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**DAN JOHNSON**  
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## MEMORANDUM

**TO:** Clackamas County Board of County Commissioners (BCC)  
**FROM:** Dan Johnson, Director  
**RE:** Clackamas County Fair and Event Center  
**DATE:** June 23, 2026

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**ISSUE:** Due to several unanticipated circumstances, additional funding is required to complete the Multiuse Building at the Clackamas County Fairgrounds.

### **BACKGROUND:**

In 2022, the Board of County Commissioners and the Fair Board entered into a Fair Management Agreement. The Agreement establishes roles, responsibilities, and expectations for the respective Boards and serves as a successful model for the operation of the annual County Fair and other activities and events regularly occurring at the Clackamas County Fair and Event Center (FEC). County staff have coordinated closely with representatives of the Clackamas County Fair Board to assess options to assist with cost reduction.

In short, it clearly states, while the facilities are owned by the County, the Fair Board has statutory authority to operate the facility.

The agreement further states “(T)he County may, in its sole and absolute discretion, choose to invest funds above and beyond the fair fund in improving the FEC.”

In September of 2023, the Fair Board entered into a contract for construction of a Clackamas County Fairgrounds Multiuse Building. The structure is approximately 45,000 sq. ft. in size with a 38,000 sq. ft. divisible main hall to house a wide variety of events.

While the Fair Board has taken an active role in securing funding for the structure, the County has provided financial assistance in the form of ARPA funding and securing a low interest loan on the Fair Boards behalf from Business Oregon.

As construction continues, several unanticipated circumstances (change orders, material price escalation and delays) have resulted in the need for additional funding.

Completion of the facility is in the best interest of the County to provide a usable facility to support the annual fair and rodeo, leasable space to provide long-term financial stability to the Fair Board and an occupiable facility to address the County's various Disaster Management needs.

Staff have met with Fair Board representatives, and limited funding options exist, including securing a loan from a private lender.

In lieu of this private lending option does the Board have interest in a one-time loan of lottery funds from the Office of Economic Development. This lending is consistent with the statutory requirements for the use of lottery funds and could be issued at a lower interest rate to minimize financial burden on the Fair Board.

If the Board has interest, staff envision a loan of up to \$700,000, below market interest rate, for a maximum term of ten years and all terms would be memorialized through a formal Intergovernmental Agreement (IGA). All annual debt service from the Fair Board to repay the loan would be directed back into the annual economic development programs currently provided by the Office of Economic Development.

In addition to these terms, conditions on this lending would require more of a project management role from a designated Clackamas County representative. Including, but not limited to, project management coordination, review and approval authority for all proposed change orders and payment of invoices.

**Recommendation:** Staff respectfully recommend the Board authorize staff to develop an amendment to the current IGA memorializing the terms and conditions discussed above and schedule for approval by the board at a future Business Meeting.