

Minutes For October 12, 2004 Joint meeting with the S.C. Fair Assoc.

MINUTES

BOARD OF SUPERVISORS/SOLANO COUNTY FAIR ASSOCIATION JOINT MEETING

SOLANO COUNTY FAIRGROUNDS
VALLEJO, CALIFORNIA

October 12, 2004

The Solano County Board of Supervisors met in adjourned session on this day at 2:15 p.m. with the Solano County Fair Board of Directors at the Solano County Fairgrounds. All Board members were present. William Luiz, President Solano County Fair Board of Directors and Chairman Silva opened the meeting with introductions of the Board of Supervisors members, Fair Board members, and key staff that were present.

PUBLIC COMMENT

Janet Sylvain, Vallejo merchant voiced concerns regarding the lack of information that is being provided to the downtown merchants. Recently Ms. Sylvain had attended a Mills Corporation presentation, but feels the information presented was incomplete. Ms. Sylvain discussed the investment she and her husband have made in downtown district, the formation of the Fairgrounds Coalition for Responsible Development that is comprised of property and business owners, noted the limited revitalization funding available and is concerned that those dollars could be scattered, and requested that she be included on a list to receive information on the project. (Ms. Sylvain and Linda Brown later submitted a joint letter dated October 12, 2004, incorporated herein by reference, outlining the concerns of the Fairgrounds Coalition for Responsible Development.)

There was a brief discussion regarding communication efforts, it was noted that Mills Corporation recently set up a website that contains information on the project and a link to enter comments, and Joe Barkett, General Manager Solano County Fair, noted if people would submit their names and email addresses he would also set up a list for mass emails on the project.

Linda Brown, Vallejo merchant and area resident, voiced concern that residents in the area are not getting contacted and feels written notification should go to each resident, with major traffic issues in the area, with insufficient traffic studies, and the lack of communication.

Hank Howard, past Benicia Fire Chief, discussed his positive experience dealing with the Mills Corporation in Florida, feels the Mills Corporation is a good company to develop the fairgrounds. Mr. Howard noted visiting ten other malls developed by Mills, feels the company has the ability to develop a great project, and discussed many of the benefits this project will have on this area.

Chairman Silva discussed a brief history of the project and partnership with Mills, beginning the outreach portion of the project, and noted other aspects of the outreach program.

Brian Clark, Mills Corporation, noted Mills likes to work with and be a part of the community, projects are adapted to meet the needs of the communities, there is a website fairsofthefuture.com with links to accept input, newsletters will be done as the project progresses, and requested additional time in this planning stage to ensure the best possible project. Mr. Clark noted Mills is working to adopt the suggestions that will somewhat change the project to more of a lifestyle center that will embrace the fair facilities to make them a true part of the project. This type of project has never been done before and Mills will restudy traffic and do further EIR research to ensure the best project for Solano County, Mills will work with the community and continue to get community input.

Responding to questions posed by Fair Director Jim Sams regarding notification of neighbors, Mr. Clark noted neighbors are notified by direct mailings and discussed the importance of meeting with the neighbors in the immediate vicinity.

Director Rebecca Barnes-Lipman posed questions regarding the effects of Measure A the Traffic

Relief Measure that is on the November ballot; Mr. Clark noted any development will need to improve roads, discussed the importance of having resources available and will work to find those resources to ensure the road improvements are done.

Supervisor Kromm noted his strong objection to the expansion of Indian casinos and questioned if the Mills Corporation is involved in converting the Hilltop Mall to an Indian casino, or involved in the expansion of any Indian casinos in California, Mr. Clark noted he is not aware of any such projects, but noted Mills is a large corporation and will research the questions.

(Item 5) AMENDMENT TO MEMORANDUM OF INTENT BETWEEN THE COUNTY OF SOLANO, THE SOLANO COUNTY FAIR ASSOCIATION AND THE MILLS CORPORATION, APPROVED

The Board was provided with an Agenda Submittal from the Fair Association dated October 12, 2004, incorporated herein by reference, regarding Amendment to Memorandum of Intent for redevelopment/revitalization of the Solano County Fairgrounds.

It was noted that a letter had been provided by Kenneth B. Finney, on behalf of Solano Mall LP on the proposed amendment dated October 12, 2004, incorporated herein by reference, noting their objections to this extension.

On motion of Fair Director Donald Heinritz and seconded by Director Raymond Simonds, the Fair Board acted to approve the amendment to the Memorandum of Intent with the Mills Corporation. President Luiz noted the motion was approved with an abstention by Director Cyndy Gill.

Chairman Silva discussed the extension, which will allow more time for additional studies.

Supervisor Kondylis noted it is more important to get this project right than the timing.

On motion of Supervisor Kondylis and seconded by Supervisor Vasquez, the Board acted to approve an amendment to the Memorandum of Intent with the Mills Corporation for redevelopment/revitalization of the fairgrounds. So ordered by a vote of 5-0.

(Item 4) OVERVIEW OF 2004 SOLANO COUNTY FAIR, RECEIVED

Joe Barkett, Director, read a prepared statement outlining a brief history for the ambitious plan to revitalize the Solano County Fairgrounds being done with the full support of the Board of Supervisors, noting the benefits of this revitalization, strategies to improve the fair, remaining challenges, the important themes relating to the 2005 Fair budget, and the ultimate goal to have the best project possible.

ADJOURN - This meeting of the Board of Supervisors adjourned at 3:00 p.m.

John F. Silva, Chair

Maggie Jimenez
Clerk to the Board