's a waste of money	1/10/2018 9:51 PM
24	Appears to me like a vacant property with derelict buildings. Pretty much an eyesore	1/10/2018 8:15 PM
25	None.	1/10/2018 8:12 PM
26	Thrift floral.	1/10/2018 7:56 PM
27	No answer except it is centrally located	1/10/2018 7:37 PM
28	Nothing	1/10/2018 6:33 PM

Lincoln County Commons Vision Survey

29	The Thrift Shop and arena	1/10/2018 6:13 PM
30	The Main Hall has a good footprint, but needs a whole lot of updating.	1/10/2018 6:08 PM
31	The free admission to fair	1/10/2018 5:56 PM
32	All	1/10/2018 5:12 PM
33	Community use.	1/10/2018 4:51 PM
34	4H facilities	1/10/2018 4:50 PM
35	<p>At this time, not many. I'm glad the animal shelter's thrift store is located there (apparently the powers that be don't approved of it though), I'm very glad the winter farmers market is there. I was sad to see the horse barn, et al shut down and people in Newport no longer able to keep horses there, rather than upgrading the barn, etc. so providing a place to keep horses could continue to be a community function. don't like that the Master Gardeners were pushed out of the fairgrounds. It's my impression that a policy of neglect/failure to use funds appropriated by the community for repairs was intentional because the county gov't/commissioners want to see a convention center constructed and let county taxpayers subsidize more businesses. Because the county, the port district, the hospital district, and the of Newport (i.e., the money pit airport) don't already subsidize them enough, while telling everyone else, hey, we can't "afford" (until this year) to have the Newport police department at full strength --that is full strength in 2009 (not 2017), nor have the sheriff's dept able to police the county effectively, but we DO have enough money to subsidize local businesses.</p>	1/10/2018 12:04 PM

Q6 What aspects of the Commons should be improved?

Answered: 37 Skipped: 9

#	RESPONSES	DATE
1	See above	1/31/2018 12:05 PM
2	Buildings should have integrity. So, after a new location is found for the Fair, the focus should be to improve facilities to support the needs of the houseless. Then, we should develop affordable housing on the site.	1/22/2018 5:48 PM
3	Pretty much all of it.	1/22/2018 4:30 PM
4	Parking	1/19/2018 12:01 PM
5	Definitely its appearance. A cohesive design for both buildings and grounds/landscaping. On the latter, a community garden or demonstration garden is a possibility.	1/17/2018 1:24 PM
6	All of it.	1/16/2018 8:26 AM
7	Parking.	1/15/2018 10:08 AM
8	Do a careful highest and best use analysis to determine what use should replace the present almost worthless facilities.	1/12/2018 10:26 AM
9	.	1/12/2018 5:40 AM
10	More buildings, barns.	1/11/2018 3:48 PM
11	Remove old buildings, remove and/or relocate other uses, such as thrift store.	1/11/2018 3:29 PM
12	Friendly, ability to rent and partner for events, seems like there is an attitude about the Commons, which starts with the management. Get management contractor.	1/11/2018 3:00 PM
13	see previous answers	1/11/2018 1:10 PM
14	Removal of buildings and animal area that is not being used. We don't have a large area that is covered where large groups could meet.	1/11/2018 10:16 AM
15	Everything.	1/11/2018 9:55 AM
16	To me "improved" equals "increased costs".	1/11/2018 9:46 AM
17	Maybe add chairs. I don't know!	1/11/2018 8:26 AM
18	Move it to Toledo	1/11/2018 8:01 AM
19	Plumbing, kitchen area, electrical, wi-fi.	1/11/2018 7:32 AM
20	All of it	1/11/2018 6:13 AM
21	Current exhibit hall should be demolished and replaced with non wood structure. Current fairground buildings including thrift store are ugly, uninspired and outdated. Current Landscaping is awful. The entire place is a tired, run down mess.	1/11/2018 3:03 AM
22	The buildings for livestock/agriculture.	1/10/2018 10:57 PM
23	The buildings should all be rebuilt and if possible a covered over the exciting outdoor area would be amazing!! A lot of people would pay to use a nice covered arena during the rainy season.	1/10/2018 10:21 PM
24	None	1/10/2018 9:51 PM
25	More parking	1/10/2018 9:09 PM
26	Get rid of chainlink fence. Landscape. Renovate or remove buildings. Fair is not a reason to keep those buildings. Fair is obsolete	1/10/2018 8:15 PM
27	Income.	1/10/2018 8:12 PM
28	All.bathrooms.	1/10/2018 7:56 PM
29	cleaned up more inside and outsidecamping available at least during summer months	1/10/2018 7:37 PM

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30	Please do not continue wasting tax dollars on this loser	1/10/2018 6:33 PM
31	Animal barns	1/10/2018 6:13 PM
32	It needs more parking. Indoor toilets are antiquated and scary.	1/10/2018 6:08 PM
33	Bathrooms!	1/10/2018 5:56 PM
34	Not sure	1/10/2018 5:12 PM
35	Location	1/10/2018 4:51 PM
36	Restrooms parking	1/10/2018 4:50 PM
37	Provide a better facility for community activities as listed above.	1/10/2018 12:04 PM

Q7 What future trends that might impact visitors or events at the Commons should we be aware of?

Answered: 34 Skipped: 12

#	RESPONSES	DATE
1	Of course there is always the tsunami and earthquake risk; this needs to be factored in to some degree, not necessarily assuming we'll have category 9 event, but a serious event.	1/31/2018 12:05 PM
2	Adequate housing is not available for those making minimum-wage. Increased emphasis on vacation rentals decreases the residential housing available and skews the market. We need to focus on our community. We already have more visitors than we can accommodate--i.e., traffic, water. We need to take care of our people before we try to bring more visitors.	1/22/2018 5:48 PM
3	I'm not sure county fairs have a stable or growing population. Even conventions may suffer from new technologies that allow effective e-congregations.	1/22/2018 4:30 PM
4	It will bring more visitors to the Lincoln County area which will help with lodging revenue.	1/19/2018 12:01 PM
5	More traffic and therefore more parking issues; impacts on surrounding homes and businesses if the site has more events and more visitors.	1/17/2018 1:24 PM
6	Well for one thing when it comes time for the fair they need to bring back the rides instead of those inflatables	1/16/2018 8:26 AM
7	conventions like Comicon. Really, conventions, fairs, exhibits...	1/15/2018 10:08 AM
8	We have a growing shortage of affordable housing. Building any facility that attracts more residents and traffic and usurps high value residential land is counterproductive.	1/12/2018 10:26 AM
9	More housing for community members are needed Not event venue.	1/12/2018 5:40 AM
10	If you keep isolating the residents you won't have a "commons".	1/11/2018 3:48 PM
11	Internet virtual conventions, Although less likely because of Newport destination attractions.	1/11/2018 3:29 PM
12	Horse shows, motor events, RV shows, car shows, fairs, trade shows, beer shows, wine festivals, military shows, flea markets, gun shows, graduations, educational events at scale, etc., etc. Check out what events are happening at other county fairgrounds and state fair grounds. Market them away to the coast!	1/11/2018 3:00 PM
13	I don't see the concept of a county fair (as we know it) growing and likely dying	1/11/2018 1:10 PM
14	The high school has hosted and will continue to host track and cross country meets. During a track meet our fairgrounds is a safe place for runners to warm up.	1/11/2018 10:16 AM
15	My point: is this for visitors or residents? Which residents; east county, south county? Although it is touted as "county" it is clearly intended to enhance the Newport area only.	1/11/2018 9:46 AM
16	Trends! What! You must mean! What SMALL events can we hold there. If small is what you want small is what you will get.	1/11/2018 8:26 AM
17	weather is better in Toledo	1/11/2018 8:01 AM
18	More tourist-centric events. Possibly more trade shows (smaller, but still able to bring in local and regional businesses).	1/11/2018 7:32 AM
19	The area has a need for multi use and convention space	1/11/2018 6:13 AM
20	Parking space is difficult and there is not enough of it.Once this facility is improved it will draw much larger crowds.	1/11/2018 3:03 AM
21	Not sure.	1/10/2018 10:57 PM
22	The fair has kind of been a flop for the past few years. It keeps landing on weekends that other Rodeos and fairs are going on and people go to the other because they are better facility with more seating. And I know that the farmers market uses the exhibit hall every Saturday in the rainy season.	1/10/2018 10:21 PM

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23	None	1/10/2018 9:51 PM
24	No comment	1/10/2018 8:15 PM
25	More events.concerts.conventions.festivals	1/10/2018 7:56 PM
26	The more events that are held there , the more money will be spent in the area and outer surroundings of the area too. Which will cause more need of jobs for janitorial , security, and money management . Also, more people may be expanding their family which means more people coming to events, Oregon is expanding on High Tech jobs all the time which also will impact the area and there is always ways of transportation upgrading as well	1/10/2018 7:37 PM
27	None	1/10/2018 6:33 PM
28	Do not bankrupt the county residents over reaching on too grand of scale. We do not need a bond measure to pay for this.	1/10/2018 6:13 PM
29	Hi-tech events that require reliable Wi-Fi, and events that attract families with small children.	1/10/2018 6:08 PM
30	Family sober events for all socioeconomic classes	1/10/2018 5:56 PM
31	Not sure	1/10/2018 5:12 PM
32	Rodeos are cruel and we shouldn't host them. Parking is an issue and needs to be addressed if the location remains the same.	1/10/2018 4:51 PM
33	A monthly trades day for vendors. Crafts, art, etc.	1/10/2018 4:50 PM
34	What visitors? What "events"? Again, I'm don't want to see a convention center built. If businesses want to hold conventions somewhere, they can use existing spaces (privately owned) or rent school facilities. The community college is hardly used on nights and weekends. It's an expensive facility, rentals might help pay some of the costs of maintaining it. Ditto, the middle school, for summer uses. Since the Lincoln county school district doesn't offer a summer school, those facilities sit empty, but must still be maintained. It would be far better to use them. I would like to see the "commons" used to benefit local residents, not just to provide more tourist attractions. But serve the people WHO LIVE HERE.	1/10/2018 12:04 PM

Lincoln County Commons Vision Survey

Q8 Is there anything else you would like to share about the Commons?

Answered: 33 Skipped: 13

#	RESPONSES	DATE
1	Until I read about this planning/vision process, I was unaware of the Commons existence except mention during the week(s) of the county fair. I've lived in Lincoln Co. 4 years. Seems to be a pretty low-profile site. Hear much more about what's going on at Rec Center.	1/31/2018 12:05 PM
2	I'm very uncomfortable with this term, "Commons". How did we get that and what does it mean? Also, the opportunities for public comment--that is dates, locations, process--is unclear.	1/22/2018 5:48 PM
3	I think it should be a public/private partnership, as the cost is too much for the size of our county. Also, if there's no private buy-in for what's being proposed, the economics of the project should probably be more carefully scrutinized.	1/22/2018 4:30 PM
4	It is in a good area, but we need to look to the future. Whatever is placed in the Commons will not pay for itself, so public monies will be needed to help. But, overall, it will be good for our community.	1/19/2018 12:01 PM
5	It's a great location and hopefully more can be made of it. If it is designed for multiple uses by multiple groups, the number of stakeholders and visitors will increase and that's all to the good.	1/17/2018 1:24 PM
6	Nope.	1/15/2018 10:08 AM
7	We need a very well done and independent highest and best use analysis. If one has been done for the facilities proposed, we need to see it.	1/12/2018 10:26 AM
8	.	1/12/2018 5:40 AM
9	Invest in your youth.	1/11/2018 3:48 PM
10	Try not to offer too many features, you only have 7 acres - not enough room for a long wish list. Don't forget to secure a sign location at Highway 20.	1/11/2018 3:29 PM
11	Work with experts in the field and consultants. This process has been too long and repetitive because it seems the County can listen and act. There have been many surveys, community events, whereby none of that information has been used effectively in driving this action. Given this rehab of the fairgrounds to Commons process has been over several years, many believe the county wants to use the property for their own business interest. (including county employee rumor mill) The process for residents is discouraging and breaks down the interested members of the community/county when it drags on and on and on... without regard to their previous comments going back to the 2009 group.	1/11/2018 3:00 PM
12	not at this time	1/11/2018 1:10 PM
13	Don't develop it. Leave it as open as possible.	1/11/2018 10:16 AM
14	Just wondering what has happened to the lodging tax dollars that the citizens voted in favor of, that were to be earmarked for the Fairgrounds, long before the horse barn was torn down . . .	1/11/2018 9:55 AM
15	From what I gather fair attendance has been decreasing over the years. I see no benefit in additional tax burdens in an effort to increase "tourism". The area has sufficient venues for what we do.	1/11/2018 9:46 AM
16	I don't think you really care about what I think! I have worked in government to know that you are going to do what YOU believe is good for us. Think outside the box and do what's best for everyone.	1/11/2018 8:26 AM
17	It should be moved to Toledo and combined with summer fest	1/11/2018 8:01 AM
18	None	1/11/2018 6:13 AM
19	A beautiful facility will draw local and out of town visitors to the many events it could host. It will be a place Newport and Lincoln County can be proud of. Rental fees will offset maintenance costs, parking can be fee based and help with costs. It is well past time for this facility to be redone.	1/11/2018 3:03 AM
20	Need a good multiple use base building that can be used year around .	1/10/2018 10:57 PM

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21	I would just love to see it turned into something for the community! Give us something that could bring in a wide variety of events, something more than the performing art center.	1/10/2018 10:21 PM
22	It would be better used by the kids at the high school	1/10/2018 9:51 PM
23	It would be great to create a welcoming, useful space instead of a rarely utilized butt ugly eyesore. Move into the 21st century. Grow the kids some organic veggies and get them outdoors. Kiss off the livestock show and the country bands. Modernize, innovate.	1/10/2018 8:15 PM
24	The County should be concerned with things that are county-centered, not Newport-centered. Again, the fair (as been a drain on the county for years. Create something small for 4H. Let the rest of it go.	1/10/2018 8:12 PM
25	Affordable housing,perment 24 hour homeless shelter	1/10/2018 7:56 PM
26	No	1/10/2018 7:37 PM
27	This is another Bill Hall pipe dream.	1/10/2018 6:33 PM
28	The rebranding from The County Fair to The Commons is totally wrong. The fair is about the kids and not for politician fodder.	1/10/2018 6:13 PM
29	Good, responsive management is key. Without that, no organization will book it more than once.	1/10/2018 6:08 PM
30	What"s the cost?	1/10/2018 6:00 PM
31	Just it's a great thing	1/10/2018 5:12 PM
32	Nope	1/10/2018 4:51 PM
33	Flesh maker for the central coast.	1/10/2018 4:50 PM

Lincoln County Commons Master Plan Vision Committee

Meeting Minutes

March 22, 2018 – 6 p.m.
225 West Olive St, Room 108
Newport, Oregon

I. Welcome and Introductions

Wayne Belmont, County Counsel, opened the meeting and provided an overview for the evening.

MPVC members in attendance: Allen, Tooke, Fogarty, Perry, Williver, Neigebauer, Hurst, Edenfield, Loomis, Mattson

Fair Board members in attendance: Buisman, Geltner and Hall.

II. January 8 Meeting Summary

Belmont noted that committee members were provided the minutes and that they were approved by the Fair Board. He asked if there were any questions. David Allen said he thought the Fair Board should review the minutes and the Committee should do the final approval.

III. Committee Charge

Belmont introduced Bill Hall who came forward and presented a power point presentation (attached with these minutes) Also, noted was the inclusion of the Master Plan Refinement Process Focused Statements signed by both the Fair Board and County Commissioners, and the 2016 ballot measure 21-165 voter pamphlet page with election results (attached with these minutes). Perry remarked that 40% of electors voted and 24% of this turnout supported the measure.

IV. Newport Urban Renewal Agency Update

Belmont said the Newport Urban Renewal Plan recognizes the redevelopment of the County Commons site and includes money that can assist in the process. Belmont said that he see this as a partnership with the City of Newport and the inclusion of David Allen as committee member on behalf of the Newport Urban Renewal Agency supports the concept. Allen commented that he was present to monitor the discussion and report back to the Agency which a major funding source required to move forward with the project.

V. Facility Alternatives Steve Faust, 3J Consulting Gail Sargent, LRS Architects

Steve Faust (3J Consulting) and Gail Sargent (LRS Architects) presented a power point presentation (attached with these minutes). Faust noted that in addition to the previous MPVC meeting (1.8.18) that roughly 50 people were interviewed and that these discussions, interviews and analysis resulted in three site layout alternatives including some facilities details to be presented in the power point. The general consensus was that no particular building needed to stay on site making: the grounds are a clean slate for developing what the community wants. He also said feedback from this meeting would be included in coming report to the fair board and commissioners.

Faust commented that some stakeholders expressed interest that one of the possible new buildings as an emergency shelter. He said that this information was not in the power point but would be included in the appendix in the coming report to the fair board and commissioners

Sargent indicated that overall consensus from stakeholder interviews expressed the desire for an indoor multi-purpose facility that can host all kinds and sizes of community events and meetings. Also, needed was a covered facility (pavilion) with an earth floor with some degree of wind and rain protection, an outdoor hard surfaced area and green space.

Both Faust and Sargent took turns reviewing the possible needed areas and structures and three site alternatives outlined in the power point including large printed format images of the three site alternatives.

- Mattson asked about the current size of the exhibit hall. It was noted that it was about 15,000 feet.
- Barrett asked for clarification in regard to the total size of the of the multi-use building in the rendering that was identified as 20,000 sq. and if it accounted for the additional services office, restrooms, and storage: Sargent indicated that the inclusion of such space would place the multi-use building upwards of 33,000 square feet. Faust noted that these numbers were a starting point for the conversation.
- Williver commented that the pavilion concept of an open-air, gable-roofed, steel structure with a dirt floor would suit the needs of 4-H. He also mentioned that the current arena was the minimum size needed for equestrian events and that it would need to be covered.
- Allen asked if the animal shelter was removed, would the space be used for the fairgrounds. Belmont replied that it could be used for multiple purposes that could include parking.
- Perry asked for the total acreage of space including east of Harney. Faust responded that is was about 7 acres. Perry also asked if the width of Harney may have been included in an earlier number that totaled the fairgrounds at 9.2 acres. Belmont responded that that it might be possible but was unsure.
- Goulet asked about the bleachers. Sargent responded that moveable bleachers might be considered.
- An attendee asked about the activity the fairgrounds generate. Faust responded that a market analysis would be forthcoming as the facility alternative was narrowed down.

- Mattson asked about stock pens. Sargent said permanent stock pens were not planned for in the presented site alternatives but that they could be accommodated into the space as needed during events.
- Allen requested that any additional site acquisitions be included in an update to the Urban renewal Agency.
- Barrett asked if one parking space for eight occupants was realistic. Sargent said that it was city code for conference space. Faust said that the parking ratios may be revised with further analysis.
- Perry asked if there was any consideration for a porous surface. Sargent said that hard surfaces were required for parking stalls.
- Geltner mentioned that the city has made a recommendation to relax the pervious vs. impervious requirements for parking.
- Allen requested any funding gaps be clarified for the April 2nd Urban renewal meeting.
- Perry asked about funding gaps and where the money would come from. Belmont noted the bond measure identified funding for the mufti use facility. Additional funding for add-ons structures would need to be determined.

VI. Alternatives Discussion

- Geltner said that the information presented during the power point ideas: the fair board needs guidance to come up with a product that fits the funding that is available.
- Hurst said that he would like to see more grass and open space,
- Williver said that one covered pavilion will not allow for livestock, exhibition and monster trucks at the same time. Willier preferred alternative #3 best but said that there could be more shared resources between the structures.
- Mattson said that alternative #3. The layout keeps things from being disjointed: it may provide the opportunity for lean too structures off the sides of buildings for stalls and more.
- Williver commented that any space that can accommodate truck pulls or monster trucks is large enough for the needs of a rodeo.
- Faust asked if thus far all the elements for a future space (despite the proportions or locations) were sufficient. Williver felt that covered storage was needed.
- Allen said that at this time he was primarily concerned about any additional infrastructure that might be needed and was neutral about which site alternatives were proposed.
- Geltner passed out a handout titled “Multipurpose Grounds Conceptual Drawing” (attached with these minutes) illustrating possible Commons site designs. He underscored the focus on youth and all have a chance to dream about what can happen in the space.

VI. Public Comment

- Bernard Levy: What is being done for security? Where are the large trucks and livestock trailers going to park? We’ve need to learn from other people, this is missing. Has Lincoln County any plans for housing?
- Francis Fogarty: Pavement is hard on horses. Make Harney Street one way. The Fairgrounds is on sand.

- Lorna: Is there an assessment process on how this new development will impact needed housing. Will additional site acquisition affect existing housing? Affordable housing is a huge issue.
- Barrett: We did not vote on this plan. It is preposterous. It is not our expressed desire. How can we afford to lose ½ million dollars. Use the 13.2 million dollars we need to borrow for the Commons and use it for affordable workforce housing. Have the courage to change our minds and rethink this.
- Kamikawa: We can only afford to build this if we borrow a bunch of money. We have an insufficient amount of housing now and it's only going to get worse. The Commons redevelopment is not going to help people.
- Sally Carr: We need housing.
- Ralph Grutzmacher: The funding that set up for this project are not fungible. These funds can't move to housing. The purpose of this committee is not to talk about housing and it's a waste of the committee time.
- Jennifer Hugler: Is there a way to implement housing on top of the Commons plans?
- Roberta Springer: Borrowed money should be used for housing.
- Ron Goulet: Fairgrounds is the chosen and proven place to be. Another forum should be used to discuss housing.
- Jerry: Supports the fairgrounds. Keep the green spaces together and keep the horses away from the main building.
- Wallace Kaufmann: How many horse owners are in the County? How much have we spent on consulting? Belmont replied that the consulting budget was around \$240,000 and the total amount to be spent was unknown depending on the future work that may be done. Allen asked for the hard numbers previously spent on consulting fees and Belmont replied he did not know off the top of his head but that he would get Wallace the figures. Wallace asked what the market value of the property is and if there is a highest and best use study? He urged the committee to reconsider and place the issue on the ballot as a referendum.
- Wendy Engler: Asked if it was being built really large because of the lack of space in hotels? She would like to see more analysis about how the space is going to be used year round. And she would like a blank space to help visualize the possible size of the buildings. She said she also heard that the master gardeners needed a teaching greenhouse and would like to see it on the property.
- Joyce: Urban renewal money should not be used for this project.
- Unnamed attendee: Fairgrounds provides a recreational opportunity that the community needs. We need to provide showers for the vendors that camping on locations for events. We need to separate the buildings and consolidate the grass.
- David Allen: If the entire footprint is not legally dedicated to fairgrounds use would certain space revert back to the prior owner? If so, the Urban renewal Agency needs to know and committee members need to know.
- Hurst: We should consider how phasing of the development and funding may play out.
- Perry asked that the written testimony be included in the minutes.
- Williver: Needs to accommodate a variety for interests that are good for the community beyond the Fair event. Need to support how the space can be used 30 weeks of year.
- Matteson: this should be a multi-use facility that contributes to the common good. It needs to be phased in. We can create something good for the entire community.

- Allen: He is here on behalf of the Urban renewal Agency and trying to get the information to make good decisions.
- Perry: We need definite figures so we can work the plan with the figures.
- Geltner: It would be helpful to have a primer on what an Urban renewal Agency is and how it is relevant to the Commons planning process.

VII. Wrap Up and Next Steps

Faust said the Fair Board and Board of Commissioners would be meeting in Depoe Bay on April 11th. And that there will be future meetings thorough the County looking for feedback about what to do with the site.

VII. Adjourn (8:40pm)

Attachments: (1) public input received by email for 3.22.18_meeting (2) Frank Geltner_Multi-purpose Grounds Conceptual Drawings_3.22.18 (3) Lincoln County Commons Master Planning Process: A Brief History (Bill Hall) (4) mpvc_meeting_ppt_2018-03-21 (5) FrankGeltner_MultipurposeGroundsConceptualDrawing_3.22.18

Lincoln County Commons Master Plan Vision Committee

Draft Minutes

June 14, 2018 – 6 p.m.
Lincoln County Extension – OSU Extension
1211 SE Bay Boulevard
Newport, OR 97365

I. Welcome and Introductions

Steve Faust, 3J Consulting, opened the meeting. Gail Sargent, LRS Architects was also present.

MPVC members in attendance: David Allen, Jim Tooke, Frances Fogarty, Carla Perry, Todd Williver, Linda Neigebauer, Tom Hurst

MPVC members not in attendance: Don Williams, Kerry Kemp, Jeff Wiseman, Sharon Edenfield, David Loomis, Judy Kuhl, Rich Belloni, Craig Martin

Fair Board members in attendance: Geltner and Hall.

II. Ground Rules for Meeting Conduct

Faust presented ground rules for meeting conduct that were detailed in the agenda attachment. Carla Perry had issues. Steve offered to provide more details to her after the meeting. David Allen asked about language for consensus. He said he could provide OPAC procedures for consensus.

III. March 22 Meeting Summary

Faust said the Fair Board had seen and approved the MPVC minutes of March 22nd. Allen suggested that the procedural process for reviewing the minutes was different than he was used to. Perry stated the number of people that were interviewed was less than noted in the minutes. The committee had no other suggestions.

IV. “Right Size” Plan Discussion

Faust and Sargent took turns commenting on a projected a power point presentation “Lincoln County Commons – Revised Master Plan.” Faust began by reviewing pages 1-7 of the power point. Faust said the possible site designs previously presented were determined to be too costly. And the new designs to be presented (at this meeting and in the power point) were scaled down to fit the funding available. Perry asked if the mission on youth was removed. Sargent said the slide was an abbreviated version of the broader emphasis. The Commons section of the County

web site was navigated to review the vision and mission statement to underscore that youth was still part of the core values. Sargent continued by reviewing pages 8-17 of the power point: The renderings and data provided detail about new structures, retained structures and outdoor areas. Faust continued with power point slides pages 18-21: market assessment, operational feasibility revenues, expenditures, deficit range and right size scenario summary. Faust noted that the current plan does not include the necessity of City of Newport Urban Renewal Funds. Allen asked for clarification. Faust said that they tried to put forth a scenario that could happen without Urban Renewal Funds.

V. Commons Uses Discussion

Faust asked the committee what they liked about the current plan and what changes could be made to accommodate specific uses. Hurst commented that the current road through the main grounds was breaking up possible opportunity for contiguous space. And, the NE Harney section of the grounds could be more improved for recreational sporting activity. Williver noted that the pavilion would need to be larger. He also felt that the protection from the elements as well as the ability to open up the space during good weather was desired for horse activity and large scale events including music. Allen desired further investigation that Commons infrastructure improvements might require urban renewal funds. Sargent said there was time spent at looking at County utilities maps for what is on the site. Neigebauer commented that moving the pavilion to the top from east to west that it might make a wind block for athletic field activity.

VI. June 26-27 Public Meetings

Faust discussed the upcoming meetings on June 26-27. Perry asked if a meeting could be held in Newport. Faust said it might be able to be accommodated. Allen said the Urban Renewal meeting on July 16th might be able to provide time for public comment in regard to the Commons. Faust said the right sized plan presented this evening would also be presented at the public meetings to with open house forum for feedback on the elements and structures currently illustrated. Perry stated that the announcements for the public meetings should be made in the format of media release rather than public announcement to try and maximize the public learns of the meetings.

VII. Public Comment

- Linda Hannah: More space is needed for horse activity.
- John Ray: Animal Shelter is not being maintained properly. Concerned how bond measure is going to be paid and that there are not enough hotel rooms to accommodate visitors. He would like to fix up what is currently on site.
- Darrel Clarke: Majority of people at meeting are opposed to Commons, concerned about moving the animal shelter, misinformation about portrayed favorableness, we should fix up what we have.
- Betty Kamikowa: How much of 15,000 operational fees come from the Thrift Store? Use three phases instead of two, we need to find a way to make it work the money we have available.

