



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 10, 2008

SUBJECT: Report to Council on Findings of Yolo County Fair Report

Report in Brief

Recently, the 40th District Agricultural Association (“DAA”), City of Woodland (“City”) and Yolo County (“County”) decided to jointly undertake a preliminary review of the future of the existing Yolo County Fair. This joint effort by the DAA, City and County is an initial review to determine if there is merit from a financial perspective to further research the feasibility of relocating the Yolo County Fair (the Fair) to a new location. The report is intended to provide preliminary technical information to be used by the DAA, City and County in the discussion and consideration of the future of the Yolo County Fair.

At this point, staff recommends that the City Council receive the report and direct staff to utilize the report to facilitate the eventual relocation of the fairgrounds to a mutually agreeable site that meets the expectations of the community.

Background

The Yolo County Fair was established in 1935 and located on its current site (of 52.49 acres) in 1940. At that time the site was in a rural setting and over the years has been surrounded by urban uses including residential, commercial retail and industrial uses.

In 2002, the DAA commissioned an assessment of the physical conditions of the existing fairground buildings and facilities. Based on the study the facilities were found to vary in condition; some buildings were in need of renovation, others were dilapidated and needed to be replaced while others were to be demolished; several structures needed major system improvements (electrical, roofing, etc).

In 2006 the DAA commissioned an accessibility survey and found that there were approximately 744 citations, more than 388 were related to restrooms. Based on the existing conditions of the fairgrounds and the related cost for improvements and repairs, access issues, lack of adequate on-site passenger and recreational vehicle parking and no substantial space for growth (with regard to buildings and facilities) the DAA in partnership with the County and City began the process to review alternatives for the future of the fairgrounds at a community workshop on February 5, 2007.

Discussion

The 40th District Agricultural Association, Yolo County and City of Woodland have been collaboratively looking at alternatives for the future of the Yolo County Fairgrounds. Some of the options could include the following:

- Option #1 Retain and upgrade the existing fairground site and facilities.
-A cost benefit analysis related to upgrading, expanding or removing existing buildings and facilities was completed; or
- Option #2 Potential Future Site: A “hypothetical development concept and program” for the potential replacement facility. (It is assumed that any potential new fairground site would include similar buildings and facilities that exist currently.) Several concepts for future development were designed.
-Refinement of location criteria for identifying alternative future new sites was reviewed
-A cost benefit analysis of proposed buildings, facilities and improvements was completed; and
- The establishment of a Joint Powers Authority (JPA) for the purposes of finance acquisition for new fairgrounds; and
- Reuse of existing fairgrounds site-several site plans were designed
-Annexation of the unincorporated portion of the site into the City of Woodland; establishment of underlying land use designation
-Assessment of potential inclusion of the site into the adjacent City of Woodland Redevelopment Project Area
-Analysis of public infrastructure requirements

In reviewing the above options, the cost, the City of Woodland General Plan, land uses, future growth patterns in Yolo County and public infrastructure were some of the factors considered.

Fiscal Impact

It is uncertain what the fiscal impact will be at this point due to so many variables. The cost for option one ranges from \$5.3 to \$6.2 million including \$1.625 million for correction of the identified physical condition items and \$425,000 for the accessibility items.

Option two suggests the acquisition of 90-120 gross acres costing approximately \$40.2 to \$51.9 million in (2007 dollars). If this is phased it is estimated that phase 1, land acquisition and predevelopment costs is approximately \$22.8 to \$29.1 million.

It is suspected that the reuse of the existing fairgrounds site market value is approximately \$20.2 to \$24.6 million (2007 dollars) for an “ownership” housing development of varying densities, complimented by ancillary commercial uses. Annexing this site to the City of Woodland could provide financial incentives for the redevelopment of the fairgrounds.

Sources of funds to finance these improvements are dependent upon the policy and plans determined by the DAA, County and City (possibly as the JPA).

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council receive the report and direct staff to utilize the report to facilitate the eventual relocation of the fairgrounds to a mutually agreeable site that meets the expectations of the community.

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