



## Notice of Meeting and Agenda

Humboldt County Fair Association  
Joint Meeting: Executive Committee &  
Buildings & Grounds Committee

Tuesday, June 9, 2026, 8:30am  
In-Person - Board Room

### AGENDA

#### 1. CALL TO ORDER

#### 2. ROLL CALL

\_\_\_ Andy Titus    \_\_\_ Clint Duey    \_\_\_ Lawrence Dwight    \_\_\_ Greg Gomes    \_\_\_ Darren Hansen  
\_\_\_ Sandy Hanks

#### 3. PUBLIC COMMENT ON NON-AGENDA ITEMS

This time is provided for members of the public to address the Committee or to submit written communications not on this agenda. Comments are restricted to three (3) minutes per speaker, and unused time shall not be transferred to other speakers. Board Members may respond to statements however the Committee cannot discuss or take action on a matter not listed on the agenda.

#### 4. ADMINISTRATIVE ITEMS

Matters under Administrative Items are considered routine by the Executive Committee and will be enacted by one motion unless a specific request is received by a director or a member of the public. The Administrative Items will not be read. There will be no discussion of the items unless pulled for discussion.

- a. Review and Approve Executive Committee Meeting Minutes from May 19, 2026

#### 5. EXECUTIVE COMMITTEE NEW BUSINESS ACTION ITEMS

- a. Receive 2026 Fair Planning Update, Make Recommendations to Staff as Appropriate.

#### 6. EXECUTIVE COMMITTEE OLD BUSINESS ACTION ITEMS

Only Executive Committee members may vote on these items.

- a. Stampede Closeout Update, Make Recommendations to Staff as Appropriate.
- b. Receive Update Regarding 2<sup>nd</sup> Amendment Lease Renewal, Make Recommendations to Staff as Appropriate.

#### 7. BUILDINGS & GROUNDS COMMITTEE ACTION ITEMS

Only Building and Grounds Committee members may vote on these items.)

- a. Discuss 2026 Volunteer Day Schedule, Make Recommendations to Staff as Appropriate.
- b. Review Updated 2026 Facility Report, Make Recommendations to Staff as Appropriate.

#### 8. RECEIVE CEO STAFF REPORT

#### 9. ADJOURN

*All agenda items are subject to discussion and possible action.*

Notice: This agenda has been posted at least seventy-two (72) hours prior to the meeting in a location freely accessible to members of the public, in accordance with the Brown Act. The full agenda packet is also available on the Fair Association's website at <https://www.humboldtcountyfair.org/>. For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Board or Committee. The Chair will call for public comment as each item is heard by the Board or Committee. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names but are not required to do so. If you wish to submit written material at the meeting, please supply 10 copies. Americans with Disabilities Act: Individuals requiring special accommodations to participate in this meeting are requested to contact the Fair Association Office at (707) 786-9511. Notification 48 hours prior to the meeting will enable the Fair Association to make reasonable arrangements to ensure accessibility to this meeting.

This meeting is being conducted as a joint meeting of the Executive Committee and the Marketing & Entertainment Committee. Members of both committees may attend and participate.

Action may only be taken by members of each committee on items specifically listed under their committee's jurisdiction.

This meeting is open to the public and conducted in accordance with the Ralph M. Brown Act (California Government Code §54950 et seq.).

HUMBOLDT COUNTY FAIR ASSOCIATION  
1250 5<sup>TH</sup> Street, Ferndale, CA  
EXECUTIVE COMMITTEE MEETING  
Tuesday, May 19, 2026 8:30 AM

1. The meeting was called to order at 8:30 am by President Titus.
2. Roll Call: Directors present: Andy Titus, Clint Duey, Lawrence Dwight, Grag Gomes and Sandy Hanks. Staff present: Moira Kenny. Public present: Melissa Sanderson, Duane Martin and Tag Wotherspoon.
3. Public Comment on Non Agenda Items: None
4. Administrative Items: Director Gomes moved to approve the minutes of the April 21, 2026 meeting. Director Dwight 2nd. No discussion. No public comment. Motion passes.
5. Executive Committee Business Items:
  - a. Receive Stampede Updates: Moira reported everything is moving forward. She did have questions regarding the hay wall and where it should be placed. It was decided behind the tote board would be the best place. The sound barrier material was to be delivered today. Ken Farley and his crew have replaced boards in the front box seats and painting has been done. The Directors will get reserved parking passes for the event. There has been approximately \$13,000 in ticket sales so far. No public comment,
  - b. Receive Fair Planning Updates: Moira passed out the tentative entertainment schedule. The rodeo planning is going forward. There is still a possible oyster event being planned for Friday under the grandstand. Public comment: Duane was wondering how many shavings would be needed for the rodeo.
  - c. Discuss the 2027 Major Event Calendar: A few events were discussed. Motorcycle racing dates were discussed. A cowboy poetry event was also discussed. The different events already scheduled were reviewed.
  - d. Discussion on Lighthouse Accounting Group Disengagement Letter: Lighthouse Accounting offered 3 options in their disengagement letter. After reviewing them staff was directed to pursue option 2. A discussion was held on whether to hire an inside person to do the job. No decision was made. There was no public comment.
6. Standing Business Items: Nothing to discuss at this time.
7. Closed Executive Session: The committee went into closed session.
8. Report Out of Closed Session: Nothing to report
9. The meeting was adjourned at 10:10 am.