- Gerry Barrett: Concerned about funding on phase 1 and 2. Interest rate on the bond is fixed or floating. Belmont noted it was fixed.
- Debbie Dypold: Would like to see the issue on the ballot.
- Kathy Sorenson: Voters don't understand lodging tax. We need to scale it back.
- Loretta Smith: Supports Commons and 4H, hopes we can work together.
- Sally Rose: Refer this to a countywide vote or conduct a scientific survey, identify alternate sites, cramming too much in a small space.
- Ralph Grutzmacher: we are in paralysis by analysis, this current plan is inspired.
- Leroy Vanecheck: we are not pleasing the majority and underestimating the revenue and overestimate the cost.
- Cheryl Connell: Grave concerns that only transient room tax are going to cover the project, revenue projections and operating expenses are illusory at best.
- Cassandra Lamerdin: Prefers the rights sized, scaled down plan. Need more space for the horse facility and underestimate the need for parking on the green space and good drainage. Add a play structure and good signage.
- Penelope Kaezmarek: concerned about underestimation in regard to cost, have not had a fair opportunity for the citizens to understand what has been proposed.
- Deborah Jones: fairgrounds operated at a profit for 50 years, horse arena is too small as presented, this business model is hard for people to understand who are not in the business.
- Bill Rendeell: make a fine destination to draw people to the Commons, having a Fair is of value and this is value.
- TiAnne Rios: Supports the efforts put forward, reads letters of support for the Fairgrounds and 4H.
- Shannon Heisler: Excited to have the plan and supports year round activity at the Commons.
- Liz Boland: Supports the Commons redevelopment rather starting from scratch in a different location.
- Kaylee Rios: Supports the Commons in Newport in the same location.
- Leanna Rios: Keep the fairgrounds.

VIII. MPVCC Final Comments

- Neigebauer: Appreciates the young people and their voice in support of the project this evening
- Hurst: Let's work together. Not suggesting a full size soccer field. We don't need to hear from every person on the County to have consensus.
- Tooke: Supports 4H at the fair and improving the Commons
- Allen: Create clarification of Phase 2 as "future potential of County development"
- Perry: People who oppose the current Commons redevelopment plan are not opposed to 4H or the County Fair.
- Williver: We're on the right track. We need to stop talking about the Fair and talk about the community Commons that supports the Fair and other uses so that we end up serving more people better.
- Allen: Let's clarify the use of Urban Renewal Funding.

IX. Wrap Up and Next Steps

Minutes of the Master Plan Vision Committee Meeting
June 14th, 2018

Thanked all for their participation and notices are forthcoming for future meetings. Feedback form participants will be integrated into further refinement of the plan.

X. Adjourn (8:38pm)

Attachments: (1) public input received by email for 6.14.18_meeting (2) sign in sheet for 6.14.18 meeting (3) Perry_Review of MPVC Minutes_ 6-14-18

June 26, 2018

Dear Lincoln County Fair Board members,

My name is Traci O'Hearn and I am a 4-H club leader, I currently sit on the 4-H Animal Science board, and I have previously sat on the 4-H Association board. I'm not really a huge animal or agricultural leader, but several of the youth I deal with on a regular basis are heavily involved with agricultural industries and animals, so it is important for me to speak up for them. I apologize for not being able to be present at the last meeting.

I have attended several Fair Board meetings. I am excited for the future of the Lincoln County Commons. To many of us in the community the transition from Fairgrounds to Commons was confusing, but after hearing your vision and mission statement I am encouraged and fully support the opportunity for The Lincoln County Commons to become a great resource for the youth of this county. With that being said, I attended the last public meeting where input was given about the future of the commons and I was present when the developers showcased the design plan. I was a disheartened not see a small barn in their design plan. Maybe I missed something, but it was of great concern to many of us in the 4-H community to see the vast difference in the design from what we were expecting. We assumed there would be a barn, not just an Arena. The designers have taken away several important buildings including the Animal Barn. Unfortunately it looks as if you are not planning on having a barn on site. The 4-H community currently use the Animal Barn for animal events, for educational workshops, to house their animals during The Fair, and for weekly archery meetings. Was the omission of a barn an oversight? We never expected to have all the buildings replaced, as we see the future of The Commons as an improved area for education, a great meeting space, The Fair, and a place where community events can be held. The families of the 4-H community want to voice our concern if you are planning on removing the barn and not replacing it. If the Lincoln County Commons doesn't have a barn, where will the 4-H animals go? Where will the

archery club meet? The Lincoln County 4-H youth use the current site every week, sometimes several times a week, for many different reasons, and we use that Animal Barn. The design for the arena area looked lovely with the addition of the cover, but we need a barn. If the Animal Barn is removed and not replaced with another barn that can house animals overnight I can't see where the youth of this county will have their animals during The Fair? If that barn is taken away I can't see a viable option for where the 4-H Archery club will meet. It would be disappointing to the families in our 4-H community to be displaced when The Lincoln County Commons is finally finished. I hope this was a misunderstanding and I hope that there will be a barn going back on the site. If not, I hope you will please speak to the 4-H families again to reconsider. We are the ones using it now, we want to be able to use it in the future.

Thank you for taking the time to read my concerns. Please reach out directly to me if you have any questions about what I have written.

Again, I want to make sure you know I value the work you have done and I know this project is going to be such an asset to this community and all who are able to use the great new facilities. Our fairgrounds is a place we use often and the improvements you are planning is exactly what we the voters have approved. It is only going to enhance our community. Let's hurry up and get started!

Traci O'Hearn
503-989-5597
richardandtraci@gmail.com



Casey Miller <clmiller@co.lincoln.or.us>

Opposition to the Fairgrounds Redevelopment plan

Erin Tormey <farmersmarket@coastside.net>
To: clmiller@co.lincoln.or.us

Tue, Jun 26, 2018 at 9:01 AM

Hello Casey,

Please let me know that you have received this letter, and forwarded to all members of the Fair Board.

To The Lincoln County Fair Board,

I am writing in strong in opposition to The Commons Master Plan, specifically the plan to dedicate taxpayer dollars to the redevelopment of the Lincoln County Fairgrounds. While I recognize the need to update the existing facility and support efforts to bolster the 4-H activities County Fair and other traditional, community supported activities and events hosted at the site, the size, scope and extensive redevelopment plan is simply out of scale and out of touch with the needs of residents of Lincoln County. . When all consultant reports and readily available local data assure that the planned conference and expanded events facility will *never* pay for itself at any level of occupancy, to continue to pursue this project is an irresponsible and indefensible action.

This redevelopment plan is an egregious waste of tax dollars that could, and should, be used address critical Lincoln County projects that are far more important to the local population such as, but certainly not limited to, affordable workforce housing, updates to aging infrastructure, public and mental health services, all of which are in crisis.

Additionally, I strongly object to the lack of transparency in the planning process, and the Fair Board's demonstrated lack of respect for and inclusion of public comment and concern. I urge you in no uncertain terms t add another meeting in Newport - the community that will bear the brunt of this decision- and take definitive steps to ensure that the public is informed of the time, date and location by every means and method available to you, and to **welcome with interest** the comments and concerns of the taxpayers you are sworn to represent.

Respectfully,

Erin Tormey
[135 SW Brook Street](#)
[Newport, OR. 97365](#)

June 14, 2018

Dear Fair Board,

As a parent of 4H participants and an active county resident, I respectfully request that the board honor the voter's decision to enhance the fair facilities at their current location. Please do not consider moving them to an alternate location.

Thank you for your consideration

Respectfully,

Henry Klare
Tidewater, OR.

Dear Fair Board

Please don't move the fair grounds As a
4-H member I feel ~~that~~ think this is a bad idea

- Liam Morgan
Tide water Oregon

Dear Fair Board,

I'm a 4-H member and I don't want you to move the fair grounds because it is in a good spot were it is now so could you please leave the fair grounds were they are?

Thank you.

Evan Morgan

Tidewater Oregon

6/14/2018

To Whom This Concerns @ Lincoln County Fairboard:

Another 4H family desiring to have a voice!!!

SAVE OUR FAIRGROUNDS! There are many community events happening on the fair ground land and in it's buildings that our family values including FAIR, Winter Market, Pick of the Litter, Master Gardeners events and others. Please don't take the venue away that makes all these community events possible.

We need this space for COMMUNITY gatherings. Please take the time to consider the impact this removal would make to families valuing community especially programs like 4H that help children build CHARACTER.

Thank you for your consideration,

Nicole Comfort
Lincoln County Resident

Dear fairboard

My family makes \$58,000 / year. ^{3 people.}

I have a licence and Master's Degree and work with children in Lincoln County. Homeless families are moving to Lincoln County due to the growing reputation ~~for~~ of Lincoln County for its financial assistance. Homeless people from other states are getting housing my family can't afford. Please help provide affordable housing for teachers. Counselors and other ^{lower middle class} people who actually contribute to our County. We beg for help. We beg to keep our fairgrounds here where people without cars can access 4H and other activities which use the fairgrounds



Steve Larsen

Lincoln County
Newport Oregon Resident.

Keep the fairground!
We need it
it is very special in the
4-H's hearts

Don't Move the Fairgrounds!

We moved from Deschutes County 4-H to

Lincoln in 2014. I have had the wonderful opportunity of showing my animals at the Lincoln County fairgrounds and I wouldn't want any of our younger members to miss out on all the amazing memories I have made at the fairgrounds. We have used the fairgrounds for community service projects, animal workshops, club meetings and so much more! We (4-H) as a whole love our fairgrounds and can't lose them!

- Aubrie Owens, President of Ocean Beaches,
Teen Leader of Feathered and Furry Friends,
6th year member of 4-H!

Thank you

to the Lincoln County

6/13/18

To whom it may concern,

The fairgrounds should remain in Newport. It's convenient to be centrally located in the county. The facilities are used by 4-h families and the after school program is there. Families in the community benefit greatly by relying on these facilities.

I am concerned about how low income housing could affect the local schools, which are very close to the fairgrounds. When I lived in the Rognie Valley and HUD was accepted in our apartment complex, unfortunately drug related crimes and domestic violence rose. I don't mind low income housing and believe it can help many families, but why be so

close to the schools? Please
consider an alternative space.

Thank you,
Amy Larsen

June 14, 2018
Bullet points

- Sally Rose, 9357 SW Brant, South Beach
- I have loved and attended the County Fair for most of my life. I was involved ⁱⁿ with 4-H as a kid and think it provides important opportunities for our young people.
- The repeatedly-made claim that there is public support for this proposal is plainly FALSE. The ballot measures supporting a room tax on tourists are nothing like agreeing to be taxed ourselves. Further, the 2016 ballot measure specifically provided for improvements in areas throughout the County. PLEASE STOP MAKING THIS CLAIM.
- The only way to make a credible claim of public support is to either refer it to a county-wide vote or to conduct a scientifically valid pole or interview process. I know about this because I attended a presentation at the HMSC just last Friday
- The repeatedly-made claim that there is no other site in the County that can be used for the Fair is not supported by any facts available in either the Blue Ribbon report, the Don Mann report, or the two ^{SUBSEQUENT} consultant reports. PLEASE STOP MAKING THE CLAIM and, instead, endeavor to identify alternate sites.
- Don't use "tradition" as an excuse for not exploring alternatives.
- In the Oregonian this week: The average renter in Oregon cannot afford typical one-bedroom apartment. We have a site that could address that need in Lincoln County. It has the advantages of size, location, and public ownership. Despite Commissioner Hall's statement that it "is not suitable for many reasons", none of the reports include any type of assessment ^{of} ~~for~~ the Commons for that use. PLEASE STOP MAKING THAT CLAIM.

well-intentioned
exercise
tonight
Not the best
space

- There was never an attempt to identify alternate sites in the County for the Fair, nor was there ever an attempt to consider alternate uses for the Commons site. This appears to be a project that started with a conclusion, then employed unsupported claims to justify it. We all deserve better than that.

- This "right-sized" proposal is better, but still lacks the thorough analysis of alternate sites and alternate Commons uses.

- I agree that this has taken a long time—much longer than it should have, had it been undertaken in a logical manner. It is much too important to rush to an unsupported conclusion. Please give us the product that we deserve.

Also, why
design
something
w/ a
budget
in mind
?



I support ~~using~~ ^{using} ~~these~~ ~~tax~~ dollars for all types of unprofitable uses. But, we must think things through thoroughly first in order to be responsible with our expenditures.

Testimony, June 14, 2018

I once again appeal to you to abandon this plan and do so for many reasons.

Commissioner Hall and others continue to insist that there is public support for this project based, primarily, on two ballot measures approving a County transient room tax. Support for taxing tourists is completely different from and absolutely nothing like supporting a project which will indebt taxpayers, perhaps as much as nearly \$1 million per year! In addition, the 2016 measure is explicit that

“The additional revenue would be available for future fairgrounds redevelopment and operations, **or similar facilities and operations throughout the County.**” (emphasis added)

There is no way that this can legitimately be interpreted as support of the proposal.

And speaking of “operations throughout the County”, on the Master Planning website, Commissioner Hall makes the statement that a site for the Fair in Toledo had been identified, analyzed, and found to be unsuitable by the Blue Ribbon Committee. I read that report. There is no such analysis.

The website contains a “Why Stay Put?” page which also contains false statements.

1. “Majority of public sentiment has favored it”. There is no evidence of this. If the Board wants to really understand public sentiment, it could listen to the many of us who take time out of our busy lives to repeat our opposition to this plan. Or, conduct a scientifically valid pole or interviews.
2. “Development of a new site would be cost prohibitive” and “No viable alternate site ever identified”. Well of course no viable alternate site was ever identified—one was never sought! How then, the conclusion that this mystery sight that was never identified because it was never sought would be “cost prohibitive”?

These are just a few of the misleading and factually inaccurate statements that the Board continues to make. If this is such a great idea and has been so well considered, why must you rely in untruths to make your case?

On to cost. Why did you authorize the consultants to draft a “facilities plan” to pursue this \$15 million fiasco when the Don Mann report stated, twice, in red, that bonds should not be relied upon to fund such a facility? The fact that, tonight, we are presented with the “right-sized” plan does not excuse the amount of time, money and ill-will expended these last months. Further, given repeated proliferation of false and misleading statements made by some Board members so far, we cannot know whether this is a ruse or a responsible attempt to appropriately scale a project, though very late in the process.

So, now, I want the Board to publically pledge to the public—yes, I meant to state it that way—that the Lincoln County taxpayers will not be encumbered by bonds to fund this project without first referring it to the voters. If you are so confident that this is what everybody wants, you should have no reservation with providing such an assurance.

Not only did the County never look at an alternate location for the Fair, it also did not look at alternate uses for the Commons. That did not stop Commissioner Hall, though, from stating, without reservation, that the Commons property “Is not suitable for many reasons” for housing. Again, another conclusion, stated as fact, with no supporting evidence.

So, why isn't the Commons property suitable for work-force housing?

It is within walking distance to schools, groceries, post office public transit, rec. center, etc.

Its approximately 8 acre size would allow for many units, so it is cost-effective.

The Board keeps insisting that Newport Urban Renewal has \$3 million to provide improved public facilities to the site.

It is already in a residential area.

These are just some of the advantages the site appears to have for housing. Why not conduct an actual analysis of the site instead of just rejecting the notion?

I love the County Fair. I look forward to attending every year. I'm going through my photos to try to select some to enter. I participated in 4-H as a kid and think it provides wonderful opportunities for young people. So, please, show respect and conduct a logical analysis. What do we need, what resources do we have, where and how can we best meet those needs? Instead, the Board seems to have reached a conclusion, then tried to manipulate disparate information, claimed as "facts", to justify the conclusion. We all deserve better than that.

I understand that there is some frustration with the length of this process. But, had a proper analysis been undertaken from the beginning, had reliable forms of discerning public perceptions been employed, and a timeline for all of this established, we would have had a product in which we could all have been confident. For whatever reasons, the Board chose not to do this. The delays, costs and incomplete information is not the fault of those of us who participated when invited to do so.

Please, again, stop throwing good money—and time—after bad. Regroup, and address the Fair and the Commons site in the logical manner we all deserve.

Sally Rose
South Beach

A handwritten signature in green ink, appearing to be 'Sally Rose', written over the typed name.



Casey Miller <clmiller@co.lincoln.or.us>

the Commons

Crew at Edgewater Cottages <crew@edgewatercottages.com>

Tue, Jun 12, 2018 at 8:11 PM

To: cehall@co.lincoln.or.us, Douglas Hunt <dhunt@co.lincoln.or.us>, thompson@co.lincoln.or.us, Wayne Belmont <wbelmont@co.lincoln.or.us>, kyuille@co.lincoln.or.us, Casey Miller <CLMiller@co.lincoln.or.us>

I wish to provide some insight on lodging tax and propose some questions for concerned citizens to ponder.

Lodging taxes abound in Lincoln County: Waldport collects 7% city tax on motels/vacation rentals within their city limits; Depoe Bay collects 8% city tax; Yachats collects 9% city tax; Lincoln City & Newport each collect 9.5% city tax on motels/vacation rentals within their city limits. The unincorporated area of Lincoln County collects 10% transient room tax (TRT) on motels/short term vacation rentals. When an increase in the unincorporated room tax is proposed the registered voters in all of Lincoln County decide if it will pass or fail. Lincoln County voters don't mind charging tourists. Residents already live here and rarely have the need to rent lodging within their own County.

I'd like to clarify exactly which *lodging tax* is dedicated to funding the *Commons*, located strategically in the heart of Newport, the Lincoln County seat. In the words of Commissioner Hall "Every cent the county spends on construction and operation will come from the transient room tax." [News-Times, Viewpoint, June 8, 2018.] That is, **the unincorporated Lincoln County TRT**, revenue set aside for this purpose from the 1/1/2008 & 7/1/2016 Lincoln County unincorporated transient room tax increases; measures approved by the voters of Lincoln County. **To date, NONE of the cities in Lincoln County have contributed a cent**, including the city of Newport, presumably the location with the most to gain.

I own and operate one of the few remaining small (9 unit) mom & pop style lodgings in the unincorporated area of south Lincoln County, approximately 18 miles from *the Commons*. I'm not opposed to the fairgrounds or 4-H; they are an important part of the fabric that defines the best attributes of rural America.

Twice Lincoln County voters approved a measure for the fairground, which in 2016 morphed into the *County Commons*, and the lodgings in the unincorporated areas are to bear the cost. I believe the Commissioners will not call it a "convention center" because that would be misinterpreting the use of the dedicated funds, essentially a misappropriation of the unincorporated lodging tax.

Additionally a portion of the unincorporated lodging tax has always been set aside to promote tourism in the unincorporated areas. Central Oregon Coast Association (COCA) was sort of the *Chamber of Commerce* for those of us not located in a city. For good reason COCA was dissolved nearly two years ago. The County Commissioners have yet to find or create a replacement to promote the unincorporated areas.

Commissioner Hall assured me [June 6, 2018 joint work session of the Lincoln County Commissioners and the City of Waldport held in Waldport] that the Lincoln County TRT restricted funds for tourism promotion are set aside. In the meantime I guess the unincorporated areas are on their own. It is time that ALL brick and mortar lodgings, no matter how small, be invited to meet and provide their input on how to best utilize dedicated funds to help promote sustainable, collaborative tourism for lodgings in the unincorporated area.

Can someone explain to me the fairness of using only county TRT to support *the Commons* when NONE of the cities are contributing? Where is the justice in allowing the entire county to vote on a tax increase in the unincorporated area? The unincorporated area has no say in proposed city tax increases (which I understand can NEVER be equal to or higher than the County tax.) We have unique fire & rescue districts; the Alsea Port is its own district. Voters within districts get to decide the fate of their own ballot measures. Why can't the unincorporated area be its own district and decide its own fate? Will the County Commissioners invite all the unincorporated lodgings to have a say in their own future?

It is interesting to note that the Oregon Restaurant & Lodging Association (ORLA) is actually suing the city of Bend for diverting the city's room tax revenues away from tourism promotion. I am not advocating that ORLA file suit against Lincoln County. I am advocating for transparency, fiscal responsibility, and proper representation. I want County Commissioners who are accountable and embrace transparency. Certainly the lack of promoting the unincorporated areas of Lincoln County for at least a year and a half could be

construed as a lack of representation. In the case of the unincorporated area of Lincoln County, is the *Commons* a misappropriation of unincorporated lodging tax funds?

Thank you,

Cathy Sorensen
Edgewater Cottages
[3978 SW Pacific Coast Hwy.](#)
Waldport, OR 97394
541-563-2240
milepost 158.3, unincorporated area of Lincoln County



Casey Miller <clmiller@co.lincoln.or.us>

My input for the Commons and Fair Board 6/14/18

Debra Fant <debrafant@peak.org>
To: Casey Miller <clmiller@co.lincoln.or.us>

Tue, Jun 12, 2018 at 12:42 AM

Please read and include my comments into the meeting record as I am unable to be present at the meeting. Thank you.

I have done my homework of reading info packets from the last meetings, comments written and made verbally by committee and the public. I observe that there is an impasse that must be highly frustrating for all participants with long term-assessments, planning and costs on the side of county government, and a strong clear message from many in the public sector that must seem discordant to the project of rejuvenating the fair infrastructure. I would point out that what planning happened decades ago that seemed reasonable for that time is no longer reasonable in the world we live in now. We're like the frog in the pot of water that has been slowly heating up and is now about to reach a boil - we're in trouble when not only work-force people and families have nowhere to live, but single retirees, and even households with two wage earners are barely getting by with housing costs >30-50% of their income.

I have lived in this neighborhood, directly north of the rodeo ring. I know this residential neighborhood and the fair grounds well, and care what happens here. As I looked at the aerial map I heard the message of NHS principle-emeritus, Jon Zagel shared by someone's written testimony, who made a plea for increased space for High School needs although the detail of that is not mentioned. The HS is land-locked and it's not likely that the track and football field will give way for educational classrooms, labs or even parking, so what about the property adjacent where the fair grounds and thrift store have operated? I hear that youth services and programs are an important goal for the commons - so how could both these needs be addressed with innovative problem solving?

In the aerial view, I notice that east of the animal shelter is what I believe is county shop or road department buildings - industrial facilities in what could be well used as residential land between two residential neighborhoods, along NE 7th St. Someone else pointed out 3 of 4 schools in Newport are in walking distance from these areas. The noise of rodeo or car demolitions are not a good match for residential housing and I tell you this from first hand experience. Where and How might these shops/offices/and animal shelter be relocated elsewhere - South Beach on the 101 corridor or Bay Road near the port or LNG tank for example? Imagine the people who'd love to be housed across the street from the Middle School away from heavy traffic!

What about the Lincoln Co. Land Trust that is supposed to be used to hold property in trust with affordable housing built upon it that people could actually afford and could benefit from building equity for their families? Would that be a good use of county owned property to become part of the Land Trust?

What could be included in a housing plan - multi-generational housing units including small apartments and family homes, solar or wind generation capacity (potential learning for High School students?), community gardens to raise healthy food for residents along with the Master Gardeners' demo greenhouse and on-site composting? Play ground and park areas for recreation, a modest sized Commons Community Center to foster community building activities, after school programs, Adult ed classes, and space for the High School's needs too? How about coop programs like ride sharing, bikes or cars to rent? Why not integrate animal barns for chickens and goats that do insect and brush control (chemical free!) and fertilize the gardens? Let's build resiliency and meet current needs of Newport's people, valuing the people no matter their earning potential or ages.

Could we have it all - a place of gathering and caring for youth and elders, high school programs and needs, expanding housing options in already residential areas? Room for Saturday Market outdoors and inside during the winter? Avoiding unproductive debt for tax payers, heavy traffic past schools and neighborhood streets, and noisy activity better done somewhere away from homes? It seems to me the challenge is to shift this plan to fit what today's needs are and what may be in our future. Let's dream and think BIG, then build small (or modestly) and with flexibility in the use of the space.

Thank you for listening to my observations and ideas. May this process proceed guided by what is necessary for the well-being of people of this community and county.

Debra Kauffman Fant, Waldport, OR



Casey Miller <clmiller@co.lincoln.or.us>

Affordable Housing Please !!

KE Edmisten <keedmisten@gmail.com>

Tue, Jun 12, 2018 at 7:25 PM

To: kwhitaker@co.lincoln.or.us, clmiller@co.lincoln.or.us

Please don't spend our hard-earned tax dollars on an Events Center at The Commons that I understand would not pay for itself !! Our money would be much better used for affordable housing for our own citizens. Most people I have talked with also agree with this ! I am a small business owner in Newport and a broader vision for our tax dollars would be appreciated and very very welcome ! Thank you for your kind attention.
KE Edmisten, ND, LAc. Naturopathic Physician, Licensed Acupuncturist

Sent from my iPad



Casey Miller <clmiller@co.lincoln.or.us>

Resending fairgrounds statement

Janet Johnson <peacecoast@gmail.com>

Thu, Jun 14, 2018 at 1:06 PM

To: David Morgan <dave@newsinlincolncounty.com>, newsguardeditor@countrymedia.net, clmiller@co.lincoln.or.us, Kristi Whitaker <kwhitaker@co.lincoln.or.us>, editor@newportnewstimes.com

It has been brought to my attention that you may not be able to open the attachment I sent with my statement regarding the future of Lincoln County fairgrounds. I am resending as this email. Thank you!

June 8, 2018

Statement about future of Lincoln County Fairgrounds

I agree with the members of Common Sense of Lincoln County Oregon that it is time to consider other locations for the county fair and to truly involve the community in developing a plan for the fair and commons rather than trying to shut down public involvement. I oppose the proposal of an exhibit/convention/multipurpose center on the current Lincoln County Fairgrounds site. The fairgrounds and 4H facilities should be moved to a more rural location because county fairs are designed to promote country activities such as agriculture, animal rearing, crafts, and midway. Locations exist in our county which would welcome the fairgrounds.

I believe that instead of the supposed tourist draw of a convention center, the needs of local residents should be addressed. I support the creation of affordable housing and park area for local citizens. The current fairgrounds land is a prime location for family housing near public schools.

Janet Elizabeth, M.Ed

556 NE 20th Pl.

Newport, OR 97365

MPVC Meeting #3

Commissioners' Meeting Room 108
Lincoln County Courthouse

Date: June 14, 2018

Sign-up Sheet (Please Print Clearly)

Print your name:	Mailing Address:	Phone:
Linda Hannah	1073 Pioneer Mtn Ln	270-2307
JOHN RAY	459 SE BOTT DR. S.R.	862-3318
Darrell Clark	439 SE 130th Dr	867-6243
Barbara	411 130th Dr	867-4167
Betty Kamikawa	1267 N Nye St	541-961-4482
Gerry Barrett	Newport	same
Debbie Dypold	225 SE 1st St	541-351-5976
ROBERT WHITMAN	325 NE 70th St	
Alma Linstadter	831 E Buckle Rd 97390	
FOOD WILLIAMS	1211 SE BAY BLVD 97365	311-85-1515
Cathy Sorensen	3978 SW PCH Waldport 97394	541-563-2240
Loretta Smith	1676 NE YAQUINA HTS Dr.	541 270 0496
Sally Rose	9357 SW Brent So. Beach	
Gilbert Schwamm	2021 NE Yaquina Hts Dr.	541-265-7302
RALPH GRUTZMAEHR	829 SE Fir St Toledo	541-336-7856
LeRoy Vanicek	5702 NE Windmill D	
CATHERYL S. CONNER	NEWPORT	
Cassandra Lamerdw	Newport	831-595-8346
Janet Bergbauer	NEWPORT	541-270-2234
Bill Reinhard	NEWPORT	541-220-1957
Pauline Kuzmaruk	"	541 961-2417
Debra Jovan	So. Beach	541-351-1160
Bill Runder	184 O'Leary Rd	
John Bergbauer		

MPVC Meeting #3

Commissioners' Meeting Room 108
Lincoln County Courthouse

Date: June 14, 2018

Sign-up Sheet (Please Print Clearly)

Print your name:

Mailing Address:

Phone:

T. Anne Rios	10126 NW Line Street Seal Rock	541-270-5752
Shannon Heister	PO Box 2336 Newport	7578181803
Liz Boland	PO Box 1658 Newport	541-270-0158
Haylee Rios	10126 NW Line St PO 424	541-270-5752
Leanna Rios	10126 NW Line St PO 424	541-270-5752
Allissa Barker	10126 NW Line St PO 424	541-270-5752
Willie		

To: Casey Miller, Fair Board, MPVC Committee Members
From: Carla Perry
Date: January 12, 2019
RE: Response re MPVC Draft Minutes for **June 14, 2018**.