**To:** Executive Committee

**From:** Moira Kenny, CEO

**Date:** June 5, 2026

**Subject:** Second Lease Amendment and County Ad Hoc Committee Update

### **Background**

Staff and the Fair's Ad Hoc Committee have been working with Humboldt County staff on a proposed Second Amendment to the existing lease agreement. On June 1, 2026, the Humboldt County Fair Association Board approved a six-month lease extension contingent upon the formation of a County Ad Hoc Committee.

On June 2, 2026, the Humboldt County Board of Supervisors met in closed session and approved moving forward with the formation of an Ad Hoc Committee to address matters related to the lease and future discussions between the County and the Humboldt County Fair Association. Formal action establishing the committee is scheduled for the June 9, 2026, Board of Supervisors meeting.

The Second Amendment extending the lease is anticipated to be considered by the Board of Supervisors during the week of June 16, 2026. Staff is awaiting receipt of the fully executed amendment to support placement on the Board agenda.

### **Fiscal Impact**

The proposed lease extension would continue the existing lease terms and conditions for an additional six-month period.

### **Recommended Action**

Receive and file the report.

# Humboldt County Fair Association

## Integrated Capital Facilities, Deferred Maintenance & Infrastructure Stewardship Report

FY 2017-2026 | County Board, Community Partnership & Infrastructure Investment Report

Prepared for: Humboldt County Board of Supervisors, County Administrative Office, Community Partners, and Grant Agencies

Prepared by: Humboldt County Fair Association

Source materials: Master Project List 2025.1 and Building & Grounds Staff Report Revised.

### Executive Summary

The Humboldt County Fairgrounds is a multi-use public facility supporting agricultural programming, emergency preparedness, tourism, youth activities, cultural preservation, racing operations, RV accommodations, public events, and economic activity throughout Humboldt County.

The fairgrounds campus includes numerous aging facilities and infrastructure systems requiring ongoing capital investment due to deferred maintenance, weather exposure, seismic impacts, aging utility systems, ADA compliance requirements, and long-term public use demands.

Since 2017, the Humboldt County Fair Association has completed extensive infrastructure rehabilitation, emergency response work, operational stabilization, and facility preservation projects utilizing grants, sponsorships, volunteer labor, fundraising, operational revenue, community partnerships, emergency preparedness funding, and county coordination.

- Public safety and operational continuity
- ADA accessibility and life safety compliance
- Emergency preparedness and regional resiliency
- Infrastructure stabilization and facility preservation
- Revenue generation and utility modernization
- Preservation of historic public assets

### 1. Facility Condition Overview

Facility / Asset	Current Condition	Priority Tier	Operational Impact
Belotti Hall	Fair to Poor	Tier 1	Primary event rental revenue facility; recurring roof, restroom, appliance, and interior rehabilitation needs
Turf Club	Fair to Poor	Tier 1	Event and rental operations; roof leaks, kitchen entry framing deterioration, and concrete entry needs
Covered Arena & Barns	Fair to Poor	Tier 1	Agricultural operations, stalls, rodeo, livestock events, and storage; leaks and stall upgrades continue

Facility / Asset	Current Condition	Priority Tier	Operational Impact
Grandstands	Aging / Stabilized	Tier 1	Racing and spectator operations; stabilization complete, ADA access and sound barrier work remain
Board Room & Office Complex	Fair to Poor	Tier 2	Administrative operations; flood mitigation improved, roof and ADA entry needs remain
Art Building & Maintenance Shop	Poor	Tier 3	Seasonal exhibits, haunted attraction, storage, and maintenance support; roof, mold, window, wall, and floor issues
Midway Infrastructure	Poor	Tier 3	Public circulation and drainage; undersized and collapsed drainage areas require rehabilitation
Dairy & Livestock Barns	Aging	Tier 3	Livestock operations and storage; roof deterioration and storm exposure continue
Poultry Barn	Poor	Tier 4	Fair storage, Event Storage, Rental Storage
Friendship Square, Museum, School House, Post Office, Firehouse Station	Fair	Tier 3	Historic and educational programming; fumigation and access restoration completed
RV Park & Utility Systems	Fair	Tier 4	Visitor accommodations and revenue support; sewer, utility, dump station, and tree hazard work
Hindley Hall	Fair	Tier 4	Support facility operations; roof, doors, utility leaks, and interior repairs remain
Lighthouse / Front Entrance Ticket Booths	Poor	Tier 4	Public entrance and visual asset; water intrusion and deck safety concerns remain

## 2. Deferred Maintenance & Capital Infrastructure Needs

### A. Roofing System Rehabilitation

Facility	Infrastructure Need	Estimated Cost	Status	Operational Impact
Belotti Hall	Roofing System Rehabilitation	Jan 2025 Quote \$140,000.00	Pending Funding	Protects primary rental hall and prevents recurring event disruptions
Turf Club	Roofing System Rehabilitation	TBD	Pending	Addresses water intrusion into event and food service areas
Covered Arena	Roofing System Rehabilitation	TBD	Pending	Restores stall rental capacity and protects livestock/event operations
Art Building & Maintenance Shop	Roofing System Rehabilitation	\$14,740 2022 quote requires update	Pending	Supports mold remediation, wall stabilization, and seasonal operations
Board Room	Roofing System Rehabilitation	TBD	Pending	Preserves administrative facilities and records
Hindley Hall	Roofing System Rehabilitation	TBD	Ongoing repairs	Preserves support facility operations
Dairy Barn	Roofing System Rehabilitation	TBD	Pending	Reduces storm exposure for livestock areas
Poultry Barn	Roofing System Rehabilitation	\$12,500 siding/windows project completed historically; roof needs continue	Pending	Protects livestock/storage usability
Tote Board Structure	Roofing & Structural Rehabilitation	TBD	Pending	Addresses rot, panels, and support deterioration
Grandstands Ticket Booth	Storm Damage Roofing Repair	\$3,500	Pending/2025	Supports fair ticket operations
Belotti Hall Flat Roof Area	Flat Roof Rehabilitation / Replacement	Initial repair \$2,500; replacement need TBD	Pending	Women restroom, stage, and kitchen roof areas continue to fail

## B. Structural Stabilization & Facility Preservation

Facility	Infrastructure Need	Estimated Cost	Status	Operational Impact
Grandstands	Structural Stabilization	County/OES/HCFA funded	Completed 2023	Continued public operations and spectator use
Art Building	Floor, framing, sill plate, window, and wall stabilization	Partial Cost -\$1,000.00	Partial completion	Seasonal exhibit and public use protection
Belotti Hall Green Room	Structural Rehabilitation	Staff/contractor Partial Cost: \$500.00	Completed; finish work pending	Rental support and event readiness
Ticket Booths	Structural Stabilization	Staff / Volunteers	Completed / ongoing	Continued fair operations
Turf Club	Framing Rehabilitation at kitchen entry	TBD	Pending	Rental operations and food service support
Lighthouse / Front Entrance	Deck and Structural Safety Rehabilitation	\$45,000 listed for remodel and repair	Repairs ongoing	Public safety and entrance preservation
Tote Board Structure	Structural Rehabilitation	TBD	Pending	Facility preservation
Hindley Double Exterior Door Frames	Exterior Door Frame Rehabilitation	Budget/staff	Pending	Improves locking, safety, and facility function
Main Parking Access Fencing	Fence and sign repairs	Budget/staff	Pending completion- Needs Paint	Public entrance safety and appearance
Race Paddock Stalls	Decorative stall surrounding repairs	Budget/staff	Pending	Preserves racing facility function

## C. Drainage & Stormwater Infrastructure

Area	Infrastructure Need	Estimated Cost	Status	Operational Impact
Midway Drainage System	Stormwater Rehabilitation	Staff	Ongoing	Reduces seasonal flooding and surface failures
Board Room	Flood Prevention Infrastructure	Staff	Completed 2024	Reduced recurring flood impacts
Carnival Area Bathrooms	Sewer and Drainage Rehabilitation	TBD	Pending camera inspection and quote	Maintains public restroom operations during fair
Barn & Grounds Areas	Drainage Improvements	Operational maintenance	Ongoing	Maintains seasonal access and livestock operations
RV / Forestry Area	Stormwater, tree hazard, fence, water, and power restoration	\$40,000-\$45,000	Completed 2024/2025	Public safety and utility restoration
Parking Field / Lot Areas	Surface, access, light pole, and drainage stabilization	\$120,000 for north parking resurface/ADA concept	Pending / ongoing	Public access, ADA compliance, and visitor safety
Belotti / Hindley Exterior Areas	Exterior drainage response	TBD	Ongoing	Reduces facility deterioration and service disruptions