I. Welcome and Introductions:

*Please use first & last names of members in attendance.
Add a line that provides first & last names of members absent*

II. Ground Rules

"Steve offered to provide more details to her after the meeting." *(This did not happen.)*

III. March 22 Meeting Summary

"Faust said the Fair Board had seen and approved the MPVC minutes of March 22nd. *(Why the Fair Board and not the actual MPVC?)*

"Perry thought the number of people that were interviewed was less than noted in the minutes." *(I "stated" this as a fact; it was not an opinion.)*

IV. Right Size" Plan Discussion

line 8: "...to underscore that youth was still part of the core values" *(But youth needs are not addressed anywhere in the actual Plan)*

Line 10: "There was some discussion." *(About what?)*

p. 2 line 1: "Faust noted that the current plan does not include the necessity of City of Newport Urban Renewal Funds.... Faust said that they tried to put forth a scenario that could happen without Urban Renewal Funds." *(Which plan shows that scenario?)*

Typos:

p. 1 of 4:

IV. "Right Size" Plan Discussion, line 1: "...on a projected a power point..."
line 2: Revised Master Plan". *(period should be inside quote mark)*

p. 2 of 4:

V. Common Uses Discussion, line 5: "Williver noted that the pavilion would need to be larger as presented"

line 10: "moving the pavilion to the top form east to west."

IV. June 26-27. *(This should be item VI, not item IV.)*

line 5: "...presented at the public meetings to with open house forum..."

VI. Public Comment: *(This item should be item VII, not VI)*

5th bullet: Jerry Barrett *(should be Gerry Barrett)*

6th bullet: Debbie Dipold *(should be Dypold. Also, missing word: "Would like to the issue on the ballot.")*

p3 of 4:

VII. MPVCC Final Comments *(This should be item VIII, not item VII)*

2nd bullet: "We don't need to hear form every person on the County to have consensus."

Q1 The diagram below illustrates the proposed site plan for the Commons. It includes a multi-purpose building, covered pavilion, and green and hardscape open spaces. Two existing buildings (Floral Building and 4-H Livestock Barn) are retained. The area east of Harney Street is conceptual only and will be part of a separate planning process. What do you like best about the plan? What would you like to change?

Answered: 29 Skipped: 3

#	RESPONSES	DATE
1	Main Building and Pavilion are first priority. Those spaces need to be updated and replaced for regular use and economic impact in the area.	7/31/2018 10:15 AM
2	We highly support the redevelopment program especially at the current location. We also HIGHLY believe that the City of Newport should invest in the project. We regret that we are unable to be at the meeting but hope that you will seriously consider our recommendations. We have been Lincoln County residents and tax payers for 49 years. Respectively, Jerry Morrow, Member Lincoln County Posse 33 years & Judy Morrow	7/30/2018 2:57 PM
3	For it to stay in its original place. I would also like to see the person's name some where who donated the land in the first place. I would be happy to get that name for you.	7/30/2018 7:14 AM
4	I love the centralized commons plaza, I feel strongly that any play structure should be in this area not at the southeast corner so parents can participate in any activity and children have a centralized area to play and be kept safer from the outside. I love the covered pavilion and I would not reduce the stock parking, any event will require ample parking for trailers.	7/30/2018 7:06 AM
5	What I like best is the addition of more parking. What I would change is the size of the new multi-purpose building. It is to small, it should be larger. It would attract more conventions and special events. There could be less open space to accommodate a larger building.	7/30/2018 6:34 AM
6	The covered arena is what I like best. I dont like that it says relocate stock pens and it doesn't have a new place for them. That tells me you don't plan to have the stock pens there which doesn't allow for rodeos and/or various things like practices for rodeo/jr rodeo.	7/29/2018 4:27 AM
7	The space provided for the arena is exceptional. The open space next to the arena is good for additional parking for horse trailers. Always common at all facilities. To have access around the full arena also necessary for access.	7/28/2018 7:20 PM
8	Utilizing all the space and includes lots of area and buildings for all kinds of community activities.	7/28/2018 9:04 AM
9	4-H will be in new and modern buildings which will help to showcase our 4-H youth. We will have easily accessible parking and up to date facilities that will allow us to more easily grow the Lincoln County Fair and attract various other events including rodeo, livestock shows and a amphitheater like environment for music and concert venues.	7/27/2018 4:25 PM
10	More parking spots, like the entrance plans a the front of the grounds. Nice that there is a bigger space for the horses.	7/27/2018 3:42 PM
11	I like that it will serve the 4-H and other youth activities, such as the Summer School programs (21st Century and STEAM). I think one building could double as a warming center during harsh weather, and also be a HUB for other outreach activities. It could certainly house the Saturday Market, possibly expanding to more days.	7/27/2018 12:26 PM
12	I wish the 4-H Building and Barn could stay close together to keep families and kids together on same side of Commons during large and public events. Many times parents and kids are required between both.	7/27/2018 12:07 AM
13	I like that many events will be able to be held at the new commons, bringing many opportunities for events and revenue. I also love that the 4H kidd will have proper facilities. People underestimate the impact of 4H on the youth of Lincoln County.	7/26/2018 6:41 PM

Lincoln County Commons – Revised Master Plan

14	I like most of the plan. The horse space has been drastically cut back. Currently, I also ride on the grassy areas. It has been such a wonderful place to train my horse. I wonder if the 4H stock barn could be closer to the arena. The 4H'ers need to house and also show their animals. They also need to park trailers.	7/26/2018 5:33 PM
15	What I like best about this plan is that it takes into consideration the multi-uses of this facility and what's best for the community. We need a commons building for a wide variety of functions and this plan allows for it. And expanding the parking is a nice bonus!	7/26/2018 4:21 PM
16	Cover the whole arena and we can do events in rain and wind before the multipurpose center is built	7/26/2018 3:55 PM
17	I like that there is parking inside. I really like the idea of a multi purpose building and a stage. I think it is important to keep space for 4-H. While I don't need or use that, I think it is an important space for the youth of our community. I like the green space too. I think improving the arena with a pavillion is really nice.	7/26/2018 3:15 PM
18	I love that it is a multi use family for the community!! As a homeowner 2 blocks away I'm excited to see this transformation!!	7/26/2018 12:36 PM
19	I like that 4-H areas are being retained. I'd like to see a designated Master Gardener greenhouse area.	7/26/2018 12:33 PM
20	There should be more space for 4H programs and Livestock Related Activities ---there should be space available for Horseback Therapy and Pet Events, Livestock Events, & Athletic Activities. ALL OF THE COMMONS MUST BE FULLY ACCESSIBLE TO EVERYONE ---ESPECIALLY PEOPLE WITH DISABILITIES. All facilities should be set up and stocked with supplies and equipment for EMERGENCY SHELTERS and WARMING SHELTERS in Winter.	7/26/2018 10:44 AM
21	Additional parking is nice. All of the open green space allows overflow for different events and just day to day use. No changes that I can see.	7/26/2018 10:25 AM
22	No access on 7th!	7/25/2018 4:17 PM
23	Accommodates multiple uses, open park-like feeling, supports a variety of activities.	7/25/2018 3:51 PM
24	I like the pavilion, though would like to see it moved as close to the boundaries as possible, to create more contiguous open space.	7/24/2018 6:47 PM
25	I'd like money invested into the 4-H buildings. These kids have been in sub par buildings for decades. They deserve cement floors, good quality restrooms, freshly painted walls, and no mice! Give them something they can use. Ask 4-H families what they need, not the 4-H agent. He doesn't know. I do like the green space, but it looks like too much parking/cement.	7/17/2018 5:21 PM
26	I think it's way too large for Lincoln county. I'd rather see a few smaller multi-use buildings, 70% less parking space, and more space for outdoor COUNTY/COMMUNITY activities like: community gardens, playgrounds, native plant demonstration garden/"forest", edible "forest" demonstration gardens, perhaps another skate park since apparently the current municipal skate park is inadequate. Permanent space for the Saturday market-summer as well as winter, community kitchen (certified) that people could rent, or that the OSU extension service & local chefs could offer healthy cooking courses, and use some of the veg and/or fruit raised in the community gardens on site. Be a good place for a stable w/paddocks & a few rings as well, which would be nice for 4-H and perhaps the theraputic riding school and anyone else who wants to board a horse (good exercise). I see zero reason for all the RV parking spaces, all the parking or anything that would create infrastructure to encourage traffic in an already very congested area, i.e., NE Harney and NE Eads. This area borders on a residential area, NE Harney is also (allegedly) part of a "bypass" for Newport commuters. The additional traffic will destroy what utility a "bypass" that takes people through a residential neighborhood and along a route that goes by or near/on the sole routes to THREE schools currently possesses. Since both city & county refuse to even plan a bypass from NE 73rd and north because it's "too unstable" even though that hasn't stopped any of the route changes on route 20, now has it? Or ODOT & Newport willingness to pour millions into fixing the repeated sinkings (and rising in the late 80's) of 20 within 4 miles of Newport. I see no reason for an open air pavilion given the climate. But mostly, way way too much parking. it's also clear from this plan that the county plans to eliminate any real use by stock animals at all. Instead, all the open land currently available for use by animals, is dedicated to more personal motor vehicle infrastructure.	7/3/2018 9:41 PM
27	Too much parking. Too much development. I would like to see the Commons be about a green space. Concerts and other gatherings could be there. More like what is happening in Toledo with their waterfront park. I would rather see play fields than buildings and parking.	6/30/2018 7:24 AM

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28	The commons green and statue area; pavilion could be larger. Create as much parking as possible.	6/28/2018 8:27 AM
29	We need a warming center/homeless shelter. We need a detox facility.	6/27/2018 10:51 AM

Q2 What activities could take place in this facility? What amenities should it include?

Answered: 28 Skipped: 4

#	RESPONSES	DATE
1	Facility can be used for meetings, flea markets, gun shows, dances, community gatherings like the fair, concerts, wine or beer shows, youth activities, regional gatherings in healthcare, public interest, civic organizations, and multiple other activities as in the past. These activities have all left the present site due to its condition - very viable resource with efforts to reconnect to previous stakeholders and users while developing new business, regional, and local connections. Events might include Home and Garden Show, Tool Sales, Gun shows, Doll shows, Community Trainings, Chamber meetings, Multi-community gatherings, Pow-Wow's, Bead show, Antique & Collectable Show, Flea market, Auto Part Trading Show (or barn building), Auto Show, Water Sports & Boat Show, Ski Sale, Community sports Movie presentations, Award Banquets, on and on - There is no limit to its potential. In addition, this is the largest clear span space in the county for a wide variety of activities and seating space should meet the needs for banquet seating - larger than 300 seated persons over time.	7/31/2018 10:36 AM
2	Rodeo's, motor events, conventions as well as the events you mentioned. This would entail a multifunctional flooring as well as equipment to maintain such a structure.	7/30/2018 7:24 AM
3	Quilt shows, farmer's market, swap meets, county informational events, I like the idea of a summer theatre being performed in plaza area	7/30/2018 7:10 AM
4	Conventions, sportsman and RV shows, business banquets and holiday events. Concerts, both with local and non-local talent, Saturday market, the Lincoln County Fair, 4-H small animal shows, fundraisers for local charity groups, traveling educational exhibits, fundraisers for local sports groups, community meals for seniors and families (such as a family night). Educator's conventions, emergency personnel training events, National Night Out and safety fairs. If it were larger, Seafood and Wine. There are so many wonderful opportunities to use this space in a way to benefit the whole community, I have just listed a few, many that are not possible with the current layout and old, run-down buildings! This will be a great opportunity for Newport to bring in events during the slower times of the year, when weather makes our town an undesirable place to hold events! The update of facilities is desperately needed. It should include much larger restrooms, a licensed kitchen, the ability to section off the building into smaller parts with large curtains or such, also off-street loading.	7/30/2018 6:57 AM
5	4-H events and shows. bazaars/markets weddings/receptions meetings	7/29/2018 12:27 PM
6	Rodeo Horse events Practices. Many 4H activities. I believe there should be horse stalls. I personally believe and have heard from many that the facility could have a really nice revenue with boarding horses. Lincoln County doesn't have many options and I could see it filled with horses throughout the year bringing in a nice monthly income for the facility without a large overhead cost and they could be moved during event weeks like the fair as other counties do.	7/29/2018 4:30 AM
7	Riding events. Horse & animal shows or dog, lama, etc. Horse riding clinics. Daily riding availability for individuals & groups training horses. 4 H events. Rodeos.	7/28/2018 7:24 PM
8	Farmers market all year No more fighting tents and safer for the public for Sea food and wine festival, boat shows, car shows, outdoor expos, Agree with proposals	7/28/2018 9:04 AM
9	Holiday Bazaars/craft fairs, Oregon Coastal Quilt Guild Quilt Show, Floral Shows, Trade Shows, Conventions, Family events. Fair management office/storage area	7/27/2018 4:30 PM
10	Use it for the Fair and Wednesday Market, and concerts, plays and food fairs, community holiday celebrations, weddings, birthday parties, Girl Scout events and 4-H events, Boy Scout events.	7/27/2018 3:49 PM
11	If you were to look at other county Fairgrounds or meeting centers, it could host many activities such as Folk Dancing, Rock and Gem shows, Arts and Crafts Fairs, Celtic or other special interest acoustic music, School Bands could perform there. That animals could also be featured in the improved animal areas, we could have shows about dogs, horses. It would be great if temporary "dry camping" could continue for folks bringing animals to the Fair. But one shower facility would be nice, and perhaps a coin laundry (limited to participants, perhaps.)	7/27/2018 12:32 PM

Lincoln County Commons – Revised Master Plan

12	4-H workshops, meetings, events. Everything listed below in proposed ideas	7/27/2018 12:10 AM
13	Concerts, exhibitions, clinics, horse shows, small animal and livestock shows, festivals - should have administration area, dressing rooms, kitchen, loading areas, etc	7/26/2018 6:44 PM
14	I wonder what the cost will be to host an event. Will this building be used as a warming center for the homeless? Will the new building be so nice that it will be cost prohibitive for locals to use it?	7/26/2018 5:35 PM
15	County Fair, community gatherings. Like Girl Scout Functions- day camps and large community events sponsored by various community organizations. Dinners, banquets, concerts and exhibitions. Perhaps community plays and dances. It should have a restaurant quality kitchen with dinnerware and cookware for service for 100. Should have tables that easily fold up and chairs that stack. Perhaps seating for 200. It should have large screen tv and projectors and a sound system.	7/26/2018 4:27 PM
16	4H has provided and lost in this especially the Horse group has been killed but the fully covered arena can help rescue parts lost !	7/26/2018 3:58 PM
17	I love the idea of a multi use building. I like all of the proposed fetures mentioned. Newport is really busy and finding facilities to hold events can be challenging. Plays could happen here and concerts. Also, weddings and festivals.	7/26/2018 3:19 PM
18	I would love to see farmers market year round there, youth activities like roller skating on saturdays? The local chapter of relay for life could hold their annual event there, etc.	7/26/2018 12:40 PM
19	Farmer's Market, Master Gardener plant sale, dog training classes, 4-H club meetings, flea markets, etc.	7/26/2018 12:36 PM
20	Needs to include everything mentioned below but ALSO ----be able to be converted day to day to Warming Shelter or Long Term to Emergency Shelter, with Kitchen & Storage for large numbers, esp. DISABILITY/SENIOR/VULNERABLE POPULATIONS SHELTER for natural disasters (storage must include supplies, food, all type of medical and disability equipment, plus service animal/per rescue areas or liason with Animal Shelter or Livestock areas. PLENTY OF WHEELCHAIR ACCESSIBLE PARKING!!! Bicycle Parking, drop off Under Cover setups, etc	7/26/2018 10:49 AM
21	Fair, weddings, markets, family events (reunions, funerals, etc.), festivals, music venue, possibilities are endless. A commercial kitchen (that can possibly be rented for a few) would be nice. There are limited places in the county where non-profit and other groups can use facilities to sell items for profit based on the laws requiring use of commercial facilities. Large conference room space (with adequate parking) is also limited in the county, the new facility could provide space for visiting and LOCAL groups to have large meetings when needed.	7/26/2018 10:28 AM
22	Traditional fairgrounds with emphasis on rural life. 4H, local/county artinsal agricultural products. Supporting and showcasing rural life including the fishing industry. Sustainable forestry methodology and ecology protection.	7/25/2018 4:22 PM
23	4-H educational events, Music events, sports events, County Fair	7/25/2018 3:52 PM
24	Quilt Show, Gem and Mineral Show, Booster Auction, Musical Event, Graduation, Job Fair, Local Spinning Annual Get together, Chess Tournament, County Spelling Bee, Motorcycle/ATV Show, Things to do in Lincoln County, Craft Beers and how to make them, Home Show. Commercial Kitchen, easily accessible restrooms with more "seats" for females than for "males," individual single resident restrooms configured for families/handicapped/non gender specific possibly located between the entries to the men's and women's facility. Still include handicapped stalls in community restrooms. Do research on what works best for handicapped use, ie: toilet height, toilet paper placement, grab bar(s) placement, stall width, length, seat protector location, flushing choices.	7/24/2018 7:16 PM
25	there should be electrical and sewer for a few RV's on the grounds. Of course, the 4-H families won't be allowed to use them. They'd be offered to venders like in 2017 during the eclipse. Please think about quality kitchens, and bathrooms. Fundraisers are good events. Offer rental at a discount. Community members attend fundraisers, then they'd think about events they themselves could use the building for.	7/17/2018 5:25 PM

Lincoln County Commons – Revised Master Plan

26	<p>I've listed a variety of activities, all community activities. I see no reason for a community "commons" to accommodate any conventions or conferences. I see no reason for a 10,000 square foot exhibition building, and I've noticed in every comment made by Commissioner Hall, a larger structure (and two of them) has been stated as part of the current proposal. Forget the "catering" kitchen, there should be a community certified kitchen, one that can be used by the community -- for canning, classes, etc. Remember this is supposed to be for the community, not for tourists, not for conventioners, etc, but for the people who live in Lincoln county. A certified kitchen can be used to prepare meals for family reunions, and events of that nature, i.e., COMMUNITY events, not conventions or large meetings/conferences. The local hotels and Salishan already have unused capacity for those. I am not interested in subsidizing conventions or conferences, let the private sector meet that demand. Based on the consultant's report, there's no need for management offices, there will be only two management people. As for building services, that will be the county, right? What's wrong with the existing county maintenance facilities? Or is the county proposing to further increase the cost of their proposal by adding how many additional full time employees? That's certainly never been mentioned. And somehow the unknown/can differ from year to year tourist tax will pay for all of this? I don't think so. Already said that there's way too much concrete & parking/infrastructure for personal motor vehicles. I'm not interested in subsidizing yet another RV park--I already do that because I live in the port's taxing district. So forget the RV parking spaces. Now this plan shows a 14,999 sf "multipurpose building", I think that's bigger than needed. I'd like to see much more true open space, trees, native species, community gardens, a few playgrounds, walking "trails" so people have somewhere pleasant and safe to walk during the 5-6 months it's pleasant to walk outside. That would fit w/calling it a "commons". There is zero way to hold a horse show in this facility.</p>	7/3/2018 9:50 PM
27	If by facility you mean buildings and parking, forget it.	6/30/2018 7:25 AM
28	Warming shelter/homeless shelter. Detox facility.	6/27/2018 10:52 AM

Q3 What activities could take place in this Pavilion facility? What amenities should it include?

Answered: 24 Skipped: 8

#	RESPONSES	DATE
1	The space should be focused on horse or animal activities and shows. This supports the many horse owners in the county with a place to ride out of the rain. But in addition, space could be used mud drags, sporting events, team practices, etc. during hard winter weather. But, space should be not damaged or altered by any one user so that it impacts all users. Example: no old car parts from auto event	7/31/2018 10:37 AM
2	This area could be used for additional parking if the main pavilion included all events.	7/30/2018 7:35 AM
3	4-H & Club sponsored horse shows, regular riding practices for Sheriff's Mounted Posse and Mustang competitions, staging area for parades. I would like to make sure the arena is adequate size, equal to or ideally larger than the current first stage of covered pavilion, If not the future covered area will just become a mud bog the way it is now. The current panel system of setup for temporary stalls is not adequate and temporary use stalls should be incorporated into the Pavlovian setup.	7/30/2018 7:16 AM
4	Rodeos, large animals shows and auctions, car and truck shows, horse fair. Restrooms and concession areas.	7/30/2018 6:59 AM
5	4-H horse events horse club meetings rodeos concerts	7/29/2018 12:28 PM
6	Rodeo, 4H, outdoor paved pathways that could be used for walking circling the grounds, events center rentable for things like services, weddings, parties, etc.	7/29/2018 4:31 AM
7	Bring back the rodeo! Open opportunity for youth rodeo and high school rodeo and OHSET meets. Livestock shows Horse shows Clinics and animal expos Actions Motocross Monster tuck shows People come from all over the North West to compete in these events. Sell riding passes all year for equestrian riders Agree with proposals	7/28/2018 9:04 AM
8	livestock shows, rodeo, arena events (monster trucks, motocross, etc)	7/27/2018 4:30 PM
9	Animal Fair, Horse Shows, 4-H animal training days	7/27/2018 3:50 PM
10	I mentioned some in the last question. There could be a rock climbing and other sport demonstrations, OMSI exhibits, cooking classes, plant and garden classes, Boy and Girl Scout activities. So electrical outlets and a dishwasher. Demonstrations for cooking: I imagine vendors or teachers could use portable cooking surfaces etc.	7/27/2018 12:37 PM
11	Animal events a must for 4-H worship trainings. Horse stalls, dog friendly training ground, no mess, outside 4-H kud,events.	7/27/2018 12:14 AM
12	Weafher proof area for ability to have events year round	7/26/2018 6:45 PM
13	horse shows, dog agility, 4H large animals, maybe FFA, rodeos , horse clinics, the Lipizzan horse exhibit was amazing.	7/26/2018 5:38 PM
14	Animal fairs, rodeos and community picnic. There should be permanent picnic tables in certain areas. There should be a snack bar area too with food warmers, stove, fridges, and microwaves. Could be used for outdoor concerts, community gatherings- speeches, and day camps in the spring and summertime.	7/26/2018 4:31 PM
15	First fully cover this it is a way to restore outdoor programs and events and if a tsunami destroyed the coastal areas we can. Rebuild it under cover and send out items and workers from a dry space this is the only important issue and get fed dollars for this !	7/26/2018 4:02 PM
16	It would be great to have a covered outdoor space. I'd like to see the rodeo come back. I'd like to see horse shows and other animal events.	7/26/2018 3:20 PM
17	Rodeo, concerts, car shows, 4-H club meetings, horse training clinics, etc.	7/26/2018 12:37 PM

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18	Horse events, open air concerts, motorsports event. BRING MORE FAMILY FRIENDLY ACTIVITIES TO LINCOLN COUNTY! Restrooms, a facility to be able to wash large animals, equipment, etc. would be nice to see.	7/26/2018 10:30 AM
19	Boat shows, horse shows, livestock shows, motorsports events, rodeo, public equestrian riding, emergency management in the case of a disaster	7/25/2018 3:53 PM
20	Horse shows, dog shows, concerts, mud/vehicle shows, mini rodeo, athletic competition. Handicapped seating, restrooms as described in the previous section, concession spaces.	7/24/2018 7:21 PM
21	Horse and livestock events, but it would be nice if there were stalls for the animals. Have any of you gone to Linn County (Albany) to look at their fairgrounds? It is used for events every day. We should do what they do. Is there room for livestock trailers to park and swing around to unload? Again, all horse people. Not the agent.	7/17/2018 5:28 PM
22	I don't think there should be a pavilion.	7/3/2018 9:50 PM
23	Another biased question as if the buildings and parking is a done deal.	6/30/2018 7:26 AM
24	This facility can only be used during good weather even with a roof. Winds blowing sideways are going to make it cold and wet in this area 3/4 of the year.	6/27/2018 10:54 AM

Q4 What activities could take place in this 4-H facility? What amenities should it include?

Answered: 23 Skipped: 9

#	RESPONSES	DATE
1	This should be made available to all community members for local meetings of Kiwanis, Lions, Fair Board, garden clubs and others because the space is sufficient to host small events sponsored by those kinds of groups in addition to youth organizations (more than just 4-H), and should have amenities to support meeting and educational activities. (Do not label 4-H unless a reasonable fee is paid in comparison to other users.)	7/31/2018 10:37 AM
2	Upgrade the restrooms. Restrooms are always needed at any building regardless of its use.	7/30/2018 7:40 AM
3	Bathrooms, meeting room with technological upgrades to support internet access and presentations. more general craft area with can be used for club projects	7/30/2018 7:17 AM
4	4-H exhibits, the after-school program, 4-H educational activities, fundraisers, weekly meetings for local groups, community service events (such as Youth In Action). It should include restrooms and storage area.	7/30/2018 7:01 AM
5	4-H shows/fair/animals 4-H meetings/ club meetings 4-H events OSU events	7/29/2018 12:31 PM
6	Promoting young people's project. Including animals, cooking, craft projects, sewing, etc. all organized club activities.	7/28/2018 7:27 PM
7	Small animal shows and clinics Dog obedience classes in winter months 4H and open classes during fair Agree with proposals	7/28/2018 9:04 AM
8	smaller meetings/conventions, after school programs, family events	7/27/2018 4:30 PM
9	Static 4-H days, events and competitions, 4-H club meeting space, training room	7/27/2018 3:51 PM
10	As mentioned, plant and animal activities. It may be good to keep a sink or two, for clean up.	7/27/2018 12:39 PM
11	We need restrooms onside this building and place to wash up. We all could use a big place for meetings, demos, gatherings throughout the year with 4-H clubs. You shouldn't separate small animals from large so far away.....many kids do both large and small animals at fair and need to be close. Also, parents and leaders need to be able to go back and forth quickly and safely and especially kids, when there is a large public event like fair. Workshops, training, how to seminars, all on easy to clean floor, one that can be bleached/properly disinfected if need be.	7/27/2018 12:25 AM
12	Restrooms!	7/26/2018 6:45 PM
13	I think you are on the right track with the proposed features.	7/26/2018 5:40 PM
14	County fair, after school programs, 4-H club meetings, awards ceremonies, competitions, county wide training days. Restrooms are needed. Walls need to be such that items can be posted or hung on them. Should have a kitchen so two different teams of kids can compete for cooking competitions. Tables that can easily be folded up and chairs. Lockable Storage cabinets on one the wall for storage.	7/26/2018 4:36 PM
15	I don't know what all 4-H does for their activities, but I think a dedicated space is important. Other than the animal work, they also teach skills like cooking, so a kitchen space would be nice. Maybe they could use the one in the multi purpose space.	7/26/2018 3:22 PM
16	4-H club meetings	7/26/2018 12:39 PM
17	Afterschool programming, club meeting space, small space for smaller groups to use, STORAGE for 4-H programs/events. It would be nice to have an office to use both for fair and if Afterschool programming is utilized. Separate restroom facilities (even if just one unisex private stall). A small kitchen facility would be nice for 4-H and other group use, stove, refrigerator, microwave.	7/26/2018 10:32 AM
18	Ask them what they need	7/25/2018 4:23 PM
19	4-H education events, club meetings and after-school programs which happen 4-5 times a week currently.	7/25/2018 3:54 PM

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20	The current building use to be used all the time, but the agent put an afterschool program in it. None of those children are currently enrolled in 4-H. Now clubs and meetings aren't held there. 4-H youth need a place to hold meetings. A place with good clean restrooms, light, Wi-Fi and ventilation. A nice safe kitchen area.	7/17/2018 5:31 PM
21	I'd ask the 4-H people, they're the experts.	7/3/2018 9:51 PM
22	Again another biased question.	6/30/2018 7:27 AM
23	Needs bathrooms and showers so it can be a warming center.	6/27/2018 10:55 AM

Q5 What activities could take place in this 4-H Livestock Barn? What amenities should it include?

Answered: 21 Skipped: 11

#	RESPONSES	DATE
1	This area should be identified as agriculture use (get rid of 4-H) as this space can be used for overnight horse boarding during horse shows, animal (dog, small animals, sheep, etc.) training clinics and small events. The floor should remain cleanable and dirt/chips. The space could be rented out for Christmas trees sales like in the past and other outdoor related sales like plant sales, etc.	7/31/2018 10:37 AM
2	Regardless of its use it needs restrooms.	7/30/2018 7:46 AM
3	Ideally I wish this was closer to the pavilion for connectivity; however if it is not a path between is important. A slighter larger arena to show cows and grand showman activities is important.	7/30/2018 7:20 AM
4	Weekly meetings for local clubs, weekly archery club practice and education, animal exhibits at the fair and at other events throughout the year. This old building really needs help. Pest control is a must, a permanent hand-washing station would be beneficial as well as better lighting.	7/30/2018 7:05 AM
5	4-H animal shows and fair Horse events stalls and wall ties Christmas tree sales chips on floor proper lighting	7/29/2018 12:33 PM
6	Livestock clinics and shows throughout the year. 4H and open class during fair. Agree with proposals	7/28/2018 9:04 AM
7	Livestock shows, workshops, 4-H events	7/27/2018 4:39 PM
8	Animal Fair, animal contests- cavy and rabbit contests and also small animal contests like pocket pet competitions	7/27/2018 3:53 PM
9	Fire alarms, naturally, as well as improve security and weatherproofing	7/27/2018 12:40 PM
10	Barn needs well lit corners and overall lighting. Better foundation or walls to keep out gophers, rats, squirrels. Storage area separate from barn use area for tractor, tools, wheel barrows, stalls, pens, cages, etc. Please try to keep barn and other 4-H buildings closer together due to 4-H families needing to be at both barn and small animal building at same time or quick access to. Needs to be horse friendly and safe. Archery can use this area, dog can use this area for training. All can use this barn.	7/27/2018 12:34 AM
11	Small and large animal shows, clinics, veterinary low cost clinics, other community services re. animals and livestock, exhibitions and educational clinics	7/26/2018 6:47 PM
12	Seems like it could use better lighting. Always seems really dark in there.	7/26/2018 5:41 PM
13	Livestock competitions. And for details you should ask someone who is familiar with Animal competitions.	7/26/2018 4:36 PM
14	I don't know everything they do, but having a space for the animals is important. Auctions could take place here.	7/26/2018 3:23 PM
15	Livestock shows, horse exercise arena	7/26/2018 12:39 PM
16	4-H Fair, archery groups, private animal training (including dog training), boy scout/girl scout groups. Attached restroom with large sink.	7/26/2018 10:34 AM
17	Ditto	7/25/2018 4:23 PM
18	Housing for 4-H Animals at the county fair, other uses like livestock shows and xmas tree sales. 4-H educational events, sporting events	7/25/2018 3:55 PM

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19	A livestock barn is a place for animal shows. Our current situation isn't a great situation. The ground isn't cement. It has rats. The walls are filthy. I think an archery group meets there during the school year. It's cold, and damp. The water system is a big black thing out back. I suggest you walk over and look at it. If it was updated it could be a place where animal educational clinics could take place, clubs could meet there if it was warmer and there was clean water or bathrooms, animal shows, archery groups, fundraisers, and the animals for fair.	7/17/2018 5:36 PM
20	Ask the 4-H people. There was once a horse stable on the Fairgrounds, plus an indoor arena. It'd be great to see that again but it would require about 3 times the space this proposal provides for. Again, way way way too much parking infrastructure for personal motor vehicles. The proposal is mostly just a whole lot of parking spaces. The 4-H barn and the proposed plans (particularly the vague "we'll do it someday") are inadequate for any kind of large animal shows or exhibits.	7/3/2018 9:53 PM
21	Do we really need this? How much 4 H is really going on?	6/30/2018 7:29 AM

Q6 What activities could take place in this Gateway area? What amenities should it include?

Answered: 17 Skipped: 15

#	RESPONSES	DATE
1	Should include the ability to promote events with digital signage; display artwork reflective of the county's themes; include edible produce in planting like strawberries or blueberry bushes; should be open, friendly and in another entrance area perhaps a water floor jet feature for small children with play area reflective of the types of activities so maybe farm or sea animals. (outdoor concert area or green space might be a good location for this kind of activity/feature)	7/31/2018 10:42 AM
2	Restrooms nearby. Consider shuttling to and from this facility as is done at the Seafood & Wine event.	7/30/2018 7:52 AM
3	Please DO NOT put the youth attraction here. It is not a good idea to have it so far away from the other activities and should be more centrally located. No parent will let their small child play here while they are at the pavilion or 4-H building. That being said the Gateway area should be nautical themed (as should most of the features through the commons when possible. It will make it special to Lincoln County and tie it into the rest of the area. Make it lit, inviting and beautiful. The youth structure (moved to the common area should be cool and nautical themed, like a very cool ship themed structure. Don't skimp on this, it does nto have to be gigantic but make it cool, interesting and well made. This will be an opportunity to set our commons apart and make it a place that kids will remember playing at on the commons.	7/30/2018 7:26 AM
4	This would provide a clear, well-placed entrance to the Commons area. Ticket sales and information could be placed here.	7/30/2018 7:07 AM
5	Agree with proposals	7/28/2018 9:04 AM
6	As stated below	7/27/2018 4:39 PM
7	4-H planting activities to beauty the garden. Fashion Shows for 4-H	7/27/2018 3:55 PM
8	A cheerful covered area, like a gazebo, with a wind break near seating, and large directory/map of where things are, especially the restrooms!	7/27/2018 12:42 PM
9	Green, flowers, inviting, what's listed in proposed	7/27/2018 12:35 AM
10	I don't care for the "prominent feature". At the last meeting I think they were talking about something for kids to climb on. In my opinion, the open area is what draws people to the fair grounds. Also the activities are a draw. The most wonderful thing in the world is having a large safe space to let kids run. There are already plenty of soccer/baseball fields in town. Maybe the fairgrounds/commons could be more animal, agriculture, entertainment based.	7/26/2018 5:45 PM
11	4-H Fashion Show, buyers tea party or judeges tea party as a thank you for judging, 4-H garden competitions. Thank you bbq after fair for volunteers. Access to restroom is needed and plenty of lighting. I could see this as a celebration area. Could be rented out for weddings.	7/26/2018 4:39 PM
12	It would be nice to have a nice green space for people to sit with benches, but not to congest the entry.	7/26/2018 3:25 PM
13	Greenspace	7/26/2018 12:40 PM
14	Covered picnic area, water park, children's park (i.e. slides, swings, climbing wall	7/25/2018 3:56 PM
15	It looks nice.	7/17/2018 5:39 PM

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16	<p>Community gardens for at least 100 families. Demonstration gardens of native plants, bee & other pollinator gardens. Forget the "prominent feature to welcome people to the so-called commons". What a pompous expensive thing to do. Especially if it's truly a community facility, rather than something to attract tourists/people attending conventions or large conferences. I have no idea what's meant by a "youth attraction." No idea what's meant by "signage" in this context. There's NO POINT in putting in a "pedestrian entry" unless you have all the other infrastructure needed to make walking to the commons safe and pleasant. At this time, that is most definitely not the case on NE Harney or all the streets that connect to it. That is particularly true if anyone needs to cross E. Olive/Route 20. It is a very ugly, noisy, polluted, hazardous area for pedestrians. Maybe the county commissioners should try walking from the bayfront to the current fairgrounds, from Nye Beach to the current Fairgrounds, from Fred Meyer to the Fair grounds, from NW 6th to the Fairgrounds, etc. Or even from the Head Start building to the Fairgrounds. Let everyone know just how pleasant and safe those walks are. Or cycling from any of those locations. And let's not forget that this is a Lincoln county community-so lets see all the commissioners walk, cycle or even take the bus from Toledo and Siletz and tell us how enjoyable their walks, rides or bus ride is. And remember you have to walk to the bus stops. Once you find out where they are.</p>	7/3/2018 10:01 PM
17	<p>This is the first park like thing I've seen. The development of the entire commons should be in this mode.</p>	6/30/2018 7:31 AM

Q7 What activities could take place in this Commons Plaza? What amenities should it include?

Answered: 21 Skipped: 11

#	RESPONSES	DATE
1	Extensions of indoor activities: Food carts or booths catering to outdoor activities, simple keep it open so that use is flexible and can serve more than one event. Seating can be provided for a fee, concerts or outdoor banquets, etc. Similar to what you see in parks, but with no mud or dirt - weddings? family reunions? Smaller events. This space should be the most affordable site on the property!	7/31/2018 10:44 AM
2	Most important is plenty of restrooms placed in convenient places.	7/30/2018 7:57 AM
3	I have covered this in my previous comments. I love semipermeable paver idea to be used during wet weather.	7/30/2018 7:27 AM
4	If the building cannot be bigger to accommodate more indoors, this is a decent alternative. During good weather, food vendors and other exhibits can set up outside.	7/30/2018 7:13 AM
5	Food court picnic tables	7/29/2018 12:34 PM
6	Agree with proposals	7/28/2018 9:05 AM
7	As stated below	7/27/2018 4:39 PM
8	water games, outdoor concerts, craft fairs	7/27/2018 4:01 PM
9	Perhaps the Gazebo can double as a small stage	7/27/2018 12:43 PM
10	An area to be outside but covered during rain and wind season places to sit and eat, sit with families, enjoy music away from crowds	7/27/2018 12:39 AM
11	Festivals, carnivals, conventions (as part of larger grounds usage), concerts, fundraisers	7/26/2018 6:49 PM
12	This will mostly get used in the summer. I think there could be all kinds of music events.	7/26/2018 5:47 PM
13	Wow! There could be so many outdoor activities in this area- outdoor concerts, wine and cheese fund raisers for people running for office, weddings, outdoor family friendly summertime events involving bubbles and water play, craft fairs and outdoor markets. Fundraising events like auctions, outdoor bbq parties. Electrical outlets need to be strategically placed in many areas, kiosks available to bring out to this area for use in events. Sound system is a must.	7/26/2018 4:49 PM
14	Outdoor fairs, like Saturday Market, concerts. It could be a place for people to play large group games, like youth groups. There should be access to water.	7/26/2018 3:26 PM
15	Not sure.	7/26/2018 12:41 PM
16	Open air markets, outdoor group events (picnics, training exercises, etc.). Amenities: shade/windbreak of some kind?	7/26/2018 10:35 AM
17	Keep it simple. Good stewardship of our tax dollars. Sustainable. Local contractors and restore existing structures as much as feasibly possible. Minimize pavement as much as possible.	7/25/2018 4:27 PM
18	outdoor vendors, weather permitting (county fair, saturday market, rock and gem show, harvest fair, quilt show, swap meet, etc.	7/25/2018 3:57 PM
19	It should include a certified kitchen. Good quality bathrooms. A good sound system, and large screens for conferences. Fundraisers for local non profit groups. Home shows Education conferences High school prom Rotary meeting space Weddings Maybe even rental for showers, or family reunions. They rent the Linn county fairgrounds for things like that. Antique shows Car shows Make sure to have ovens, dishwashers, and maybe even a washer and dryer.	7/17/2018 5:44 PM

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20	<p>As I said, I don't think the idea of a plaza is useful. I'm sure the surrounding residential neighborhoods would be less than thrilled to be blasted w/loud music by "concerts" or music "events". Maybe you should talk to the people in Five Rivers to see how they felt, or Tidewater. I've attended numerous events at the middle school and it and its parking lot worked very well for all of those "events"/shows/fairs. The school is already paid for, and can help pay for its continuing maintenance, heating, cooling, etc., by being rented when school is not in session, which is probably 4 months of the year, including those months that see the highest tourist use. I don't think this plaza or stage is needed, given that Newport already has PAC. This is all redundant construction of facilities that this county CANNOT AFFORD. The population is about 44,000, and most of the wealth is concentrated in small % w/substantial percentage being low income. This proposal is far better suited to a county with at least 70,000 people w/a significantly higher median income. I used to live in a city with a little more than double the population of Newport, with a much higher median income (not average but median) and that city could not & does not have a facility even half this size. The county and the fairgrounds committee/board has been unable to maintain what already exists, this proposal will make the maintenance & repair costs far far higher and the facility will never even break even. To me, to try to saddle county residents with this white elephant proposal is a travesty of good government.</p>	7/3/2018 10:11 PM
21	Forget the paving, make grassy areas.	6/30/2018 7:32 AM

Q8 What activities could take place in this Outdoor Area? What amenities should it include?

Answered: 22 Skipped: 10

#	RESPONSES	DATE
1	Concerts, clear space for young kids sports without a designated sports field - schools and parks and rec department provide sports fields - portable disc golf, maybe Irish game demonstrations, etc. Bring a blanket have a picnic! Dedicated Green Space - use this space during other events to provide outdoor quiet time, outdoor yoga, etc. rather than limit its use to specific uses - again should be made available for free family and individual mediation like a park. Really like the outdoor stage space too!	7/31/2018 10:48 AM
2	Parking or a convenient area for shuttle patrons to arrive and exit any and all events.	7/30/2018 8:04 AM
3	Leave it green and open	7/30/2018 7:28 AM
4	Concerts, drama performances, day camps in the summer, outdoor space to complement events in the main building. Picnic space, sports practice areas. Should just be open, flat, easy access to parking.	7/30/2018 7:16 AM
5	Camping spots carnival rides booths	7/29/2018 12:36 PM
6	Many riding events include parking needs for trailers.	7/28/2018 7:29 PM
7	Agree with proposals	7/28/2018 9:06 AM
8	As stated below	7/27/2018 4:39 PM
9	Girl Scout Day Camp, lawn parties, rent spaces out for family parties, play croquet	7/27/2018 4:02 PM
10	A multi-purpose playground would be great!	7/27/2018 12:43 PM
11	Sure, ideas listed below in proposed	7/27/2018 12:40 AM
12	Same as previous	7/26/2018 6:49 PM
13	leave it open so that it stays flexible for all kinds of uses. I would still like to be able to ride my horse over there.	7/26/2018 5:48 PM
14	Day Camps could be run in this area, family fun days with outdoor activities, Easter egg hunt, stations could be set up and run by hig(school students for anhalloween event, dog shows, frisbee golf could be played there. Families could check out games from the commons and play volleyball, football, croquet, bocce ball or other outdoor games. Fitness Track could be part of this area.	7/26/2018 4:53 PM
15	It would be cool to have play space. The playground at the performing arts center is bery busy. Something like that wuold be nice, but it is also important to have green space where people can run and play. I like the idea of a large group area for games. We don't have space like that here. A splash pad sounds great, but I'm not sure it's needed in Newport. The number of hot days are minimal.	7/26/2018 3:30 PM
16	community gardens	7/26/2018 12:42 PM
17	Outdoor concerts or other family activities, (magician act, youth concerts, etc.), company picnics, sport practices, open air market.	7/26/2018 10:37 AM
18	Stop sponsoring noisy fossil fuel activities. No more helicopter over residential areas. If he can't fly over the bay front and beach he should not be invited back. 100 trips in 3 days is public nuisance for Newport citizens being brought to us. We didn't move to the nuisance, it has been invited by the fair manager to torment us in our own homes with all doors and windows closed. If he can't control this activity it needs to stop. Currently he is proposing to increase this activity to 4 days next year. This is unacceptable. This helicopter ride is making \$1k a day at our expense. It's outrageous. This community has a higher than average senior citizen population. This is bad for our health.	7/25/2018 4:36 PM
19	children's sports. Soccer, t-ball, picnicking	7/25/2018 3:57 PM

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20	I like green areas. Places for picnics, or family reunions. Charge a little something, but have rules on clean up.	7/17/2018 5:45 PM
21	Clearly, none of the commissioners have ever been to even a C rated horse show. I have, many times, as well as B rated and a few A rated shows. Far far far better facilities would be needed. It's not even really adequate for a good sized dog show. Once again, the middle school works very well for the dog agility event that is either still being held there or was held there for at least 2 years running. For something like that, you don't need to spend all this money to build this huge facility. Lawn areas are a waste of money and ecologically unsound. Between that and all the pavement that's proposed, this will be one ugly place.	7/3/2018 10:14 PM
22	This is the idea for the entire space. Not just some token yard.	6/30/2018 7:33 AM

Q9 What activities could take place in this area? What amenities should it include? Note: we are collecting ideas, but this piece of County property will not be developed as part of this process.

Answered: 20 Skipped: 12

#	RESPONSES	DATE
1	Where does the Animal Shelter and go, and what would that cost, and when???	9/5/2018 10:36 PM
2	In stage 2 - this should be 3 level parking garage - fee based to cover its cost. Allow Saturday markets (more than one is ok) or outdoor art shows or other markets to use for a modest fee. Provides additional parking spaces for larger events without taking over the neighborhood. Spaces dedicated to workers of events. Transit mall concept is great! Will help with local traffic provided buses work with local event calendar to include in circle bus service as a routine stop.	7/31/2018 10:52 AM
3	Restrooms	7/30/2018 8:06 AM
4	Parking is always helpful. If there is well-marked, easy access parking, more people will come to the Commons.	7/30/2018 7:18 AM
5	parking over flow camping	7/29/2018 12:36 PM
6	Carnival area for fair	7/28/2018 9:07 AM
7	As stated below	7/27/2018 4:40 PM
8	park your car	7/27/2018 4:03 PM
9	Not sure	7/27/2018 12:45 PM
10	Camping on grass at large events, was there camping allowed elsewhere during fair events?	7/27/2018 12:43 AM
11	i really don't know. Parking for big events I guess. Maybe the farmer's market during the summer could take place there.	7/26/2018 5:50 PM
12	We could park our cars there! And we could have a 5 k run through this area and around to the Jr high and back.	7/26/2018 4:55 PM
13	I like the idea of more parking and RV space. It would be nice if it was developed and organized, as right now, it is an ugly eyesore. JUST DON'T CLOSE HARNEY. It is an important road. It would also be fun to have a frisbe golf course somewhere in this area.	7/26/2018 3:33 PM
14	Is that the animal shelter that would be squeezed in behind this building??	7/26/2018 12:43 PM
15	Much needed parking!	7/26/2018 10:38 AM
16	Please elaborate. What is an emergency services building for? The return of Lincom?	7/25/2018 4:37 PM
17	Ball or Soccer field, parking for large events, outdoor vendor space for county fair, vendor camping for multiple events	7/25/2018 3:58 PM
18	Parking, so the fairgrounds property can utilize its space for other important things. Rv parking.	7/17/2018 5:47 PM
19	There's already alot of county buildings, and the animal shelter east of NE Harney. What is the county planning on doing with those facilities? Where will all the county buses be put. And again, what is the need for 100s of parking spaces? Is the county building a shopping mall? An RV park?	7/3/2018 10:16 PM
20	This is where all the parking can be for Commons use.	6/30/2018 7:34 AM

Q10 Please share any additional thoughts you have about the Commons site plan.

Answered: 23 Skipped: 9

#	RESPONSES	DATE
1	Been a long time coming - Be sure to leave green space for emergency services when the time comes that food drops or helicopters needs to land. I think this honesty about how Newport residents will survive is critically connected to this additional space- open and large enough to help 10,000 people get access to medical, food, find family members, sleep, etc. within a few feet of the schools. Types of services to be accommodated are reunification services, social services, Radio towers, emergency trailers, counseling, food services, etc. The schools will not be sufficient if many survive.	7/31/2018 10:55 AM
2	Parking appears to have been considered. However, originally, the fairgrounds had parking for perhaps 1,000 vehicles and 20-50 RVs and livestock trailers. Additionally, the carnival grounds were cut in half when the dog pound was built up. The area for carnival rides and booths need to be increased to its normal size, and parking is critical for a Lincoln County Fair or major event. Parking at remote sites such as: the middle school and West HSD campus, with shuttles to the Main grounds are a few plans that have worked.	7/31/2018 9:44 AM
3	As mentioned before, for the historic value of this property, the person's name who originally donated this land should be noted. Possibilities, name the pavilion in his honor. I would be pleased to get the name for you. Frank Finch 541-270-7257	7/30/2018 8:15 AM
4	Thank you for your efforts in making this an upgraded facility that will serve Lincoln county for years to come. This investment is worth it.	7/30/2018 7:29 AM
5	This is what the voters of Lincoln County voted for, a renovation of the current fairgrounds into a community gathering place, the Commons. This plan will benefit our county, but will specifically benefit the town of Newport. It will provide facilities needed to host events that will bring business to our town, especially at slow times of the year. It will provide a place for local community events that are currently being squeezed into other, smaller venues, or that don't take place at all because there is a lack of decent facilities. It will be a wonderful addition to our town!	7/30/2018 7:28 AM
6	I think 4-H needs to be thought of more than it is. This community needs to support the program and get more kids involved. This will keep them busy and hopefully out of trouble. The idea of low income housing there breaks my heart. This land should state as the Fair grounds.	7/29/2018 12:38 PM
7	The original site was established for the community fair, 4 H & equestrian promotions . There are no other places in the county designated for these public activities. To use it for anything else goes against what it was originally donated for.	7/28/2018 7:36 PM
8	I strongly agree with keeping the plan to move forward with the commons site plan and NOT any others!!!!	7/28/2018 9:13 AM
9	This property has a long history of supporting 4-H events and the Lincoln County Fair. As a 4th generation resident of Lincoln County and a former 4-H'r (as was my mother) I strongly believe that we need to have a up to date and structurally sound facility to support our youth. While housing is important, there is not another site that is feasible for a Commons/Fairgrounds area, but there are other sites that could be used for affordable housing.	7/27/2018 4:43 PM
10	please keep the fair in the current location.	7/27/2018 4:03 PM
11	I miss read #1 Uses for large main hall could obviously be for very large public venues, saturday market, xmas bazzars, halloween easter or other holiday events, 4-H events that can't fit into other small 4-H building. Formal events, events which host how to seminars needing large space. Better advertisement to get large groups or corps to come to coast and have a nice facility to use	7/27/2018 12:50 AM
12	I am very excited about this plan as it opens up opportunities for many types of functions aND activities in our county, which is good for individuals and businesses	7/26/2018 6:51 PM
13	I plan on being at the meeting. Thank-you to everyone who has reached out to make this project a good fit for so many different interests. I know it hasn't been easy.	7/26/2018 5:51 PM

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14	The commons building and 4-H Building should definitely stay where it is currently located to move it to any other location is cost prohibitive- and those suggesting This project to be moved are myopic in their vision. I encourage the board to be strong and stick this this plan. Thank you!	7/26/2018 4:57 PM
15	I like the ideas that you included in your plan. What I DO NOT want is housing on this site. It wasn't meant for that and I think putting that adjacent to Newport High School is a bad idea. I love the idea that we could have a lovely green space with useful purpose in town.	7/26/2018 3:35 PM
16	I think the commons is in desperate need for a facelift. The proposed plan will be something that can be utilized by many groups, not just 4-H and Fair. Locals as well as other groups (like businesses and companies) can use the facility for meetings, company picnic activities, large events, really the possibilities are endless. People just need to be welcoming to all groups and not just locals. Great revenue can be brought to the county by an open door policy and using the facility for revue. Why can't Newport host larger events like Seaside and Florence? Why does the casino in Lincoln City have to be the only viable option for some of these events? It would be great to see the commons utilized to provide more kid friendly events that locals have to travel to the valley to partake in. Get more interest in Newport and bring in more money to the local economy. Affordable housing will be a drain on our economy and not truly provide "affordable housing." Who is going to pay for the housing to be built? Who is going to profit from renters of the facility? Who wants 'affordable housing' right next to the schools? The site plan in place will provide a better use than affordable housing and can be a great addition to Newport and the economy if people would get out of their heads and see the bigger picture and long term advantages of rebuilding the commons.	7/26/2018 10:44 AM
17	This is a facility that unifies the county. It's important. But let's preserve the rural character and keep it simple.	7/25/2018 4:39 PM
18	Stay the course. This is a well thought-out plan whose time has come. Make it happen, finally!!!	7/25/2018 3:59 PM
19	I think the people who currently use the facility should be asked about it. The actual people. The club members. The 4-H parents. The horse families. The Lincoln County Posse. The archery group. Have a Time or you can ask the kids what they think about the needs of the site. You keep asking the man who represents them. Ask them.	7/17/2018 5:50 PM
20	I think it's a plan that is way way way too expensive for the county. I have no desire to subsidize a facility of this size. I don't think it's meant to be a place for county residents to use, I believe the county wants to use it to further subsidize tourism, at taxpayer expense (as usual), this time by attempting to attract convention/conference business. There is zero consideration in this plan of the effect of the increased and large number of motor vehicles on an already very congested NE Harney. At this time, NE Harney is closed to through traffic, when the fair preparations and the fair itself is held. That is the ONLY other way of getting to route 20 from the northern part of Newport (or for anyone coming from Depoe Bay, Lincoln City or most of the population of Lincoln count) besides the even more congested route 20/101 intersection. There is no light at NE Eads. And the county & city of Newport refuse to even contemplate a bypass starting from north Newport. Thus, this proposal makes zero sense both from a financial point of view and a transportation point of view. It will greatly increase congestion and judging by the hundreds of parking spaces proposed, there is a clear intent to increase the amount of vehicular traffic in (1) a residential area; and (2) where many young people could be expected (and it'd be nice if they could feel it safe to do so) to be walking and cycling in a town that has a grossly inadequate sidewalk network and all of one discontinuous bicycle lane (on NE Harney, but the lane doesn't even extend all the way to the NE Harney/route 20 light, nor does the sidewalk!!). So zero lack of consideration of the congestion (which means exposing young people to increased levels of noise & other forms of air pollution -- plenty of research linking increased motor vehicle exhaust w/increased rates of asthma, and associated noise w/slowed learning rates--why do you/the county commissioners--want to inflict that damage on school children?). I'm also surprised at how easily the county commissioners decided that it's ok to subject everyone in all the residential neighborhoods w/in 1/2 mile of the fairgrounds to the loud noise of outdoor concerts. Again, I urge you to talk to people who've actually been exposed to the noise levels of these concerts before you expose the county to litigation by angry homeowners. I don't see the current proposal to be a plan that suits either the needs, the wants, or the pocketbooks of county residents. The county already has conference & convention facilities--they're at Salishan and they don't cost taxpayers anything. And this plan will. I do not find Commissioners Hall's assertions, unsupported by the data & numbers that opposing parties have supported their opinionw with, at all credible. I also find the city of Newport's offer of 3 million to be reprehensible given the 60% increase in the cost of using city water and sewer infrastructure w/cries that it's still not enough! When that 3 million could be put towards the same failing water & sewer instructure (because urban renewal money can be used to upgrade "utilities" in the urban renewal zone according to at least one Oregon statute). I am opposed to this proposal.	7/3/2018 10:31 PM

Lincoln County Commons – Revised Master Plan

21	Keep it green and forget about parking a building development.	6/30/2018 7:36 AM
22	I feel this entire issue should be put on a ballot and more information provided to community members beyond Newport. I live in Lincoln City and our “rep” has failed to even mention ONE word about this project. I was unable to attend the meeting in LC, and have only read comments on Newsincolncity.org. I had assumed (silly me) that it would remain a “fair ground facility”options for it have not reached my preview. And I try to stay informed. (I seldom read the Newport Times, and may have missed a lot...).	6/28/2018 8:36 AM
23	As proposed it will cost way too much for no return. We have too many things in this county that need our attention. We need to stop thinking about tourists and start thinking about our residents.	6/27/2018 10:59 AM

Lincoln County Commons Public Meetings Summary

June 26, 2018 6:00 p.m.
Yachats Commons
441 Hwy 101 N., Yachats

June 27, 2018 2:00 p.m.
Toledo City Hall
206 N Main Street, Toledo

June 27, 2018 6:00 p.m.
Lincoln City City Hall
801 SW Hwy 101, Lincoln City

At each meeting, Steve Faust (3J Consulting) and Gail Sargent (LRS Architects) welcomed public meeting participants and then proceeded with a presentation of the work done to date and the draft or “right-sized” site plan for the Commons.

Lincoln County is preparing a Refined Master Plan for facilities at the Lincoln County Commons, Home of the Lincoln County Fair. The original Master Plan was prepared in 2014. The Refined Master Plan will include:

- Needed improvements to existing facilities
- Design of new facilities, including a multi-use Main Exhibit Hall and ancillary facilities
- Comprehensive business plan for operations and maintenance

The Refined Master Plan is being prepared within the framework of the Commons Vision, Mission and Core Values:

Vision: *Our vision is to see the Lincoln County Commons (formerly the Lincoln County Fairgrounds) become an important gathering place for Lincoln County.*

Mission: *Our mission is to offer a variety of venues which will make the Lincoln County Commons a preferred destination for residents and visitors.*

Core Values: *Our core values are to respect traditions of the past and cast new directions with a focus on youth.*

In 2007, voters approved a 3 percent increase to the County Transient Lodging Tax (TLT) for capital improvements with 40 percent dedicated to a Fair Facilities fund. In 2016, voters approved a 1 percent increase to the TLT dedicated to Commons redevelopment and operations. The ballot measure identified the Commons location and desire for a new multipurpose building.

Another potential funding source is the City of Newport Urban Renewal Agency. The Newport North Side Urban Renewal Plan identifies up to \$3 million in utility, road and offsite infrastructure upgrades for the Commons site. In addition, events fees and leases have brought in \$28,000/year for Commons operations in recent years.

Public Process

To guide the work of this process, a Master Plan Vision Committee (MPVC) was created to:

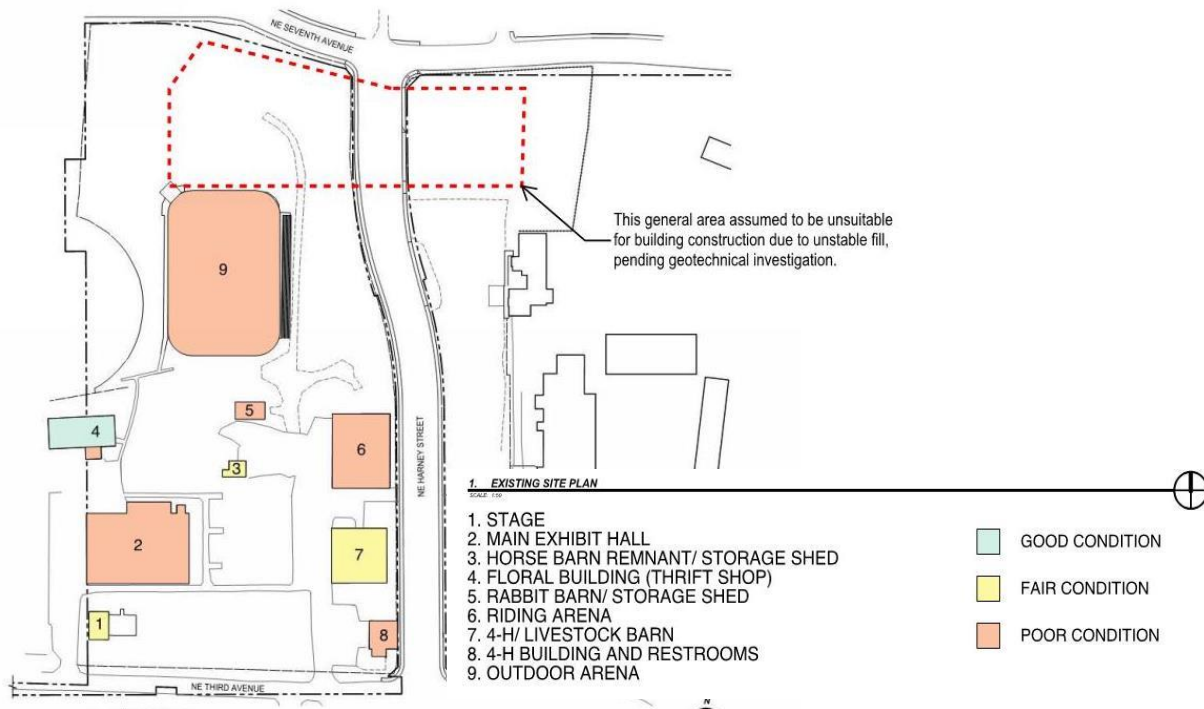
- Review and comment on work products
- Provide recommendations on key issues and decisions
- Guide stakeholder and community engagement
- Act as liaisons to constituencies

The MPVC has met three times thus far and will meet again in Fall 2018. The Consultant team also has met with the Fair Board and the Board of County Commissioners throughout the project to report on the project status, share MPVC recommendations and seek direction on key decisions.

Other public involvement activities include 40 interviews with key stakeholders, two community online surveys and these three public meetings to be conducted on June 26 and 27, 2018. In addition, County staff has participated in ongoing meetings with the Newport Urban Renewal Agency.

Existing Conditions

Early in the process, the Consultant team toured the site and reviewed planning documents to prepare an Existing Conditions Report. Previous planning efforts noted that only one facility, the Floral Building, is considered in Good Condition and two buildings, the Stage and 4-H/Livestock Building, are considered in Fair Condition. All other facilities are considered to be in Poor Condition.



At their first meeting, the MPVC recommended that all facilities should be considered expendable; buildings in Poor Condition should be removed over time; buildings in Fair Condition can be retained if they don't impede future site development; and the Floral Building should be retained, if possible.

Public Outreach Results

The initial public outreach process identified the desire for several new and improved facilities on the Commons site:

- A new multipurpose building
- A new, partially covered pavilion
- Renovated Floral Building
- Renovated 4-H Livestock Barn
- Outdoor areas, including grassy spaces and plazas
- A gateway feature

Site Plan

A preliminary site plan assumed a 33,000sf multipurpose building and 30,000sf pavilion. The total cost of Commons improvements was estimated at \$16 million. Using estimates for Transient Lodging Tax (TLT) and revenues from event fees and leases resulted in an annual funding gap of approximately \$500,000. Therefore, the site plan was refined to meet expected revenues.

The refined site plan includes”

- A 10,000sf multipurpose building with a catering kitchen, meeting rooms, management/building services office, restrooms and storage. This facility will replace the existing Main Hall.
- A 17,150sf expandable, open-air, gable-roofed pavilion with a dirt floor, storage room, restrooms and concessions. This facility will replace indoor and outdoor riding areas.
- Floral Building renovations for 4-H use, including new restrooms and improved parking.
- 4-H Livestock Barn renovations to continue animal activities, including new siding and roofing, repaired doors and an upgraded electrical system.
- A Commons plaza to serve as a year-round multipurpose outdoor event area with pervious paving or compact gravel.
- Open green space for concerts, sports, playgrounds and other outdoor activities.
- Potentially a gateway at the corner of 3rd Street and Harney Street with a pedestrian entry, signage, plaza and/or youth attraction.

This project also looked at the area on the east side of Harney Street across from the Commons from a Master Plan perspective, but would be funded through separate sources. The County is considering relocating the Animal Shelter and constructing a new emergency services and transit building with parking and open space that could be used as overflow areas for the Commons.

The cost estimate for the refined site plan is \$9.8 million or more than \$6 million less than the preliminary site plan. The County already has \$2.75 million in its Fair Facility Fund, which leaves approximately \$7 million to be financed. The County can expect an annual debt payment of approximately \$409,000 assuming a 4 percent bond interest rate over 30 years. TLT funds are projected to bring in approximately \$425,000/year resulting in a \$16,000 funding surplus.¹ These estimates do not assume any funds from the Newport North Side Urban Renewal Plan.

¹ Annual County TLT revenue is estimated at approximately \$550,000 with up to \$425,000 dedicated to debt service on capital costs.

Preliminary analysis of operational feasibility shows a net annual operating deficit range from \$53,000 to \$69,000, depending on the level of facility use and needed staffing. However, the County can cover the operational deficit using funds from Transient Lodging Tax revenue which are estimated at approximately \$125,000/year.

Public Comment

Following the presentation participants were asked to provide comments on the proposed facilities and identify desired uses and needed amenities. The following is a summary of public comments:

Funding and Operations

- When will decisions be made about what events are happening in the various facilities. There will need to be a lot of communication to coordinate community and visitor events.
- A marketing campaign is needed to ensure full use of these facilities.
- The County should post an event calendar.
- Attract people from throughout the county and outside the county.
- County is in ongoing discussions with the City of Newport regarding urban renewal funds.
- Concern that the funds come from unincorporated areas of the county and mainly benefit Newport.
- Prefer phasing where the County would save to construct one building and then the next and then the next rather than borrowing. This project is costly for a county of this size. Make sure it is something we can afford.
- This plan involves debt services and is not a prudent plan in terms of fiscal responsibility.
- I do not think this proposal is in the spirit of the intent of the ballot measure for “maintenance and improvement of the fairgrounds.”
- Consider putting the plan on the ballot.
- It will be good to have these facilities in Newport as an educational center in the County and with the attraction of the aquarium.
- Property has issues in that it is near a residential area.
- The Commons area is surrounded by schools. Athletic fields are not an issue.
- This plan should not impact County services.
- Good process to get to “right-sized” plan.
- Wouldn't Toledo be a better location with more agricultural activity?
- Toledo is further away from the ocean and amenities and is in the tsunami zone.
- Should conduct a study to see how much the current Commons site is worth on the market.
- Would like to see this land used for affordable housing.
- Do it here, economically, with cities and County working together.
- Need good stewardship of spending/tax dollars.
- Has the Fair Board asked for private donations? Naming rights?
- Do not want the County to operate at a deficit.
- Hire a manager for the facility with an incentive to keep it full. See the example of the Lincoln City Cultural Center.
- Give the pavilion a name.
- Vertical expansion of parking?
- Don't compete with hotels.

- Explore other locations.
- Has the Ford Foundation been approached?
- Don't know that people from other areas in the County will come. Provincial attitudes.
- This is a Newport-centric event space.

Uses and Amenities

- The multipurpose building would be good for political rallies.
- A juried arts show.
- Good for a camper show with RVs and boats.
- Arboretum; events for kids like 4-H.
- Concern about the size and will it be big enough for desired uses.
- The fairgrounds is not an "event center".
- Would like to see open space for community youth.
- Glad this supports 4-H throughout the county.
- Open space areas should be open to the public.
- Would like to see horse boarding return to the Commons. It's needed for the Fair.
- Concerned about smells from the stock pens for the nearby houses.
- Like the ability to have picnics on grassy area. It is currently always fenced off. It should be open to the public more often and by open and welcoming with a playground. Get creative with fencing.
- Have to have wind protection; not too loud for the public announcement system to work. Need a dry and warm space.
- Facility can be a source of revenue for clinicians, exhibitions and training seminars.
- Like the central green space. Would like a mobile stage.
- Talk to Brian about the specifics of owning the stage, structure and costs. "Own the cable". Put it tight against the multipurpose building. Own our own staging. Could have multiple stages.
- In stalls; green area turnout.
- Hardscape is better for chairs; can use plastic chairs on grass.
- A disc golf course. There is an under-tapped market through September. You could charge fees.
- Facility should be inviting to visitors. Like the one in Sisters.
- Need RV hookups. Don't compete with other lodging; complement it.
- Dry camping for Seafood and Wine Festival.
- Tuna cook-off; oyster demonstration.
- Agate club currently rents the Armory.
- A commercial production kitchen, though that might require staff.
- Should be home to the Farmers Market.
- Need amenities for Lincoln County residents.
- Need park amenities for kids.
- Like the placement of the pavilion at an angle.
- Could have multiple places throughout the site wired where tents can be used if it doesn't trigger additional parking requirements.
- Concern about distance from Hwy 20. Need something to attract visitors, like a tower.
- Would like a soccer field.

- Stall rental for horses is desired. The posse made it profitable in the past.
- How can the posse be part of the solution? A home for the posse to take part in maintenance?
- Want the horse barn replaced to board horses. Portable stalls? Would want 40 stalls.
- Educational value and benefit for kids. Provide them with a place to go.
- Teach kids about agriculture and aquaculture.
- Pavilion meets the needs of the posse.
- It would be in everyone's best interest to have the pavilion as large as possible. The more space under cover, the better.
- Year-round events for the community and visitors. Visitors bring in money.
- What about a splash pad or spray park?
- Youth activities. This is the community's commons.
- Consider attractions for retirees, not just youth.
- Local events, not regional.
- Beer and wine festival.
- Farmers Market.
- Music – indoor and outdoor.
- Get a specific plan before the voters. Don't want to pay for Newport to have this.
- Boat show.
- Jazz festival.
- Compliment the Fair Board on the vision and core values. Youth and teens need a place to go.

Lincoln County Commons Master Plan Vision Committee

Draft Minutes

November 29, 5:30 – 7:30pm
225 West Olive St, Room 108
Newport, Oregon

I. Welcome and Introductions

Steve Faust, 3J Consulting, opened the meeting. Gail Sargent, LRS Architects was also present. Wayne Belmont and Casey Miller were in attendance.

MPVC members in attendance: Sharon Edenfield, Kerry Kemp, Rich Belloni, David Allen, Jim Tooke, Frances Fogarty, Carla Perry, Todd Williver, Linda Neigebauer, Tom Hurst, Lyle Mattson

MPVC members not in attendance: Don Williams, Judy Kuhl, Craig Martin, Dave Loomis

Fair Board members in attendance: Geltner and Hall.

II. June 14th Draft Minutes

Faust noted that the draft minutes from the June 14th, 2018 meeting were posted online in advance of the current meeting but they were not emailed to the group. Faust said any final comments would be incorporated before final posting.

III. Newport Urban Renewal Agency Update – Wayne Belmont

Belmont said the Urban Renewal Meeting on August 20th spent about an hour discussing the Commons and that their minutes are posted on the City's web site. A motion was passed 3-2 that URA would work with Lincoln County to determine possible uses of urban renewal funds for redevelopment of County fairgrounds. Allen noted he voted against the motion because he wanted more clarity. Allen said that offsite infrastructure would be more of a priority than actual funding for a building.

IV. Draft Master Plan

Faust began with slides from the "Revised Master Plan for the Lincoln County Commons" (available online at the County's web site). He noted the project emphasized three primary objectives: site redevelopment plan with a new multipurpose building, partially enclosed pavilion and ancillary facilities, recommended improvement to existing facilities and a

comprehensive business plan for operation and maintenance. He restated that there is funding for capitol and operational costs (2007 Transient Lodging Tax increase and a 2016 increase approved by voters), a potential for URA funds, and revenues from event fees and revenues.

V. Site Plan Discussion

Gail Sargent continued to overview of the site and facilities plan section slides from the “Revised Master Plan for the Lincoln County Commons”. Sargent also reviewed the implementation section of the master plan which included capital improvement projects and costs for improvements needed to realize the site and facilities plan vision. Faust noted that these numbers had been presented previously and were re-reviewed. Sargent noted that the cost estimates did not include off-site improvements that might be required: the engineering had not been done.

Allen asked if offsite improvements were needed for the site to be fully functional. Sargent said both the onsite and offsite infrastructure is ill defined at his point but it might be in the City’s interest to do them. At this time we are designing to the budget we have.

IV. Comments and Discussion

- Williver: Location of pavilion and green space are flip flopped. He would prefer an open park like feeling. Major concerns are the size of the pavilion and we need to cover it if at all possible.
- Hurst: Likes Williver’s suggestions. Suggests a change in parking configuration, bringing the quartet of building a little closer, and having plaza in middle to further minimize traffic off of NE Grant Street.
- Fogarty: Suggested Harney be made one way.
- Mattson: Supports Williver’s concept. Keeps the pavilion closer to the horse barn.
- Belloni: Geological study might show that the ground in the current area for the pavilion may be less stable. The stage should also be more near the parking lot.
- Allen: Is the downsized facility going to accommodate 4H activities? County needs to think hard about how they are going to pay for future development. This will increase transparency, credibility and improve the planning process.
- Williver: Size of the arena is the achilles heel.
- Faust: Building is built so it can be expanded. We’ll identify possible revenue sources for expansion.
- Edenfield: Loves the flow, likes the design. If things are moved will this be maintained?
- Williver: Can we get bleachers underneath the eve on the west side?
- Bellonini: Trees are a waste of money. It’s depressing to see how small everything has become. Is it gravel or is it paved?
- Allen: We need more clarity and concrete specifics.
- Neigebauer: Appreciates the presentation and impressed with the conversation. We are making the design even better.
- Faust: We did not assume this was a finished product.
- Geltner: Does this direction imply another meeting of the MPVCC? Fair would like to know the MPVCC had the full opportunity to explore. Also, Geltner noted the importance of keeping noise minimized toward the neighborhood areas.

- Belmont: We will defer to the committee's desires about having another meeting.
- Faust: We are leaning toward another meeting.

V. Public Comment

- Stella Blue: Budgeting has to include realistic operating cost. The projected operated costs are lower than available revenues.
- Steve Mason: Limiting traffic on Harney street is a bad idea. Designate some of Harney to handicap parking.

IV. Operational Plan

Faust continued to the slides from the "Operational Plan - Opportunities and Constraints." Perry asked why an in an earlier version "promotion" was removed. Faust said he would look into it. Belloni said that in 30 years things change so much - it is possibly too long. Perry said locals are going to get a reduced price: how do we get to the 80 – 100 thousand in revenue? She is worried about both figures. How do we get to any profit? Faust said its revenue not profit. Perry said she doesn't know how we can produce the revenue. Faust said he would question the methodology. Williver noted the Toyota truck show generated \$10 thousand for one event. Once the facility is improved the current revenues are conservative. Geltner said building it right means they will come.

Stella Blue: As a property owner she is concerned that the County will come back to the citizens if it goes bankrupt.

Gerry Barrett: The vast majority are going to be local users. Revenues projections are contradictory and disingenuous. The amount of money needed is going to exceed the transient room tax.

VIII. Wrap Up and Next Steps

Faust said they will work with the consultants and staff and incorporate the recommendations from this meeting into a revised draft master plan.

Allen asked what process for adoption of the master plan entail.

Belmont said the recommendations will go to the Fair Board and the Board of Commissioners to finalize and adopt the master plan. Conversations need to happen with the City of Newport in regard to UR funding: exploring and developing recommendations for onsite drainage are interdependent with the surrounding areas needed improvements. Other UR discussions may include overall site design, parking, sidewalks, sewer and utilities. We also need integrate our transit plan with Cities transportation system plan. Spencer Nebel and Derek Tokos have said UR funds will not be available until the end of 2019. Site prep can be started in the interim.

Faust said the draft master plan can include information about the next steps. A date would be explored and shared for the next MPVC meeting.

VII. Adjourn (7:45pm)

Minutes of the Master Plan Vision Committee Meeting
November 29, 2018

Attachments: (1) Sign in Sheet 11.29.18 (2) Public Input 11.29.19

Commons Master Plan Vision Committee Meeting

Date: 11.29.18

Sign-up Sheet (Please Print Clearly)

Print your name: _____ **Mailing Address:** _____ **Phone:** _____

Stella Blue Starr Ck Rd 97498 541-547-3579

Darrell Clark 439 SE 130th Dr 541-867-6243

Steve Mason 130 NE 50th #2 541-351-1746

FRANK GELTRIER

JERRI BARRETT

Madeline Shannan 631 NE AVER

DAUG LUDWIS 459 PROWSE NW LIND

KAREN GREY LCSD

Re: The proposed "Commons" project [Fairgrounds redevelopment] for Newport
IS THERE AN "OPERATIONS PLAN"
[FINANCIAL BREAKDOWN OF OPERATIONAL SERVICES AND THEIR COSTS]
IN THE MOST RECENT FINAL VERSION OF THE COMMONS MASTER PLAN?
If so, I haven't seen it yet.

Measure 21-165 says "fairground redevelopment AND OPERATIONS ... It is estimated the [Lincoln County transient lodging tax] increase would raise \$176,000 annually. The additional revenue would be available for future fairgrounds redevelopment AND OPERATIONS or similar facilities AND OPERATIONS throughout the County." (caps mine)

http://www.co.lincoln.or.us/sites/default/files/fileattachments/commons/page/5241/ballot_measure_commons_may_16_2016.pdf

FACILITY OPERATIONS DEFINITION:

<https://definitions.uslegal.com/p/public-facility/>

Facility Operations: Key Responsibility Areas

<https://www.investopedia.com/terms/f/facility-operations.asp>

[GIVES A LIST, PLUS]

"Some additional areas that may fall under the aegis of facility operations include: fire safety, security, cleaning, business continuity planning, space allocation, and equipment inspections."

Stella Blue
property owner, Yachats
541-547-3579

PAGE 22 OF "REVISED MASTER PLAN" PDF IS LABELED "OPERATIONS"

"Small local groups cannot afford to pay the full operational costs of their events, much less cover some of the debt service incurred to build the facilities. The facilities AND OPERATIONS must be adjusted to respond to that reality."

https://www.co.lincoln.or.us/sites/default/files/fileattachments/commons/page/4675/revised_master_plan_for_the_lincoln_county_commons.pdf

BOTTOM OF PAGE E-2 + TOP OF E-3 OF "REVISED MASTER PLAN APPENDIX" PDF IS LABELED "OPERATIONAL PLAN"

I didn't see an Operations Plan at this part of the document, although it did reiterate what was said on the "REVISED MASTER PLAN" PDF. Perhaps an Operations Plan is defined elsewhere, with a breakdown of the Services involved and an estimate of their costs, as well as the assurance that these OPERATIONS will be FUNDED BY the "Lincoln County transient lodging tax" as stated in Measure 21-165 which is what the voters passed.

My other question is: Since the feasibility studies [plural] show that the proposed Commons cannot pay for itself, what happens if "The Commons" goes into default [non-payment of loans and/bills]?

Can the County THEN impose a tax or bond to support and/or bail out the Commons directly on the citizens of Lincoln County, since Measure 21-165 specifies that development AND OPERATIONS money comes strictly from the lodging tax INCREASE? The measure as it reads, would indicate that only the revenues raised from the 1% increase [not the remaining 9% of the lodging tax already in place] are designated towards "fairgrounds development and operations."

Lincoln County Commons Master Plan Vision Committee

Draft Minutes

January 24, 5:30 – 6:50pm
225 West Olive St, Room 108
Newport, Oregon

I. Welcome and Introductions

Steve Faust, 3J Consulting, opened the meeting. Gail Sargent, LRS Architects was also present. Wayne Belmont and Casey Miller were in attendance.

MPVC members in attendance: Sharon Edenfield, Kerry Kemp, Rich Belloni, Dave Loomis, Frances Fogarty, Carla Perry, Todd Williver, Linda Neigebauer, Tom Hurst, Lyle Mattson

MPVC members not in attendance: Don Williams, Judy Kuhl, Craig Martin, Dave Loomis, Jeff Wiseman and David Allen.

Fair Board members in attendance: Frank Geltner.

II. June 14th and November 29th draft minutes

Faust noted that the draft minutes from the June 14th, 2018 meeting were amended. Also, Faust noted that the 11.29.18 meeting minutes should include additional comments that Fogarty mentioned the inclusion of parking on Harney in addition to being one way. Perry said that Jeff Wiseman and Craig Martin were absent. Perry said that the June 14th minutes said that Master Plan did not require Urban Renewal funds. Faust said he would review if it was mentioned specifically in the report. Perry also asked why the committee did not make a motion to approve the minutes. Faust said we did not use Robert's Rules and that a no objection was interpreted as approval.

III. Site Design Options

Faust and Sargent presented the power point refined site plan slides. And, subsequently layout options 1, 2, 3. Option 1: Welcoming site design; maintains large open spaces and sight lines. Commons green and plaza serve pavilion and multipurpose building. Not located close to livestock barn; cannot share parking. Option 2: Close to livestock barn; ability to share parking/amenities. Loss of welcoming site design, open spaces and sight lines. Commons green separated from pavilion and multipurpose building. Option 3: Close to livestock barn. Welcoming site design; maintains open spaces and sight line. Commons green and plaza serve pavilion and multipurpose building. Added cost. No ability to share parking/amenities.

Williver: Does not like the look of number 2 but likes the economics and utilitarianism. Likes option 3 the best. Preserves the aesthetics and open green space, and the livestock barn is not in the corner.

Sargent: Master Plan allows us to identify how big the buildings should be and where they are located.

Faust: The committee can provide ideas for cost savings but if the committee decides on the design they like it is acceptable to ask the Fair Board and Board of Commissioners to make the design work.

Geltner: The stage should be useable in other ways when it's not in use in the building. And, there are no outdoor restrooms?

Sargent: There will be accessible restrooms from the outside. It's much more cost effective to put bathrooms inside a preexisting building than freestanding.

Williver: Important to have a mobile stage.

Martin: Stage does not have to be a fixed cost.

Sargent: Permanent stage has other implications in regard building codes.

Faust: Consensus to have a mobile stage. We are recommended a non-permeant covered plaza.

Williver: Should be covered. If cost is the only issue, let's explore it. 2-5 thousand square feet if possible.

Hurst: Everything that is not specified is still an option for the future.

Neigebauer: Let's explore grants as a source of funding.

Williver: Need for specific storage.

Sargent: 3-5 percent of a building is used for storage, electrical rooms, and mechanical rooms, etc.

Williver: Pavillion needs to be entirely covered if possible. A fabric structure could save money and be utilized.

Edenfield: The first casino was a sprung structure.

Mattson: Build and cover the whole thing unless its cost prohibitive.

Faust: Consensus with option 3. Cover the whole pavilion if possible for the cost that has been estimated or less. A portable stage is preferred. A covered plaza and other future amenities should be mentioned as desired in the master plan if grants and other funding becomes available or there is cost savings in the current plan. Move forward with storage that is identified.

IV. Public Comment

- Sally Rose: Provided written comment. She read the first paragraph of her written submission.
- Fred Holzmer: It's seems if it could be built with flexibility and adaptive change over time then as its actual use could be modified accordingly.
- Cheryl Connell (not present): provided written comment. Casey Miller read the letter provided by Connell.

VIII. Wrap Up and Next Steps

MPVC members present with the exception of Carla Perry approved of the Master Plan.

Perry said she agreed with some of the points mentioned in Cheryl Connell's letter. She is opposed for

Minutes of the Master Plan Vision Committee Meeting
January 24, 2019

financial reasons and the amount of money that it will require of the residents. Neigebauer said that the impression that the Lincoln County tax payers are paying for it are not true. She asked that the minutes reflect that this is not a convention center. Belmont said that he mentions at every meeting that he attends that we have submitted the measure to the voters twice. Faust thanked the committee. Fasut said the consultants would be bringing the recommendation to the Fair Board and County Commissioners. If approved the next step will be a design phase. The service of the MPVC is finished with this particular task.

VII. Adjourn (6:50pm)

Attachments: (1) Sign in Sheet 1.24.19 (2) Sally Rose 1.24.19 (3) Cheryl S. Connell 1.24.18 (4) Reasons for opposing Lincoln County Master Plan – UPDATED from 1.25.19

Commons Master Plan Vision Committee Meeting

Date: 1.24.19

Sign-up Sheet (Please Print Clearly)

Print your name:

Mailing Address:

Phone:

SALLY ROSE

9357 SW Brent So. Sch.

867-4191

~~FREE~~

Fred Holzmer

958 SW Bay View Ln, Newport 916 607 6604

For Visioning Committee Jan 24 2019

First, I want to thank you all for your time and effort on behalf of those of us who love the Lincoln County Fair. I know this has been a long process and that lots of material has been presented and I very much appreciate your willingness to slog through it all for the greater good.

Sadly, it doesn't really seem like you've been given the tools you need to do the job you want to do.

The visioning includes an emphasis on our youth, but there's not much in the site plan that really results in that. The green space/youth soccer area looks nice on paper, but it doesn't appear to be of sufficient size to constitute even one soccer field. That, and the existing 4-H building seem to be about it.

I'm not an expert, but based on previous comments I've read, it doesn't appear that the pavilion will be of sufficient size to meet our needs.

You are correct in your observation that, to be functional year-round, the plaza should have some type of covering, but that doesn't appear to be in the cards.

And, as I understand it, the exhibit hall will be pretty bare-bones. I hope it is an improvement over what we have now, but it doesn't seem to be the type of facility that will attract potential users from elsewhere.

So, if we can't get what we need here for our County Fair, maybe the reasonable conclusion is that it isn't the best site. Perhaps your hard work could be applied to another location with sufficient space to accommodate the things you have wisely sought.

Thank you.

Sally Rose

South Beach

January 24, 2018

Dear Casey and Kristi,

Please include this email in the record of tonight's Master Plan Vision Committee meeting. Thank you.

Statement in Opposition to the January 15, 2019 Lincoln County Commons/Convention Center Revised Master Plan Options

I am opposed to all of the options presented in the January 15, 2019 Commons/Convention Center Master Plan. All options require increased costs and, therefore, increased long-term debt service to Lincoln County, as the Board must take out a loan to build and operate this facility. This debt will have to be paid by all of us Lincoln County taxpayers for the next 30-40 years because, as admitted by the Board of Commissioners, the Commons/Convention Center will never pay for itself.

If we don't learn from history, we are doomed to repeat it. 25 years ago, the County built a huge new jail building financed with a loan paid by taxpayers. It was built despite the known fact at the time that the operations cost borne by the Sheriff's Department for the new and expensive facility was not funded. 25 years later, in 2018, it still was not adequately funded. Voters were asked to increase what we pay in property taxes to fund the Jail operations—to the tune of 4 million dollars for 5 years. The voters rejected the proposal.

Yet here and now the current Board of Commissioners again have an insatiable appetite for debt--this time for a huge new Commons/Convention Center facility. By obligating the current and future county taxpayers for another new and expensive county facility that will never pay for itself—this time, without asking voter consent—this Board shows it has not learned from history. And, this time, it is not for a new facility that is needed or required to meet the Board's obligation of providing ORS-mandated services for the health, safety, security, or protection of county residents, but, instead, for "tourism".

A new Commons/Convention Center simply is simply not necessary. The current facilities at the County Commons can continue to be used for the Fair, 4-H and other similar purposes at affordable rates without constructing a new and expensive Commons/Convention Center.

Should the Board wish to pursue a new Commons/Convention Center facility, it must be done only by putting a measure on these or any other development plans for prior approval by the voters of Lincoln County.

Sincerely,
Cheryl S. Connell
Newport

To: Steve Faust, 3J Consulting
From: Carla Perry
Date: January 25, 2019 – **Updated February 4, 2019**
RE: Reasons for opposing Lincoln County Master Plan - **UPDATED**

Thank you for suggesting that I submit reasons why I oppose the Master Plan approved by the Master Plan Vision Committee at last night's meeting. The following is my list of reasons:

- Although the County continues to claim a mandate for redeveloping the Fairgrounds at its current site because of the two transient tax voter approvals, this claim is misleading. Yes, 60% of the turnout approved the transient room tax increases proposed in the 2007 and 2015 ballot measures, but only 24% of the county's eligible voters voted in those elections. And those approvals were for increasing transient room tax, not for spending \$10M or more on a facility guaranteed to lose money forever. The public has never had a chance to vote on a Fairgrounds redevelopment plan.
- The 2015 ballot measure 21-165 states, "Without any impact to local property tax payers, we'll be able to improve the infrastructure and structures at the Commons...." Yet the ECONorthwest part of the Master Plan states, "...operational feasibility shows a net annual operating deficit for all forecasts of usage." Originally, the County claimed the project would pay for itself, but ALL consultants reports have come back stating that the facility will never pay for itself.
- Where will the money to cover the cost of bond interest, building operations, salaries, as well as repairs and maintenance come from if Transient Room Tax do not cover all costs, or if it decreases? Experts are now warning that the country is heading for another recession, but no contingency for this reduction is offered in the Master Plan. The assumption is that Transient Room Tax will continue to rise every year into the 30-year future of the bond indenture.
- Urban Renewal money has been restricted to infrastructure development and cannot be used for building construction. It also is restricted to new development that qualifies as an "economic driver." Can a project guaranteed to lose money be considered an economic driver? Only through spin. And the downsizing of the Exhibit Hall places it below the threshold that qualifies it for Urban Renewal funds. Hopefully, the City will deny the County's application for the \$3M because it does not meet the two mandated requirements.
- The City of Newport's Urban Renewal money is property tax diverted for developing infrastructure in specific areas of Newport. That money is from the people of Lincoln County, not Transient Room Tax. If Urban Renewal dollars are used to develop The Commons infrastructure, then it should be clarified that taxpayer money IS part of the budget.
- Attendance at the Lincoln County Fair has been dismal for decades and has steadily gone down. Admission is free because so few people attend. The new plan revisits the concept

of County Fair -- with diminished 4-H participation, no horse barn, and no carnival rides. So what exactly is envisioned for the "Lincoln County Fair" of the future?

- Location of the Fairgrounds property is not conducive for a County Fair or an Exhibit Hall. There are no amenities nearby -- no hotels and no restaurants in walking distance. The property is in a residential area, situated between a middle school, high school, and an asphalt plant. The Fairgrounds property was in a rural area when first developed, but now it is in the downtown core of Newport on land better suited for a new high school and/or addressing the highest critical need in Lincoln County: affordable workforce housing. That flat land is the last available large parcel in Newport and should be used to address one or more of Newport's most critical problems.
- At least three other Lincoln County cities have indicated their interest in discussing moving the County Fair AND 4-H to their town. A more rural location would be closer to 4-H animals and agricultural interests. Also, during the Blue Ribbon Committee's outreach, a Tribal member in charge of Casino events was invited to meeting with the Commissioners and he told them the tribe had purchased five acres of land north of the casino and would be interested in partnering with the County on a Fairgrounds there. Although the County has repeatedly claimed that extensive research into other locations has been done, and numerous requests for that information were made by a City of Newport Councilor and other residents, no site research documentation has been forthcoming. Commissioner Hall stated in an email, "No thorough search was conducted because there was never majority support for relocation through any of the multiple public processes or public votes." So which is true? Was there an exhaustive search or no search?
- The Transient Room Tax and the State's grant for holding a County Fair will move with the Fair, no matter where it is located. There is no need to limit its location to downtown Newport.
- Intergovernmental Agreement (B330 P2103-ORS Chapter 190) signed by the Chair of the Lincoln County Board of Commissioners, Chair of the Lincoln County Fair Board, the Superintendent of the Lincoln County School District, and the Mayor of the City of Newport on October 30, 1996 is still a valid document. This agreement states, "The Fair, the County, the School District, and the City, all agree that, long-term the fairgrounds should be moved to a different location.... (2) The parties to this Agreement understand that long term relocation of the Fairgrounds is both a desirable goal and an inevitable outcome of the development pressures in this area...." The document also states, "To the extent allowed by law, grant to the School District a right of first refusal for any future sale of the property currently being used as fairgrounds and lying to the west of Harney Street between 3rd Street and 7th Street...."
- The County's plan to operate the facility using three part-time staff is a guarantee for financial failure.
- The costs for construction and operational expenses included in the Plan's budget are vague. The revenue estimated in the ECONorthwest report (Appendix E, page 23)

proposes holding 600 events per year, more than two a day. Use at this level is highly unlikely, and disingenuous. Especially if most of the use will be from small groups holding meetings at reduced rates or free rent, now that tourism is unlikely to be a major component of year-round rentals.

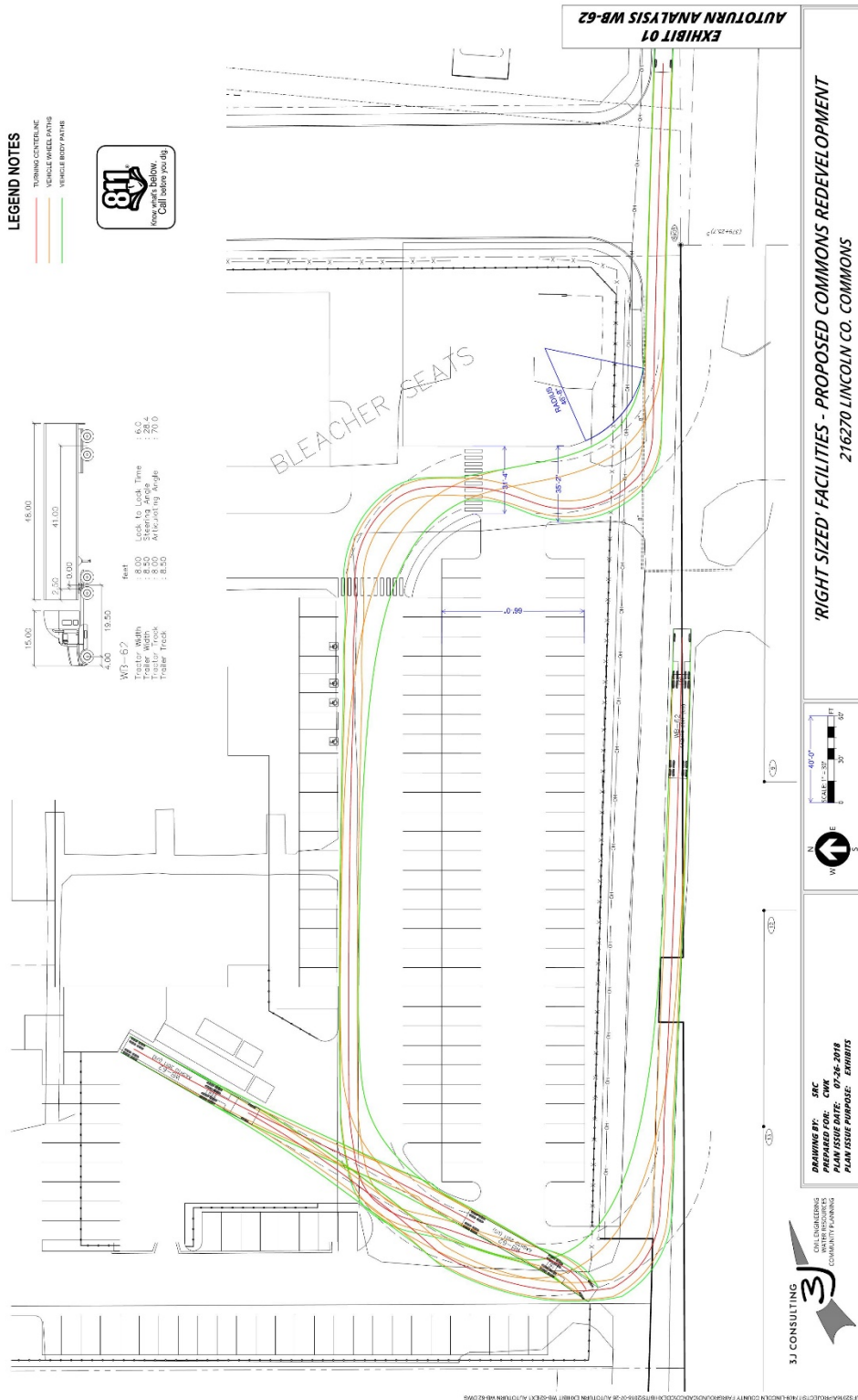
- There is a good possibility that the required parking spaces will exceed space and the County has indicated that adjacent property might need to be "acquired" to meet City regulations, or a conditional use request might be submitted. The current budget does not include this potential expense and no mention of where this money will come from. Potential financial repercussions need to be included as a budget option.
- The proposed Exhibit Hall is a metal building – metal roof, metal sides, a concrete floor (without carpeting), no interior room dividers. Lincoln County already has sufficient meeting spaces, including, in Newport, the Performing Arts Center, Visual Arts Center, Public Library, HMSC auditorium, hotels, restaurants, and the Pacific Maritime Heritage and Event Center, with its great view of Newport's bayfront. The Maritime Center is 21,626 sf, includes a movie theater, and can accommodate numerous events simultaneously in an exquisitely crafted building. Yet the County is willing to pay \$12M for a metal building.
- No demand for another event center in Lincoln County has been documented. No market research has been done, and no potential exhibitors have expressed a desire to come to Lincoln County to hold events. Why should the people of the County build something that no one needs?
- Dozens of people have spoken in opposition during Public Comment opportunities and sent in letters of opposition, but opposing feedback has been ignored. The consistent lack of notice of public meetings, the difficulty in finding documents on the County's website, the discouraging of public input (see audio of minutes Fair Board meeting 5-10-18 where the Board discusses methods to deliberately restrict public comment), the general lack of transparency in the process, the implication that people in opposition to the Master Plan want to eliminate the 4-H program, and the repeated distribution of misinformation regarding deed restrictions, extensive alternative site research, the claim that no taxpayer money will be used while including Urban Renewal Funds in the budget) has made this a flawed process. A large contingency of the people of Lincoln County are OPPOSED to developing The Commons. It is not needed and not wanted. We cannot afford it.
- A decision of this magnitude should not be made by three County Commissioners alone. The people of Lincoln County ask that the Commissioners refer this matter back to Lincoln County residents for a vote, as a ballot measure in the November 2019 election.

APPENDIX A. Master Plan Process Results

Public Involvement Activities:

1. MPVC Meeting #1 (1/8/18)
2. Stakeholder Interviews
3. Community Survey #1
4. MPVC Meeting #2 (3/22/18)
5. MPVC Meeting #3 (6/14/18)
6. Online Survey #2
7. Public Meetings
8. MPVC Meeting #4 (11/29/18)
9. MPVC Meeting #5 (01/24/19)

APPENDIX B. Truck Access to Loading Areas at Multipurpose Building, Pavilion



APPENDIX C. Noise Impact Report



LISTEN ACOUSTICS™
acoustical and audio/visual systems engineering

August 23, 2018

Summary

This report provides the results of our analysis of the potential noise impacts of the Master Plan, and includes the following elements:

- Potential sources of noise and sensitive receivers;
- Applicable noise ordinances and recommended goals for mitigation;
- Analysis of the Master Plan layout noise issues;
- General mitigation measures are recommended, which will be detailed in the subsequent detailed design work;

Sources and Extent of Noise

The sources of potential noise in the Master Plan options are:

1. Events in the Covered Pavilion
2. Open Space, Common Green and Picnic Areas Activities
3. Open area events on gravel multi-use areas
4. The Multi-Purpose Building
5. HVAC associated with the Multi-Purpose Building and Covered Pavilion

The covered pavilion hosts equestrian, motocross, livestock, music, shows, and other large public events. The sound levels from these events can range from 65 dBA (e.g. dressage with announcer comments) to over 100 dBA (e.g. concerts, motocross) at the Pavilion. This is likely the loudest location on the site and requires the most careful planning to mitigate noise. Location of this Pavilion is key to successful noise control. Open Areas have a wide variety of noise sources, from fans cheering, to live music playing at a fair, to PA announcements at events. Since there is effectively no barrier between the open areas and sensitive areas nearby, the rules and regulations for use must be strictly enforced, or variances should be obtained.

The Multi-Purpose building can host trade shows, presentations, concerts, meetings, rallies, etc. Sound levels can be very loud within this space on occasion. However, the building is enclosed, and as long as the doors remain closed, the sound can be mitigated by the exterior walls, etc.

HVAC noise comes from rooftop or ground mounted large fan units and condensing units/coolers used to control the climate within enclosed buildings. These elements can

be loud for larger buildings such as the Multi-Purpose building and must be mitigated to reduce noise to sensitive units.

Sensitive Receivers

The Newport Municipal Code Chapter 8.15 defines a “noise sensitive unit” as follows:

- B. **Noise-Sensitive Unit** shall include any building or portion of a building containing a residence, place of overnight accommodation, church, day care center, hospital, school, or nursing care center.

Residential receivers are directly adjacent on the West, South and North sides of the property. Newport High School is adjacent to the property to the West, and Newport Intermediate School is to the North. See the map below for sensitive receivers:



Applicable Noise Requirements

The City of Newport Municipal Code defines limits on sound from the noise producing site to the receiving sites as follows:

8.15.015 Noise Limits

A. The following are maximum allowable noise limits anywhere when measured at the boundary of or within a property on which a noise sensitive unit, not the source of the sound, is located:

	Daytime Standard	Nighttime Standard
Residential	55 dBA	50 dBA
Commercial	60 dBA	55 dBA
Industrial	70 dBA	75 dBA

Beyond measurable noise levels, the Code requires noise at night (10:00 pm to 7:00 am) be controlled if it is “plainly audible” inside a sensitive unit. Also, any sound that is subjectively “unnecessarily loud” is described as a prohibition.

Using this information, the following targets are established for the surrounding areas:



Analysis of the Master Plan Layout

The analysis for the Master Plan uses likely maximum sound levels from each source and maps these levels to the nearest sensitive receivers. The assumptions are as follows:

- The Covered Pavilion is not entirely enclosed, leaving open areas for sound to leak out. We assume a concert event for the sound source.
- The Multi-Purpose building is entirely enclosed with doors closed. We assume the design will include STC 50+ exterior walls and STC 35+ windows.
- The Open Areas do not include sound barriers, and limit sound levels to 90 dBA from PA systems at the source.
- HVAC is roof mounted and employs barriers or the roof parapet to block sound to the closest receivers.

The Covered Pavilion is approximately 200 feet from the nearest residential receiver, 700+ feet to the school to the North, and 500 feet to the closest High School building. Sound levels are predicted as follows:

Sound From	Sound to West Residential	Sound to South Residential	Sound to High School	Sound to North Middle School
Covered Pavilion	73 dBA	45 dBA	64 dBA	60 dBA
Multi-Purpose	<30 dBA	<30 dBA	<35 dBA	<30 dBA
Open Areas	63 dBA	67 dBA	74 dBA	60 dBA

The Covered Pavilion and Open Areas are predicted to exceed the targets for the West and South Residential areas, as well as to the Schools.

Discussion

The Covered Pavilion should have design elements integrated which reduce noise to the sensitive areas nearby, as discussed more fully below.

The Open Areas are calculated to be a potential noise problem in the worst-case scenario with live music, but are likely relatively quiet during typical fair events, and louder events can be mitigated by rules and regulations. Acoustical barriers around open areas can reduce sound levels significantly, but may be undesirable in terms of openness and site lines.

The Multi-Purpose building location near the roadway will reduce sound from the Covered Pavilion by providing a partial barrier. The HVAC noise from the Multi-Purpose roof will be reduced in level by being placed away from the South side of the roof, and by employing rooftop barriers, if deemed necessary.

Mitigation Goals and Measures

The Open Pavilion should be oriented and designed to reduce sound levels in certain directions, particularly West and North. This can be accomplished by careful layout of walls or other construction which reduce direct sound to the closest receivers. The bleachers, for instance, can be designed to have a solid back, blocking the noise toward the West.

The Open Pavilion public address system should be designed to control sound leakage. Orienting all event speakers away from sensitive listeners (i.e. pointing East) and

providing speakers which are tuned and designed to minimize off-axis energy are the keys to this design.

Another element which should be in place is high quality acoustical absorption under the roof of the Open Pavilion, exposed to the event area. Sound will be controlled by the large surface area of the ceiling, which will reduce noise at the source.

To meet the Code, the combination of interior sound treatment, PA system design, and barriers must reduce sound by 17 dBA to meet the night limits. This is very difficult to achieve with open construction, but will be a key element of the design effort.

APPENDIX D. Pedestrian and Bicycle Facility Improvements

Transportation System Plan (TSP) – Planned Projects

The City of Newport Transportation System Plan (TSP) identifies the following road, sidewalk, and bicycle improvement projects in the vicinity of the site. Projects highlighted in yellow are along the project frontage.

TSP Roadway Improvement Projects

Project Description	Functional Class	Sidewalks	Bicycle Lanes	Priority	Estimated Cost (\$2012)	Source
New Roadway Projects or Extensions						
NE Harney Street between NE 3rd and Hwy 20	Minor Arterial	Yes	Yes	High	\$824,000	2012 Cost Estimate
North-South Arterial - Phase 1B (between NE 7th St and NE 32nd St) From 1997 TSP	Minor Arterial	No	No	Medium	\$3,720,000	1997 TSP
Improvements to Existing Roadways						
Reconstruct NE 3rd St (between NE Eads St and NE Harney Dr.)	Local	Yes ¹	No	Medium	\$243,000	1997 TSP
North Side Local Street Plan Street and Roadway Projects						
Improve to 3-lane urban standard NE 1st Street from US 101 to US 20 to provide westbound-to-northbound bypass of US 101 and US 20 intersection.	Local	Yes	Yes	High	\$557,000	2008 North Side TSP Update

¹ Sidewalk was recently constructed on the north side of NE 3rd Street along the project frontage, between NE Harney St and the High School Driveway.

Transportation Management System (TSM) Improvement Projects

Location/Limits	Project Description	Priority	Estimated Cost (\$2012)	Source
North Side Local Street Plan TSM Improvement Projects				
US 20 at NE Coos Street	Add signal and improve intersection to encourage north/south local street alternative to US 101. Signal could help relieve congestion at NE Eads.	High	\$605,000	2008 North Side TSP Update

TSP Recommended Pedestrian and Bicycle Improvements

Project	From-to	Description	Project Lead	Priority	Estimated Cost (\$2012)	Source
Sidewalks						
NE 8th Street	US 101 to NE Eads St	Construct sidewalks on one side of the street	Newport	Medium	\$130,000	2008 Ped. Bike Plan
NE 7th Street	US 101 to NE Eads St	Construct sidewalks on one side of the street	Newport	High	\$130,000	2008 Ped. Bike Plan
NE 5th Street	NE Benton St to NE Eads St	Construct sidewalks on both sides of the street	Newport	Medium	\$125,000	2008 Ped. Bike Plan
NE 4th Street	US 101 to NE Douglas St	Construct sidewalks on both sides of the street	Newport	High	\$170,000	2008 Ped. Bike Plan
NE 3rd Street	NE Eads St to NE Harney St	Complete sidewalk gaps on both sides of street	Newport	High	\$140,000	2008 Ped. Bike Plan
NE 2nd Street	US 101 to NE Eads St	Complete sidewalk gaps on both sides of street	Newport	Medium	\$125,000	2008 Ped. Bike Plan

Sidewalks and Bike Lanes						
NE 7th Street	NE Eads St to NE Harney St	Construct bicycle lanes on both sides of street and sidewalks on south side of street	Newport	High	\$215,000	2008 Ped. Bike Plan
NE Harney Street	US 20 to NE 3rd Street	Construct bicycle lanes and sidewalks on both sides of street and sidewalks on south side of street	Newport	Medium	\$91,000	2008 Ped. Bike Plan
Recommended Bicycle System Improvements						
NE Eads Street	NE 12th St to NE 3rd St	Provide a bike route	Newport	Low	\$145,000	2008 Ped. Bike Plan
NE 3rd Street	NE Eads St to NE Harney St					

Shared Roadways / Bicycle Boulevards						
6th Street	NW Coast St to NE Eads St	Implement Levels 1, 2 and 3 bicycle boulevard applications (signage, pavement markings, intersection treatments)	Newport	High	\$2,000	2008 Ped. Bike Plan
NE Eads Street	US 20 to NE 12th Street	Implement Levels 1, 2 and 3 bicycle boulevard applications (signage, pavement markings, intersection treatments)	Newport	High	\$18,000	2008 Ped. Bike Plan

APPENDIX E. Management and Business Plan

ECONorthwest

ECONOMICS • FINANCE • PLANNING

February 2019

Summary

ECONorthwest is working with a consulting team managed by 3J Consulting on a Master Plan for a renovation of its existing Fairgrounds into the *Lincoln County Commons* (The County Commons). To support its decision-making and potential investment, the County (Commissioners, Fair Board, and staff) wanted an analysis of potential use and facilities, operations and management, and funding. This report presents the business model for The County Commons and a governance and management system that would support that model.

All throughout development of the Master Plan project, facility design, use, management, and funding have been explored simultaneously and iteratively. The County does not want a facility that it cannot afford or that gets low use. What is desired in The County Commons facilities is important, but it ultimately must be brought into line with available resources.

This report presents the business plan and management plan collectively as the operational plan, which addresses (1) management models for both governing bodies (referred to as the governance structure) and the executive branch (referred to as the management structure), (2) capital and operational needs and costs, and (3) revenue sources.

Public Purpose of the New Facilities at The Lincoln County Commons

Redevelopment of the Lincoln County Commons has been in process for a long time. In 2009, the Lincoln County Board of Commissioners assumed control of the Fairgrounds when the Fair Board resigned. Since 2009, Lincoln County has maintained and operated the Fairgrounds facilities, including assuming responsibility for maintenance of existing buildings. Lincoln County voters have twice voted to support increases to the Transient Lodging Tax, in part to support redevelopment of The County Commons, once in 2007 and a second time in 2016.

In March 2018, the Lincoln County Board of County Commissioners and the Lincoln County Fair Board expressed their support for redevelopment of The County Commons in signed statements. Those statements reiterate that the purpose of the redevelopment of The County Commons is to serve as an important gathering place in Lincoln County, both for residents and visitors, respecting the traditions of the past and the opportunities of the future, and focusing on youth involvement.

The decision by the Lincoln County Board of County Commissioners and the Lincoln County Fair Board to support redevelopment of The County Commons was based on assumptions about the potential public benefits such redevelopment would provide, such as: (1) serve as an event space and gathering space for people living in Lincoln County, (2) grow some local events into regional or statewide events, (3) support youth events, (4) support tourism, and (5) provide a connection to the County's traditions and history.

Opportunities and Constraints for the New Facilities at The County Commons

The Master Plan for The County Commons must be consistent with the public purpose, and the facility design must be in sync with the Master Plan. Moreover, the purpose should be tethered to reality, so it should be based on some consideration of opportunities and constraints. Those considerations apply to the Business and Management Plans as well. The opportunities and constraints for the new facilities at The County Commons consider the public purpose of The County Commons, the expected uses of the facilities, the potential for revenue generation from rental of the facilities, funding opportunities, and operational considerations.

At the broadest level, The County Commons provides an opportunity for public space for events in Lincoln County that are available and accessible to people and businesses across the entire County. These opportunities include: continuation of the Lincoln County Fair event, providing a public event space approximately mid-point in Lincoln County at a location with easy access to the ocean and bayfront, continuation of existing events at The County Commons, providing a space for new "homegrown" events of interest to people living in the County, and providing a low- or no-cost facility for youth events. Redevelopment of The County Commons is supported by the community through existing funding from Transient Lodging Taxes and operational efficiencies from associations with the County. The County Commons provides a potential location for a natural-hazard shelter.

The County Commons are primarily related to challenges in (1) attracting events to The County Commons and (2) funding. Constraints include: difficulty attracting events because of the relative isolation of the County, the challenging weather at the Coast, and constraints on rental fees to stay cost-competitive with other rental facilities and fairgrounds. Funding the capital and operational costs is challenging given these constraints but the County has identified a solution to these funding issues, with allocation of Transient Lodging Tax revenues to support The County Commons.

Operational Plan

The operational plan considers issues related to business, governance, and management collectively. The operational plan must respond to the final facilities design and the types of events it can accommodate.

The primary purpose of the Lincoln Commons, as expressed by the Board of Commissioners and the Fair Board, is to serve the local community. The County's

purpose of serving local users is consistent with a “home grown” approach to events. The facilities, pricing, and management support for that market are different from the convention and tradeshow market in important ways. Small local groups cannot afford to pay the full operational costs of their events, much less cover some of the debt service incurred to build the facilities. The facilities and operations have to be adjusted to respond to that reality.

Focusing on these groups is at the heart of the public purpose. It provides value to many groups and citizens in Lincoln County. Moreover, it can eventually open up new opportunities for events and activities. With some support, some of these local group activities can grow over time into larger regional events, which would provide additional benefits to community businesses and government (increasing tourism leads to more room nights, leads to more revenue from Transient Lodging Tax.).

The Master Plan shows a Lincoln Commons that is designed, equipped, and managed to support that public purpose and business model. The facility design proposed in the Master Plan is very flexible. It is not a conventional flat-floor convention facility. It is not maximized for the annual County Fair or agricultural events. It is designed to be multi-purpose, and to serve the kinds of events that the agreed-upon purpose suggests and that this business plan tries to attract and support.

Governance

In this report “governance” refers to the structure of the elected or appointed body that has final authority to make policy decisions about the purposes, policies, facilities, and operations of The County Commons.

The mission of The County Commons and predisposition of the County and its Fair Board have implications for the governance arrangements for The County Commons.² ECONorthwest recommends a governing structure in which the organization that puts on the annual Fair is under a contract for the Fair Event, which is separate from the management of the Commons. That structure gives the annual Fair a place in the mission of The County Commons and would identify it as the key supported activity.

Under that structure the County Commission might hire a facilities manager (CEO of The County Commons), and administrative and operational support staff, all as County employees. The Fair Board could contract with those employees to help with the planning and operation of the County Fair, or it might contract with an independent event-management group.

Stated in other words, The County Commons should be treated as if it were a special district whose mission is to energize the cultural, recreational, and community events, just as a port authority would work to increase the value of publicly owned economic assets.

² Our understanding from county staff is that it is the preference of the County and the current Fair Board to have the Fair Board work exclusively on the annual event called the Lincoln County Fair, and to have the County Commission be the governing board for The County Commons (for decisions on capital investment, other policy, hiring of staff or contracting to manage and operate the facilities, etc.).

Management

Management of The County Commons should report to and support the Board in discharging those obligations. All other user groups, or related boards and commissions, should be advisory to the Board of County Commissioners and have no direct authorities for the management and or programming of the facilities.

Given this structure, how does the executive (manager and staff) operate? We divide our analysis and recommendations into six sections:

- **Management Philosophy.** Management systems should be designed to optimize the desired use as described in the public purpose statements. That will require a full-service event program to encourage use by local social groups, crafts groups, sports leagues, not-for-profits and other related groups. By “full-service” we mean a program that helps local groups as they try to develop and expand their events.

The County has started down this philosophical path by designating Transient Room Tax funds to help pay for capital and operational costs of The County Commons. If it is building facilities to go after the locally-oriented market described in this report, then its rental pricing must support that market, which the County recognizes means that fees (prices) cannot cover full operational costs.

- **Relationship of the Governing Body to the Executive.** Management should be charged with the responsibility of contracting, budgeting, operating, and staffing of the facilities, including capital construction and maintenance of the facilities. Management should, within the policy guidance of the Board of Commissioners, develop and expand possible community activities that will further the potential increasing public benefits for which The County Commons was created.

Management decisions must be consistent with the policy guidelines of the Board of County Commissioners. Policy guidelines will give different levels of priority to the competing public purposes for which The County Commons have been designed. The management should aim to optimized public use, public benefit, and public cost in light of those guidelines.

- **Considerations for Facility Design and the Business Model.** The facility design has implications for operations. In particular, the more money spent up-front on more and better structures and equipment, the lower the annual operating costs will be for a given level of use. In continuing to refine the redevelopment at The County Commons, the County should consider: ensuring that infrastructure is sufficient for expected uses (such as electrical, communications, sewer and water services); ensuring that there are sufficient bathrooms and amenities to increase functionality of the facilities; potential use of portable gym floors for sporting events; and RV facilities to supplement events (but not as an activity itself).
- **Staffing and Activities.** The County Commons could, in theory, be operated at different levels of use, which would have different staffing requirements. It seems

very likely that the early years of operation will have fewer events and less demand for staff time. It is possible and potentially efficient to start light on staffing because it may take five to 10 years to get to the desired level of full operation. We believe the *minimum requirements* at start-up would be:

- A full-time manager/CEO. A county employee; experienced with fairgrounds or similar multipurpose facilities; runs The County Commons.
 - A half-time administrative assistant. Does almost *everything* administrative: phones, scheduling, communication with people, event calendar and scheduling, coordination with maintenance, recruit and train volunteers, open up facilities, brief team prior to events, etc.
 - Maintenance/security personnel contracted with the County. It could be a budgeted amount that is used to internally purchase services as needed from the County facilities and maintenance division.
- **Funding and Budget.** The County must fund the capital (facility) and operational (events) costs of The County Commons.
- Capital costs. The proposed plan for new facilities has an estimated cost of about \$10.2 million. Assuming that the County uses the \$2.75 million in reserves to pay for capital costs for building the new facilities and finances \$7,500,000 to cover the remaining capital costs, The County Commons will have annual payments of about \$432,000 for capital costs, assuming a 4% interest rate over a 30-year period. With these terms, the cost of interest will be a total of about \$5.5 million. The revenue stream for the Transient Room Tax will fund the capital construction costs.
 - Operations. One of the main operating costs is for staffing. At the minimum level of staffing (described above), The County Commons would have \$140,000 in staffing costs. Assuming more events and increases in staffing, The County Commons would have \$240,000 per year in staffing costs. Given that The County Commons will have costs of goods and services beyond its labor costs, we would expect annual operating costs in years 1–5 to be in the range of \$225,000 to \$300,000.

Part of the operational costs will be covered by revenues from events at the Commons. The first year may have few events beyond existing events, such as the winter Farmer's Market, Christmas Tree sales, private parties or usage of facilities, and a few small- and mid-sized events. Beyond the first year, events are likely to generate between \$80,000 and \$190,000 in revenue from fees, leases, shared gates, taxes, sale of goods and services, and food and beverage sales.

The County is also planning to use Transient Lodging Tax to cover operational costs. The County currently has about \$600,000 in dedicated Transient Lodging Tax revenues in Fiscal Year 2017-2018. Transient Lodging Tax revenues have been growing, as a result of an increase in the tax rate in 2016 and an increase in overnight stays in rooms charging the Transient Lodging Tax. Between expected revenues and available Transient Lodging Tax revenues, the projected operating costs are lower than

available revenues after year one of operations of the new facility. If Transient Lodging Tax revenues continue to grow near or at historical rates (primarily as a result of increases in tourism activity rather than increases in the tax rate), as discussed in the report, the Transient Lodging Tax revenues dedicated to The County Commons will provide more than sufficient funding for operations of The County Commons.

- **Critical Operational Steps.** After it completes its master plan for The County Commons, the County and the management of The County Commons have to do the following to operate the facilities: develop a marketing strategy, create or update a tentative schedule of users for the facilities, develop or revise standards and policies for use of the facilities, develop a pricing structure, create or update an equipment inventory and use allocation, and build a budget based on the forecast of operations for the first year of operation. While construction is occurring, planning for operations can be occurring. Once the facility is operational, this type of planning will become part of an annual cycle.

Chapter 1. Introduction

ECONorthwest is working with a consulting team managed by 3J Consulting on a Master Plan for a renovation of its existing Fairgrounds into the *Lincoln County Commons*. To support its decisionmaking and potential investment, the County (Commissioners, Fair Board, and staff) wants analysis of potential use and facilities, operations and management, and funding.

Deciding on the use, facilities, and operations of the Lincoln County Commons requires the evaluation of many issues and the involvement of many actors. It must involve the Board of County Commissioners and the Fair Board. The Urban Renewal Plan of the City of Newport includes possible funding for the multipurpose building, onsite and off-site infrastructure improvements in areas in and around The County Commons to support redevelopment. Many stakeholders have an interest in redevelopment of The County Commons.

Other consultants are working on facility design, public engagement, and other aspects of the Plan's development. ECONorthwest is charged with looking at the business model for The County Commons, and at a governance and management system that would support that model. This report addresses these issues. It is an appendix to the Master Plan and summarized as Chapter VI of that Master Plan.

The County and consulting team agree that facility design, use, management, and funding must be explored simultaneously and iteratively. The County does not want a facility that it cannot afford or that gets low use. What is desired in The County Commons facilities is important, but it ultimately must be brought into line with available resources. An analysis of potential use and a business / management plan that supports that use gives guidance to designers about the type and specifications of facilities that make sense.

Distinguishing between a business plan and a management plan makes sense in concept, but it is cumbersome in practice. In concept, a business plan for a public facility that operates (at least somewhat) like a business (it provides services for a fee) starts with a statement of public purpose: what are we trying to achieve, and who do we hope to serve? It then describes some details relevant to how it will conduct that business: who will it serve, what kinds of events, how many, at what price, with what other sources of funds? It should be supported by some level of market analysis. In concept, a management plan gets into more detail on the operations side: if we are to serve this clientele, what are our staffing and operational needs, and how will they be structured? A management plan could also be called an operational plan: given the purpose, facilities, and likely users, how do we structure our operations (staffing, activities, pricing, funding, and so on)?

In practice, however, if the business plan and management plan are, and should be, developed simultaneously. The management plan must respond to the business needs, but the business plan should not be found to be unmanageable given facility design and budget. Thus, ECONorthwest advocates a master planning process that is

simultaneous and integrated across disciplines, and iterative (all aspects of the plan get successively refined, together). In reality, most master planning efforts eventually find their way to this conclusion: the design, business, and management pieces just won't fit together if they are crafted independently.

This report is structured to address the points in the previous paragraph. It refers to the requested business plan and management plan collectively as the operational plan. The operational plan is contained in Chapter 4 and addresses (1) management models for both governing bodies (referred to as the governance structure) and for the executive branch (referred to as the management structure), (2) capital and operational needs and costs, and (3) revenue sources.

Previous and relatively recent studies have evaluated current use of the facilities now at the Commons, and the markets for other uses if new facilities were provided. The analysis in this report refers to some of that analysis, but does not repeat or update it. The analysis is not an evaluation of a broad range of uses and facility types—the County has already narrowed its focus based on previous studies and discussions. Rather, the analysis in this report accepts the County's vision for The County Commons (described in Chapter 2) and focuses on some of the details that will help it achieve that vision.

This report has three sections in addition to this Introduction:

- **Chapter 2, Public Purpose of the New Facilities at the Lincoln County Commons.**
- **Chapter 3, Opportunities and Constraints for the New Facilities at The County Commons.**
- **Chapter 4. Operational Plan.**

Chapter 2. Public Purpose of the New Facilities at the Lincoln County Commons

Framework for Thinking about Investments in Public Facilities

Local government provides many goods and services that its citizens value. Many services it provides from its general revenues, which come primarily from local property taxes and transfers from federal and state governments: policing, fire protection, and public schools are examples. For some services—water, wastewater collection and treatment, performing arts facilities, swimming pools—it charges a fee to citizens based on their use. Sometimes the fees cover the some or all of the costs of providing the services (operations); less frequently, the fees are calculated to recover some or all of the cost of building the facilities (capital).

This was the challenge the County faced in this project. Going into the planning process, the County realized fees and revenues from usage could not cover the cost of building the facilities (capital) and could cover only a portion of the costs of providing services (operations). As a result, the County sought out alternative financing mechanisms (other than property taxes and unattainably higher rental fee structures) to fund this project. Those alternatives funding streams, in the form of dedicated transient room taxes, were placed before the countywide voters in two different ballot measures (2007 and 2016). Each measure was overwhelmingly approved by over 60% of the voters in the elections. That still left many decision points to consider in making these public investments.

As noted, public meeting and event spaces often charge fees for use, but they usually do not cover the full cost of operating those facilities. They almost never cover the amortized cost of building the facilities.

What is common for such facilities is true for the Lincoln County Commons as well. The financial feasibility analysis in *Facilities Plan* report (March 15, 2018)³ shows that The County Commons cannot pay for itself through revenues from renting the new multipurpose facility.

Given this finding, why would the County consider a new facility? The answer is that such a facility would provide benefits of value to County residents and businesses. This rest of this chapter considers the public purpose of a new multipurpose facility, beyond financial considerations.

Brief History of Redevelopment of The County Commons

The Lincoln County Board of County Commissioners and the Fair Board re-affirmed their intention to continue using the current site as the location for the County Commons. The Commissioners and Fair Board issued official statements about this intention in March 2018.

³ This analysis builds on the work completed in the report *Lincoln County Fairgrounds Market and Feasibility Analysis* (June 2014) completed by ECONorthwest for Lincoln County.

In 2007, Lincoln County voters approved a Transient Lodging Tax increase, with a portion of the revenues dedicated to tourism and funding a Fairgrounds Facilities Improvement Fund. In 2016-17 this tax generated just over \$299,000 for capital investments in The County Commons facility. In fiscal year 2017-18 preliminary figures show over \$328,000 collected for this purpose. That money has been accumulating every year and accruing interest. By 2019, the County expects to have about \$2.75 million saved toward capital improvements at The County Commons.⁴

In 2009, the Lincoln County Board of Commissioners assumed control of the Fairgrounds when the Fair Board resigned. Since 2009, Lincoln County has maintained and operated the Fairgrounds facilities, including assuming responsibility for maintenance of existing buildings. The County worked with local stakeholders to reconstitute a new Fair Board. Three members appointed by the County Commission oversee the business of the Fairgrounds (now called the Lincoln County Commons) including the annual Lincoln County Fair. The Fair Board will likely expand in the future with a major focus on the annual fair event.

In March 2010, a Blue Ribbon Committee made recommendations to the Lincoln County Board of Commissioners and about the future of the Fairgrounds. The Committee recommended that the County study the feasibility of developing a new multipurpose facility at the Fairgrounds to generate new revenues and allow the Fairgrounds to serve multiple purposes within the County.

The Blue Ribbon Committee's report noted that the purpose of most fairgrounds has evolved from serving agricultural-oriented events to serving year-round events. In a survey of people living in Lincoln County in 2010 conducted for the Blue Ribbon Committee, three-quarters of respondents said there should continue to be an annual Fair event and that it should be located in Newport.

The County Commissioners and Fair Board initiated planning projects in 2011 through 2014 about potential facility design and the financial feasibility of a new facility at the Lincoln County Commons. Those studies showed that a new facility at The County Commons would cost more to operate than the revenue generated by the facilities; that operational deficit does not include capital costs and debt service.

In 2016, the Lincoln County Board of Commissioners put Measure 21-165 on the ballot, increasing the County lodging tax from a 9% to 10% room tax, with the revenues used to support redevelopment of the Lincoln County Commons. The Measure passed with about 60% of the vote. County staff expect the lodging tax will generate approximately \$275,000 annually.⁵

⁴ This includes funds from the 2016 voter approved tax discussed below.

⁵ The amounts received from the 2007 and 2016 Transient Lodging taxes have been increasing annually through a new licensing program and increased enforcement and collection efforts, which will be continuing. The last two years (2016-17 and 2017-18) the taxes were as follows:

2016-17 Total Revenue \$547,051 (\$299,036 from 2007 tax, \$248,015 from 2016 tax)

2017-18 Total Revenue \$602,253 (\$328,304 from 2007 tax, \$273,949 from 2016 tax)

For planning purposes the County expects the tax to be at least \$600,000 per year in the future.

In addition, the City of Newport's Urban Renewal Plan, developed and adopted in 2015, identifies up to \$3 million in improvements possibly for the facility and for onsite and offsite utility, infrastructure, and road and parking upgrades to support redevelopment of The County Commons.

In March 2018, the Lincoln County Board of County Commissioners and the Lincoln County Fair Board expressed their support for redevelopment of The County Commons in signed statements⁶. Those statements reiterate that the purpose of the redevelopment of The County Commons is to serve as an important gathering place in Lincoln County, both for residents and visitors, respecting the traditions of the past and the opportunities the future, and focusing on youth involvement. They note that County officials (1) received input asking for consideration of alternative locations for the facilities (and of the Fair) and alternative use of the current property, but (2) decided, after additional research and evaluation, to move forward with redevelopment of The County Commons.

The Master Plan for The County Commons, and this report, start from those decisions. A key reason is that it is the role of elected and appointed officials, not consultants and technical reports, to make those decisions. But that decision was made based on an evaluation of public needs and input, and potential benefits and costs. The next section summarizes the considerations in support of that decision.

Public Benefits of The County Commons

The decision by the Lincoln County Board of County Commissioners and the Lincoln County Fair Board to support redevelopment of The County Commons was based on assumptions about the potential public benefits such redevelopment would provide:

- **The new facility will host and support the Lincoln County Fair event.** The primary user of The County Commons facilities, including the multipurpose building, is the Lincoln County Fair. The Fair provides opportunities for recreation, education, and community building in Lincoln County. Like fairs everywhere, it is also part of local cultural heritage, which has value to residents. The County Commons is home to the Lincoln County Fair.
- **The new facility will be used for community events.** The facility will provide space for a wide-range of events that benefit residents of Lincoln County by increasing recreational and social opportunities. These events could include festivals, new community celebrations, musical events, farmers' market, or other community events. In addition, the multipurpose facility will be available for rental for public and nonprofit groups and for private parties and events.

In one survey about potential use of a new multipurpose facility, citizens of Lincoln County suggested events that they would like to have in a new

⁶ Lincoln County Board of Commissioners. (March 14, 2018). Commons Master Plan Refinement Process.

Lincoln County Fair Board. (March 8, 2018). Commons Master Plan Refinement Process.

mutipurpose facility. Examples include: school events, youth-related events and games, 4-H, horse events, dog training classes, motor cross, radio-controlled races, cooking and crafts, art exhibitions, use by nonprofits, or as an emergency shelter. Most of these events would generate little or no revenue to cover the costs of operating the multipurpose facility.

- **The new facility can support youth events.** The new facility, existing buildings, and grounds can continue to provide educational and recreational opportunities for young people in Lincoln County, such as sports associations or 4-H.
- **The new facility can be used for other large events, many of which are of local interest.** The new facility will provide a venue for hosting mid-sized and large events. Some events, such as home, equipment or vehicle, or gem shows may attract mostly local attendees. Other events, such as festivals or large sportsman or crafts shows may attract a mixture of local and visitor attendees, increasing tourism in the County. These types of events provide Lincoln County residents with a broader range of shopping opportunities.
- **A new facility can support Lincoln County's tourism economy** Less frequently, events at the fairground can increase tourism to Lincoln County if they appeal to visitors. Some events, such as sportsman shows or home shows, may be more attractive to day visitors to Lincoln County. Other events may attract overnight visitors, such as multiday school sports events, rallies, or festival events. Attracting overnight visitors is important for tourism employment because overnight visitors typically spend three times as much as day visitors. The economic impacts of redevelopment of The County Commons include spending on hotels, restaurants, gasoline and other products, and other activities while in Lincoln County.
- **The County Commons provides an opportunity to maintain connection to the County's historical natural-resource based economy.** Many fairgrounds are used to maintain connection to agricultural traditions and history. Lincoln County is not and has not been a state center of agriculture. Like most counties in Oregon, however, Lincoln County has groups passionate about various aspects of animal husbandry (especially related to horses). Moreover, the County's economy has historically been significantly (compared to an average for all Oregon counties) connected to natural-resource based businesses (e.g., forestry, fishing, aquaculture). The County Commons can be used to maintain connections to this history and the culture of coastal communities, through programs like 4-H, school-based educational programs, and programs for adults. These programs typically provide cultural and social benefits to the community but generate little or no net revenue.

In summary, the public purposes of a new facility and redevelopment of The County Commons are to (1) serve as an event space and gathering space for people living in Lincoln County, (2) grow some local events into regional or statewide events, (3) support youth events, (4) support tourism, and (5) provide a connection to the County's traditions and history. To achieve these purposes, elected and appointed County officials have decided to pursue investment in new facilities at the current fairgrounds (now officially referred to as the Lincoln County Commons).

Chapter 3. Opportunities and Constraints for the New Facilities at The County Commons

The Master Plan for The County Commons must be consistent with the public purpose, and the facility design must be in sync with the Master Plan. Moreover, the purpose should be tethered to reality, so it should be based on some consideration of opportunities and constraints. Those considerations apply to the Business and Management Plans as well. Thus, the project must work on all these elements simultaneously toward an optimal solution.

The opportunities and constraints for the new facilities at The County Commons consider the public purpose of The County Commons, the expected uses of the facilities, the potential for revenue generation from rental of the facilities, funding opportunities, and operational considerations.

The 2014 Lincoln County Fairgrounds Market and Feasibility Analysis began the identification of opportunities and constraints for potential new facilities.⁷ The assessment of opportunities and constraints that follows summarizes from that analysis and is further informed by the work underway on the Master Plan and the facilities design.

Opportunities

At the broadest level, The County Commons provides an opportunity for public space for events in Lincoln County that is available and accessible to people and businesses across the entire County. The types of opportunities presented by the new facilities at The County Commons are:

- **Continuation of the Lincoln County Fair event.** The County Commons will provide an improved space for holding the annual Fair event, which provides opportunities for recreation and for continuing connections to the County's traditions and history.
- **Location approximately mid-point in the County.** The location of The County Commons in Newport is approximately equal distance from communities in the southern part of the County, such as Yachats and Waldport, and from those in the northern part of the County, such as Lincoln City.
- **Proximity to the ocean and the bayfront.** The County Commons' location provides opportunities to host events for people staying in oceanfront areas and businesses on the Bayfront and across Newport. The County Commons' proximity to the ocean and Bayfront may make it more attractive as a location for events from outside of Lincoln County. In addition, The County Commons is above the tsunami inundation zone, making it an appropriate location for activities that need to occur outside of the tsunami inundation zone.

⁷ ECONorthwest. (2014). Lincoln County Fairgrounds Market and Feasibility Assessment, Prepared for Lincoln County.

- **Continuation of existing events occurring at The County Commons.** Most notably, the Newport winter farmers market occurs at The County Commons, as well as other events such as Christmas tree sales. The new facilities at The County Commons can continue to serve these existing events.
- **Space for new, "homegrown" events of interest to people living in Lincoln County.** These events should be developed by people living in Lincoln County, focused on local activities and interests. Examples of local user groups: local social groups, crafts groups, sports leagues, nonprofit organizations (for business meetings and events), and private parties (for celebrations)
- **Low- or no-cost facilities for youth events.** The types of youth events likely to occur at The County Commons include 4-H, other animal-related events, youth sports, and other youth-oriented events. These types of events typically use existing fairground facilities and typically pay little or no rental costs for using the facilities.
- **Venue for events for businesses and organizations located in Newport.** For example, The County Commons could provide space for meetings of researchers and others working at or with the Hatfield Marine Science Center, such as larger meetings than can be held at the Science Center's facilities.
- **Events that draw visitors and are of regional interest.** These types of events might include festivals, concerts, or larger retail events (i.e., crafts shows or boat shows). The County Commons provide a venue for off-season events that generate tourism. These facilities provide a location to host new off-season events that are similar to the Newport Seafood and Wine Festival. These events should be connected to Lincoln County's tourism opportunities (like the Seafood and Wine Festival) or strong local interests of the community (like the Sisters Quilt Show)
- **Partnerships with local and regional organizations.** There may be opportunities to partner with other public agencies, nonprofits, or private entities to support the development of the new facilities and attracting events to The County Commons. For example, the City of Newport's Urban Renewal Plan includes infrastructure improvements to serve The County Commons.
- **Community support of The County Commons' operations.** Residents of Lincoln County have shown their support for new facilities at The County Commons (Chapter 2, above). Most fairgrounds in Oregon depend on some level of community support for operations such as grounds-keeping; set-up, operation, and tear-down for large events; and maintenance (e.g., painting). Some communities have also supported the youth activities at the fairgrounds. For example, in Polk County, the County Extension Service has a property tax levy that allows the Extension Service to pay \$60,000 per year to the Fairgrounds to cover costs of 4-H's use of the facilities.
- **Existing funding.** The existing annual funding from Transient Lodging Tax revenues will, by 2019, accumulate to about \$2.75 million to fund capital costs of the new facilities at The County Commons. The plans for continued use of Transient Lodging Tax revenues are for support of some long-term capital costs and some ongoing operational costs at The County Commons, allowing The County

Commons to subsidize particular uses of the facilities (e.g., reduced or no charge for youth events like 4-H events).

- **Operational efficiencies from association with County.** As part of Lincoln County government, The County Commons has opportunities for operational efficiencies from use of existing County staff when hiring dedicated full-time staff is not financially feasible or desirable. For example, The County Commons can arrange to use County facilities and maintenance staff on a part-time basis, rather than hiring maintenance staff specifically for The County Commons.
- **Natural-hazard shelter.** The County Commons provides a potential location for a natural-hazard shelter. Planning for new facilities at The County Commons is being done with consideration for this potential future use.

Constraints

The constraints for The County Commons are primarily related to challenges in (1) attracting events to The County Commons and (2) funding.

- **Relatively isolated location.** Although the location of The County Commons is central in Lincoln County, the County itself is in a relatively isolated location on the Oregon Coast. It is relatively far from Portland, compared to counties such as Clatsop or Tillamook. Lincoln County is isolated from other West Coast population centers. The nearest airports are in Portland and Eugene. As a result, the events most likely to occur at The County Commons are those related to local activities, events that can draw people from the Willamette Valley, and events related to tourism at the Oregon Coast.
- **Weather at the Coast.** The weather at the Coast is chilly and windy for much of the year, especially in the winter. This limits the type of outdoor activities that may occur in winter at The County Commons.
- **Constraints on rental fees.** There is relatively little latitude about how much The County Commons can charge for rental of facilities. The County Commons competes with other event facilities in Lincoln County and with other fairgrounds on the Oregon Coast and in the Willamette Valley. The number of users at the current Fairgrounds and future Commons that are willing and able to pay market rates for events is small. Moreover, for most events at most fairgrounds, market rates do not fully cover the operational cost of an event. Most local users of The County Commons will be looking for low- or no-cost facility rentals. Events from outside of the region will look for competitive rental costs at The County Commons, in comparison to other fairgrounds in the region, even understanding that The County Commons' facilities will be newer than the facilities at most fairgrounds in the region.
- **Capital costs of the new facilities.** Expectations about funding set limits on the extent of capital costs of new facilities being planned for The County Commons. The number, type, size, and quality of new buildings is geared towards the available resources. Main sources of revenue are rentals of The County Commons and by Transient Lodging Tax revenues.

- **Decreasing operational costs may be difficult.** The single largest operational costs for the facilities at The County Commons is labor. Successful operation of The County Commons will require hiring or contracting for experienced, skilled, and dedicated staff. The operational costs and revenues from rental of the facilities will limit the level of staffing at The County Commons.
- **Limited external funding options.** Grants and other funding sources are not generally available to fund fairground operations or capital costs. State funding of fairgrounds is limited to funds from the State Lottery. The County Commons is dependent on funding from within Lincoln County, such as the Transient Lodging Tax revenue dedicated to The County Commons.

Chapter 4. Operational Plan

Chapter 2 describes the public purposes of The County Commons in general. Chapter 3 describes opportunities and constraints that should be considered in pursuit of those purposes.

This chapter draws on that information to describe the kinds of events that respond to the purposes, opportunities, and constraints in a way that makes business and management sense. In other words, given (1) what the County can afford, (2) the public's expressions of what it wants, (3) design considerations, and (4) market analysis, how should *operations* be structured, and how do the operational considerations feedback to influence the facility design?

We noted in Chapter 1 that facility design, business plan, and operational model inevitably happen simultaneously and iteratively. That happened on this project. The consultant team and County staff refined the preliminary design concepts based on the preliminary assessments of market, business, management, and operational issues. Chapter 4 does not start at the beginning of that process. It goes straight to the conclusion about a final operational plan that is consistent with a final site and facilities plan (Chapter IV of the Master Plan report), which are in turn consistent with cost estimates (Chapter V of the Master Plan report).

In the rest of this chapter we refer to plans for business, governance, and management collectively as an *operational plan* (to distinguish it from a facilities plan). The operational plan must respond to the final facilities design and the types of events it can accommodate.

Focus of Events and Facilities at The County Commons

The operational plan requires a specification of the events and facilities that will be at Commons. Facilities must respond to desires and practicalities regarding events, and events must respond to stated public purposes.

The primary purpose of the Lincoln Commons, as expressed by the Board of Commissioners and the Fair Board, is to serve the local community. There are several user groups that have been using the current facility—their use should be maintained and enhanced when feasible. But there are many other community groups and events that could benefit from use of the facility if it can be managed in a way that makes their local events a priority.

The choice of the name *The County Commons* suggests a mission. The English commons grew from its rural roots (a field for common planting or grazing) to a more urban one: a place to gather, to exchange goods and services (the original “fair”), to celebrate—a public living room.

The evaluation by ECONorthwest of market information suggested that The County Commons would have a hard time competing with the Willamette Valley for large, flat-floor events (e.g., conventions, big trade shows). That is not to say it can get none of

those events. It would almost certainly get a few, but it would take time (years) to get that book of business stabilized, and the prices that could be charged competitively would probably result in net operating costs per event.

That conclusion—that events costs more to host than they will pay in fees for use of facilities—is critical to decisions about the facilities to build and operate at The County Commons. If events could be hosted at a profit, the public should probably not be building facilities. Just as the County is not in the business of building commercial buildings that are expected to yield a return on investment, the private side is not capable of providing the large public benefits that will flow from proper use of The County Commons facilities.

The public's return on investment in The County Commons will not be measured by profits; it will be measured by how much use the facility gets, and the value of the use to community groups. The higher the use the greater the public benefit, but also the higher cost of operations. But trying to reduce public use to reduce net operating costs reduces the public benefits that are not monetized. Pursing that strategy will result in underutilization, loss of public benefit, and deteriorating facilities.

The County's purpose of serving local users is consistent with a "home grown" approach to events. The facilities, pricing, and management support for that market are different from the convention and tradeshow market in important ways. Small local groups cannot afford to pay the full operational costs of their events, much less cover some of the debt service incurred to build the facilities. The facilities and operations have to be adjusted to respond to that reality.

Focusing on these groups is at the heart of the public purpose. It provides value to many groups and citizens in Lincoln County. Moreover, it can eventually open up new opportunities for events and activities. With some support, some of these local group activities can grow over time into larger regional events, which would provide additional benefits to community businesses and government (increasing tourism, leads to more room nights, leads to more revenue from Transient Lodging Tax.).

The business model just described:

- Is consistent with the public purpose
- Benefits many groups in the community and builds support for the facility
- Builds total events and creates higher utilization rates
- Builds some larger, regional events overtime
- Controls operational costs.

The Master Plan shows a Lincoln Commons that is designed, equipped, and managed to support that public purpose and business model (see Chapter IV of the Master Plan report for details of the facility plan). The facility design proposed in the Master Plan is very flexible. It is not a conventional flat-floor convention facility. It is not maximized for the annual County Fair or agricultural events. It is designed to be multi-purpose, and to

serve the kinds of events that the agreed-upon purpose suggests and that this business plan tries to attract and support. The design serves the purpose and business plan in several ways:

- The inside venues support and accentuate the outside venues.
- The outside venues are supported by a full complement public amenities.
- Equipment is complete, readily available, weather resistant, and durable. That equipment includes chairs, bleachers, tents, tables, staging equipment, draping, lighting, portable heating and cooling, and other assorted equipment necessary to put on a public activity.
- This equipment may or may not be owned by The County Commons, but the facilities have ample spaces for it to be stored, moved, maintained, and efficiently assembled and disassembled. From a management perspective, the design must support efficient utilization of equipment, which is especially critical in a facility whose purpose is to have multiple events of different types. If the equipment needs are not designed in from the beginning, the cost to put on an event, and the increase turnaround time to set up for the next event, will reduce the commons usability. The buildings, infrastructure, management, and event support staff must be capable of supporting two, three, or more events concurrently.
- Amenities are suitable to use. When The County Commons hosts ten, a hundred, or a thousand people to the community living room, it must have the facilities necessary for the preservation of the health, welfare, safety, and convenience of its invited guest. The design includes not just building footprints, but a careful consideration of bathrooms, food handling equipment, protection from elements, garbage and sanitation equipment, safety and security facilities, adequate lighting, power, access and egress, and much more.

Governance

In this report “governance” refers to the structure of the elected or appointed body that has final authority to make policy decisions about the purposes, policies, facilities, and operations of The County Commons. In the public sector such a body is usually referred to a commission (the Lincoln County Board of Commissioners), a Council (the Newport City Council), or a Board (the Fair Board).

In Oregon, law and practice have resulted the following broad types of governing structures:

- A county commission has full responsibility for the governance of a fairgrounds.
- A fair board gets established, usually by appointment by a county commission That fair board is either:
 - Has narrower responsibilities and power and may be in charge only of the annual fair (the *event*, not the *venue*). More broadly, its responsibilities might include *advising* a county commission on other facility and operational issues, or

- Has independent authority, delegated by a county commission, to make decisions, including ones about hiring and firing a fairgrounds manager and staff, signing contracts that are binding on the county, and managing events.

All of these governance structures are legal, all are used somewhere in Oregon, and they have different advantages and liabilities. The governance structure of the Lincoln County Fairgrounds (before it was The County Commons) has varied. The structure now is that there is a three-person Fair Board with authority for the fair and events, but the County exercising authority over the grounds.

In light of (1) the mission of The County Commons, which makes the annual Fair one among hundreds that will occur each year, and (2) the predispositions of the County and its Fair Board,⁸ the governance arrangement that ECONorthwest recommends for the County is the one in which Fair Board that puts on the annual Fair under a contract for service developed and executed by executive management of The County Commons. That structure gives the annual Fair a place in the mission of The County Commons and would identify it as the key supported activity.

Under that structure the County Commission might hire a facilities manager (CEO of The County Commons), and administrative and operational support staff, all as County employees. The Fair Board could contract with those employees to help with the planning and operation of the County Fair, or it might contract with an independent event-manager group.

Stated in other words, The County Commons should be treated as if it were a special district whose mission is to energize the cultural, recreational, and community events, just as a port authority would work to increase the value of publicly owned economic assets.

Whatever governance structure the County selects, it should be memorialized in a publicly adopted ordinance that addresses:

- The public purposes for which the grounds and facilities are being managed
- The allocation of revenues for capital and operations that are being dedicated to those purposes
- The management structure used to operationalize the public purposes
- The role and relationship of user groups who have interest in the facilities and their operation: e.g., the Fair Board, emergency service providers, youth organizations, visitor and events advocates, and so on.

The decision about *governance structure* has implications for decisions about *management structure*.

⁸ Our understanding from county staff is that it is the preference of the County and the current Fair Board to have the Fair Board work exclusively on the annual event called the Lincoln County Fair, and to have the County Commission be the governing board for The County Commons (for decisions on capital investment, other policy, hiring of staff or contracting to manage and operate the facilities, etc.).

Management

Given the critical nature of the public space and its broad and integrated mission, we recommended in the previous section that the Board of County Commissioners be the sole governing and policy board for The County Commons. The commissioners should be responsible for the policy direction, and for oversight of the commons public activities.

Management of The County Commons should report to and support the Board in discharging those obligations. All other user groups, or related boards and commissions, should be *advisory* to the Board of County Commissioners and have no direct authorities for the management and or programing of the facilities.

Given the structure, how does the executive (manager and staff) operate? We divide our analysis and recommendations into six sections:

- Management Philosophy
- Relationship of the Governing Body to the Executive
- Considerations for Facility Design and the Business Model
- Staffing and Activities
- Funding and Budget
- Critical Operational Steps

Management Philosophy

Management systems should be designed to optimize the desired use as described in the public purpose statements. That will require a full-service event program to encourage use by local social groups, crafts groups, sports leagues, not-for-profits and other related groups.

By "full-service" we mean a program that helps local groups as they try to develop and expand their events. One of the important public goals is to enhance and expand the local visitor business. The development and growth of local groups like the ones notes is the most productive way of doing that. For example, a local soccer league might be encouraged to put on a state-wide competition that would draw teams around the state for a week-long competition, using the Commons and other public spaces as events venues.

For a local group to consider such an undertaking it would need a support system that enhances its knowledge on how to deal with the myriad of details that must be executed to make such an event happen. It will need prices it can afford.

There is little possibility of renting the new facilities at The County Commons at prices that will cover full cost. Having fees for use cover staffing, maintenance, fixture, furnishings and equipment, plus debt service and capitalization, is not likely. The County has planned to use dedicated Transient Room Tax funds to pay for desired community benefits. The benefits the County expects The County Commons to deliver are (1) support of local community groups, (2) development of the unique cultural heritage of

the local community, (3) development of a more interesting and vibrant community because of local festivals, organically derived from existing interest of the citizens and (4) an increase in tourism that supports tourist-related businesses.

The purposes, facilities, and business plan have to be in sync, and that includes pricing. The County has to stay consistent on its objectives and operational plan. If it is building facilities to go after the market we have described, then its pricing must support that market, which the County recognizes means that fees (prices) cannot cover full operational costs.

Relationship of the Executive to the Governing Body

The Commissioners lead on policy and legislative issues. They are assisted on policy by an executive branch (referred to as “management” in this report), which leads on operations and implementation.

Management should be charged with the responsibility of contracting, budgeting, operating, and staffing of the facilities, including capital construction and maintenance of the facilities. Management should, within the policy guidance of the Board of Commissioners, develop and expand possible community activities that will further the potential increasing the public benefits for which The County Commons was created.

Management should create a master calendar that governs the use of the facility, consistent with the policy guidance of the governing body. Operational and financial support of activities calendared in the master document will be the mission of the event staff under the supervision and leadership of The County Commons executive director.

Management will ensure that each event on The County Commons annual calendar has a contract that describes fees, details of activity support, equipment availability, and other operational issues. Availability of future time slots, and changes in levels of support and timing of each event will be at the sole discretion of management of The County Commons.

Management decisions must be consistent with the policy guidelines of the Board of County Commissioners. Policy guidelines will give different levels of priority to the competing public purposes for which The County Commons have been designed. The management should aim to optimized public use, public benefit, and public cost in light of those guidelines.

A further detail of the relationship between the governing body and management is about whether the executive director is a County employee or a contract employee. Regarding The County Commons broadly, either is possible, but the former is more common and what we recommend. Regarding the annual County Fair, the choice is more open. We assume that the County will choose to have The County Commons manager and staff be County employees. The choice for the Fair Board would then be to contract with either (1) County staff, or (2) an independent contractor to organize and manage the annual County Fair.

Considerations for Facility Design and the Business Model

The project team for the Master Plan for The County Commons includes architects and landscape architects responsible for design of facilities and grounds. The facility design, however, has implications for operations. In particular, the more money spent up-front on more and better structures and equipment, the lower the annual operating costs for a given level of use. In this section, we provide some ideas design as it relates to operations.

A large amount of the infrastructure should to be put underground: electrical, communication, sewer pipe, water pipe, gas lines, and supports for staging and temporary buildings. The facilities should have large electrical panels: 200-, 300-, 600-amp distribution systems with portable transformers to hook up with temporary buildings and staging equipment. The buildings that are used for indoor activity must be able to support the outdoor activities as well. That means lots of bathrooms and may include other amenities such as shower facilities for overnight guests or kitchens that are equipped with industrial-sized food handling equipment. All of this equipment must be stored in a safe dry space, with adequate room for repair and maintenance.

A major user of the space will be kids and their families, and a lot of that use will be for sports events. The County Commons should consider three to five portable gym floors and storage that is close to the use space. Given the size of the parcel and proximity to the schools there should be some consideration of multiuse outdoor sports fields. There are lots of regional and state-wide sports activities that would fit into this space.

Recreational vehicle (RV) use is important, but we do not recommend a dedicated RV park. Instead, RV use should be incorporated into the event space as a supplement to events, not as an activity on to itself. This should be a part of the infrastructure design.

Regarding the business plan, we think the facility being design could accommodate around 600 events per year at full operation (by year 5 to 10). That sounds like a lot, but every scheduled event counts: if a 4-H steering committee of 5 people schedules a room for an hour, that is an event day; so is a Chamber of Commerce Awards Banquet for 500 people. The full facility should be able to handle up to 3,000 to 5,000 people per event and be able to turn a major event around in two days. As a rough estimate, we think The County Commons could get around 50,000 people per year at scheduled events.

We did not conduct a market analysis to get those estimates. Rather, we assumed that The County Commons would offer good-quality space and, per its purposes stated in Chapter 2, would charge relatively low prices (in some cases, no fee). If the facility is then well operated, the kind of use we are estimating is possible. The amount of use clearly affects staffing.

Staffing and Activities

Depending on the choices the governing bodies make regarding the structure of the Executive function, they will need to look for an experienced events manager. That person will need skills to support the Commission in its governing role, and to work

cooperatively with the many business partners, service groups, and other government agencies. That person will need to be able to motivate work teams, and full-time staff with a focus on customer satisfaction and group support.

The County Commons manager will need an administrative assistant / clerical support to follow through with the support elements. It is easy and tempting to underestimate the requirements here. At full operation there could be three or four events on both days of many weekends. If there are on the order of 500 events, everyone requires scheduling, set up, tear down, and potentially someone on site to unlock doors and deal with unforeseen issues. Staffing must include enough full-time and part-time staff to help volunteers assemble the equipment and execute the logistics to have a smooth and successful outcome. Staffing will grow over time with the increase in the number of events and their size.

The County Commons manager may be an employee of the County or may be an independent contractor. If the former, the manager will be supported by the staff described in the previous paragraph. If the latter, the contracted manager would be supported by the contractor's staff.

The County Commons could, in theory, be operated at different levels of use, which would have different staffing requirements. It seems very likely that the early years of operation will have fewer events and less demand for staff time. We want to be as clear as possible about our opinions about the tradeoffs related to staffing levels because they are critical to the mission, utilization, and rate of return on public investment in facilities:

- It is possible and potentially efficient to start light on staffing because it may take five to 10 years to get to the desired level of full operation. We believe the *minimum requirements* at start-up would be:
 - A full-time manager/CEO. A county employee; experience with fairgrounds or similar multipurpose facilities; runs The County Commons.
 - A half-time administrative assistant. Does almost *everything* administrative: phones, scheduling, communication with people, event calendar and scheduling, coordination with maintenance, recruit and train volunteers, open up facilities, brief team prior to events, etc. Without this staff position, the CEO would have to do all this work. In that case, it would be better for both the County and the CEO to reduce the FTE of the CEO position to 80% and use the salary savings to hire a part-time administrative assistant.
 - No marketing position: the CEO and administrative assistant has to do whatever is possible. Events mainly responsible for their own marketing.
 - Maintenance / security personnel contracted with the County. It could be a budget amount that is used to internally purchase services as needed from the County facilities and maintenance division.
- At the level of operation that the County wants and is designing facilities to accommodate (*full operation*), we expect a need for more staffing:

- A full-time manager/CEO. Optional is a senior person hired under contract to manage all aspects of the annual Fair. That would give the manager of The County Commons more and needed time to manage The County Commons' facilities and its hundreds of events.
- A full-time administrative assistant. Does almost *everything* administrative (as above).
- Maintenance / security personnel contracted with the County. It could be a budget amount that is used to internally purchase services as needed from the County facilities and maintenance division. For the first five years staffing could be within the current County employee structure, thus taking advantage of the County's existing overhead and administrative capacity. As The County Commons becomes more active in later years there will need to be an analysis as to whether a different management and staffing structure should be arranged to optimize the use of the commons and its community develop mission.

We show estimates of the costs for these positions in a later section of this report. We understand the County's dilemma: it has a limited budget, and any additions to an operations budget is a subtraction from the capital budget.

We assume (and encourage the County to assume, consistent with its purposes described above) that the mission is to get local use, not to generate net revenue. If that mission gets forgotten, then there could be future debates about whether to reduce costs by reducing events and staffing, with the ancillary effect that the new facilities that got built will be underutilized. *This is a key issue for the County and the Master Plan: the staffing has to match the facility and business plans.* If the County later feels compelled to increase rents or cut staffing to meet a budget target, then the facility will be underutilized and the estimated public benefits that were the basis for its construction will not be realized.

We noted the management decision about whether to contract for staff or use county staff. Those are management judgements that go to the question of effectiveness and efficiency. Pros and cons are dependent on the environment in which the facility operates. For example: Is there local capacity in other community organizations for joint-use staff and or management? Is there a robust equipment and catering industry in the area? Can the County use part-time people in other capacities? These are questions to answer after the facility is under construction and the first-year calendar has been developed.

Funding and Budget

The County must fund the capital (facility) and operational (events) costs of The County Commons. This section discusses these costs, and their likely sources of funds, in the following sub-sections:

- Capital (new inventory)
- Major and minor maintenance; fixtures, furniture, and equipment
- Operations

Capital (New Inventory)

The proposed plan for new facilities has an estimated cost of about \$10.2 million (see Chapter V of the Master Plan report for details of the facility cost estimates). Those estimates are important to the Operational Plan. They constrain revenues for operation, because the revenues must go to debt service. Moreover, the cost is correlated to the size and value of the facilities, which are correlated with operational costs related to maintenance and replaced of facilities, furniture, fixtures, and equipment.

Assuming that the County uses the \$2.75 million in reserves to pay for capital costs for building the new facilities and finances \$7,500,000 to cover the remaining capital costs, The County Commons will have annual payments of about \$432,000 for capital costs, assuming a 4% interest rate over a 30-year period. With these terms, the cost of interest will be a total of about \$5.5 million.

Income for capital construction usually comes from a general tax levy, such as a general obligation bond, or a pledged income stream that can be capitalized by a revenue bond. In the case of the Lincoln County Commons, the revenue stream for the Transient Room Tax will fund the capital construction costs.

Major and Minor Maintenance; Fixtures, Furniture, and Equipment

In a chart of accounts, it would be common to separate major maintenance and large-scale capital replacement from minor maintenance of facilities and the purchase and maintenance fixtures, furniture, and equipment. But what we have to say about each from an operational perspective is similar, so we combine them in this discussion.

An important part of a capitalized revenue system is the development of a repair and replacement program for each piece of capitalized equipment and or building. The definition of capital equipment is a policy choice but is often included in the financial policies document used to develop each year's budget. It should state that any purchase made by the agency that is intended for multiple years of use (usually more than three and no more than 50) and has a cost of more than \$10,000 must be inventoried as belonging to public agency. This master inventory must include original purchase price, date of purchase, annual repair and replacement cost, and the estimated life of the asset. This list is the foundation of the capital budget for the next budget cycle. The goal is to optimize the life cycle cost of the asset so as to reduce both capital and operating expenses into the future

Income for capital repair and maintenance can come from many sources but needs to be treated differently than operating income. Sometimes within a bond levy that purchased the asset there is a special set-aside for future repair and maintenance. Another source of income can be in the use fees associated with asset, in essence, charges for rent of kitchen includes operating and capital cost.

A portion of the room tax might be allocated to repair to support The County Commons mission of increasing visitor business and events at the multi-purpose building.

Long-term leases or joint use agreements (e.g., shared commercial kitchen for school lunch program or private catering) should be set up with both operating expenses and capital repair expenses.

Any joint gate sharing agreement (e.g., an entertainment contract) should consider having a contribution to the capital account as well as any operating expenses.

From time to time The County Commons will be the recipient of one-time income that is not part of the normal annual income: e.g., a movie company rents the facility to film a movie. This one-time money should not go into operating revenue because it will overstate the revenue for future revenue forecast. A better location for that “wind fall” income is the capital repair account.

As the facility design is refined and finalized, the costs of fixtures, furniture, and equipment will be developed. These costs should be incorporated into the capital cost estimates to understand the complete costs of the new multipurpose building.

Operations

Some of the operating costs are covered above. Another main operating cost, which overlaps those above to some degree, is staffing. Exhibit 1 shows estimated costs for staffing estimates consistent with the section above on *Staffing and Activities*.

Exhibit 1. Baseline estimates for staffing and annual cost

Role	Low Event Forecast		High Event Forecast	
	FTE	Salary	FTE	Salary
Executive Director	1.0	\$ 80,000	1.0	\$ 80,000
Admin Assist/ Clerical	.5	\$ 30,000	1.0	\$ 60,000
Contracted maintenance / security		\$ 20,000		\$ 60,000
Temp staff / Contractors		\$ 10,000		\$ 40,000
Total	1.5	\$140,000	2.0	\$240,000

Source: Opinions of ECONorthwest

Notes: Assumptions 1. Wages are fully loaded and include 35% on top of base salary for benefits. 2 Additional staffing costs related to the annual Fair are covered by Fair revenues (that Fair revenue is approximately equal to total Fair costs). 3. AdmAsst does basic marketing coordination, but that other marketing costs for an event are the responsibility of facility users.

Exhibit 1 is approximate. We do not have exact numbers on local wage rates or County benefits. Moreover, we believe the low estimate of 1.5 FTE is more likely to be too low than too high. Given that point, and that The County Commons will have costs of goods and services beyond its labor costs, a we would expect annual operating costs in years 1 – 5 to be in the range of \$225,000 to \$300,000.

Part of the operational costs will be covered by revenues from events at the Commons. The first year may have few events beyond existing events, such as the winter Farmer's Market, Christmas Tree sales, private parties or usage of facilities, and a few small- and mid-sized events. Beyond the first year, events are likely to generate between \$80,000 to

\$190,000 in revenue from fees, leases, shared gates, taxes, sale of goods and services, and food and beverage sales.⁹

The County is also using some of its Transient Lodging Tax to cover operational costs. The County currently has about \$600,000 in dedicated Transient Lodging Tax revenues in Fiscal Year 2017-2018.¹⁰ Transient Lodging Tax revenues have been growing, as a result of an increase in the tax rate in 2016 and an increase in overnight stays in rooms charging the Transient Lodging Tax.¹¹

If Transient Lodging Tax Revenues continue to grow at 2% per year through Fiscal Year 2027-2028, the County would receive \$730,000 in Transient Lodging Tax revenues per year. If Transient Lodging Tax grew by 1% per year after, by 2048, the County would receive \$892,000 in Transient Lodging Tax revenues per year. While it is possible that Transient Lodging Tax revenues may have short periods where they do not grow or even decrease, it is reasonable to assume that the revenues will generally continue to increase.

With Transient Lodging Tax revenues of \$600,000 and a fixed bond amount of \$432,000 for the proposed improvements at The County Commons, the County will have \$168,000 left from Transient Lodging Tax revenues for operational costs. If Transient Lodging Tax revenues grow as described above (and the cost of the bond will remain fixed at \$432,000), by 2028 the County would have \$298,000 for operational costs at The County Commons. By 2048, the County would have \$460,000 for operational costs at The County Commons.

⁹ The low estimate of revenues, \$80,000, assumes the following number of paying events: continuation of existing events; one large event that uses the entire multipurpose building and other available space at the Commons for five days; six medium events that use the entire multipurpose building and other available space at the Commons for three days; 15 small events that use the entire multipurpose building and other available space at the Commons for 1.5 days; and 10 private events that use the half of multipurpose building for one day.

The high estimate of revenues, \$190,000, assumes the following number of paying events: continuation of existing events; three large event that uses the entire multipurpose building and other available space at the Commons for five days; 16 medium events that use the entire multipurpose building and other available space at the Commons for three days; 40 small events that use the entire multipurpose building and other available space at the Commons for 1.5 days; and 20 private events that use the half of multipurpose building for one day.

The revenues from events may be higher than projected above because this projection only includes rental revenues from the multipurpose building and not other facilities at the Commons, such as the Pavilion. It also does not include revenues from sales of goods, services, or beverages and food.

¹⁰ This is Transient Lodging Tax funding is dedicated for The County Commons, based on the 2007 and 2016 voter approved increases in Transient Lodging Tax rates.

¹¹ The amount of dedicated Transient Lodging Tax collected increased by about 2% (from \$223,075 in Fiscal Year 2010-2011 to \$247,500 in Fiscal Year 2014-2015). In Fiscal Year 2016 to 2017, the dedicated Transient Lodging Tax revenues increased substantially as a result of the increase in dedicated Transient Lodging Tax rate in 2016. Since then, Transient Lodging Tax Revenues grew by 3.5% per year over the last three years.

Since Fiscal Year 2001-2002, Lincoln County's Transient Lodging Tax revenues have grown from \$748,000 to \$1,470,000 in Fiscal Year 2016-2017, growth of 4.6% per year.

Our conclusion is that, between expected revenues and available Transient Lodging Tax revenues, the projected operating costs are lower than available revenues after year one of operations of the new facility.

The governing body of The County Commons must develop and adopted a pricing policy that can be explained and justified to County voters and users. Pricing would include a consideration of markets, potential users, willingness and ability to pay, and public benefits. Unlike a private enterprise with a single bottom line (profit), The County Commons is a public enterprise whose bottom line also includes benefits to the community (e.g., value beyond price to local users; potential expansion of visitor income).

One method for structuring fees is to create three tiers:

- Commercial activities that use the facility primarily for private income
- Groups that the governing body identifies as having larger community wide-benefit
- Public partners that have special joint-use arrangements embedded in The County Commons mission (e.g., the Fair, or youth activities).

There needs to be a rational system of pricing developed, such that small, but high potential, interest groups can develop events that can be successful enough to charge gate fees. Dues from local groups cannot expect to pay any meaningful rent. Sharing of gate fees and vender fees and or volunteer contributions are most likely potential income generators. There is potential of club fees around some sporting events and or facilities, but such groups are unlikely to pay 100% of operating cost. Vender fees, and or licensing fees work well for commercial activity (e.g., gun shows, swap meets, Christmas shows). Single rental activities like weddings, professional gatherings, and trade shows should pay at least the operating cost and some contribution to repair and maintenance. But the more of those events that are booked, the time that is available for local cultural events.

Critical Operational Steps

After it completes its master plan for The County Commons, there are many steps the County will have to take to go from a concept to a functioning set of facilities: detailed design, funding, and construction. But this report is not a capital plan—it is an operational plan. We assume that the County has decided on the facilities it wants and can afford, and that it will be build them. The questions we address are: what does the County and the management of The County Commons have to do (1) to be ready to operate those facilities, and (2) to continue to operate them?

Our answers to both questions are similar, because planning aspect of management is in a continuous cycle of tasks that look like this:

- Develop a marketing strategy
 - Create or update a comprehensive inventory of local users. Contact each one and build a client file on each potential user group

- Create or update a comprehensive inventory of potential regional user groups. Contact each group and build a client file on each potential group
- Create or update (using the marketing data from the research above) a tentative schedule assuming group numbers, dates, and size.
 - Create or update goals and standards based on policy adopted by the board of commissioners
 - Create or update for each group a pricing model and a development plan
 - Get contract agreements from as many groups as possible
- Create or update an equipment inventory and use allocation
- Estimate and agree on persons hours (staff, contract, and volunteer labor) for each group for set up and tear down. Document the results in a staffing chart.
- Build a budget based on the year's forecasted operation.

That set of tasks begins for management as soon as the County has made firm decisions to build new facilities at The County Commons. While construction is occurring, planning for operations is occurring. Once the facility is operational, that planning is part of an annual cycle. In our work for municipalities we recommend a five-year strategic plan (the master plan for The County Commons is not quite a strategic plan, but it is close enough), and an annual work plan for the governing body that makes it clear what policy issues it will be working on. Part of each year's cycle is a review of the strategic plan, an assessment of progress on the work plan, and a new work plan.

In addition to the planning, of course, are the operations. Management and administration are continuously marketing, booking, setting up, supporting, and tearing down events, and maintaining facilities and equipment.