## D. Plumbing & Utility Infrastructure

Area	Infrastructure Need	Estimated Cost	Status	Operational Impact
Carnival Bathrooms	Utility Infrastructure Rehabilitation	TBD	Pending	Supports high-use fair operations
Livestock Bathrooms	Water Heater Modernization	Lions Club funded	Completed 2025	Improved shower heat, efficiency, and flood reduction
RV Dump Station	Pump switch and alarm improvements	2025 Quote \$2,500	Completed 2026	Maintains RV operations
Hindley / Belotti Utility Corridors	Underground Utility Leak Repairs	Operational maintenance	Ongoing	Water system reliability and reduced damage
Arena Utility Areas	Water Leak Stabilization	Operational maintenance	Ongoing/monthly	Supports livestock and event operations
Well Systems	Emergency Well Repairs	HCFA Staff / Ferndale School District- Contractor	Completed 2024-2025	Operational water system continuity

Area	Infrastructure Need	Estimated Cost	Status	Operational Impact
RV Park Sewer Connection	Pump station and sewer connection	\$250,000-\$300,000	Grant request denied / future need	Potential revenue and infrastructure expansion
Belotti Hall Restrooms	Urinal plumbing and overflow mitigation	Operational maintenance	Annual service ongoing	Preserves primary rental facility usability
Livestock Bathroom Commercial Water Heater	Water Heater Leaks- Slow to Heat	\$8,500.00 Donation/Volunteer	Completed	2025

## E. Electrical & Energy Infrastructure

Project	Estimated Cost	Status	Operational Benefit
Covered Arena Lighting Modernization	ECO Green Loan	Completed \$183,201.68 balance owed \$61,215.43	Energy efficiency and expanded event use
Electrical Panel Upgrades: Belotti Hall, Main Office, Grandstand	PSPS Grant / reimbursement structure	Completed 2023 \$100,000.00	Emergency operations capability
Generator Compatibility Upgrades	PSPS Grant / reimbursement structure	Completed 2022 -Included in previous line	Emergency operations capability
Parking Lot Lighting Repairs	\$1,500-\$2,000 per 2024 estimate; ongoing repair costs	Ongoing 2023-2024 \$5,000.00 to date	Public safety and nighttime access
Fire Hydrant Installation near Turf Club	Shared cost partnership	Completed 2024- \$3,000.00	Fire protection and emergency water access
Electrical Outlet/ Panel Repairs & Troubleshooting	Operational maintenance	Ongoing 2023 – 2025 Contractor repairs \$10,000 Internal repairs additional expenses	Public safety and operational continuity
Speaker & Announcement System Repairs	Contractor / operational maintenance	Completed/Ongoing annually	Event communication and emergency announcements
Parking Field Power Pole Repair	Budget/contractor	Update required	Temporary stall and grounds electrical support
Solar Infrastructure Exploration	TBD	Future planning	Potential utility savings estimated around \$75,000 annually
Cell Tower Partnership Exploration	TBD	Dormant/future planning	Potential lease revenue partnership

## F. ADA Accessibility Improvements

Project	Estimated Cost	Status	Benefit
Grandstand Lift Installation	Grant/donor funded	Installed; State inspected; County ADA approval pending wind barrier and upper level accessibility	Access to second level
Grandstand ADA Access Phase II	TBD	Pending	Decking access, wind barrier, and concrete corrections
ADA Barrier Removal Program Project Groups 1 and 2	\$10,000-\$15,000	Ongoing	Sitewide accessibility improvements
Covered Arena ADA Walkway	\$5,000	Completed prior to 2022	Public accessibility
RV Park ADA Shower Installation	\$5,000	Completed 2022	ADA restroom compliance
Parking Accessibility Improvements	\$120,000 for north side parking concept	Pending / requires re-quote	ADA parking compliance
Belotti Hall ADA Stage Access	\$5,000-\$25,000	Pending roof replacement / lift option selection	Public event accessibility
Annual Curb and ADA Safety Painting	Budget/staff	Completed annually	Visibility, safety, and ADA access support

### 3. Operational Infrastructure Stabilization Program

In addition to capital projects, HCFA performs extensive operational infrastructure stabilization work necessary to maintain year-round public operations, agricultural programming, emergency preparedness capability, and public safety across aging infrastructure systems. These activities demonstrate active stewardship and reduce the risk of facility closures, life-safety hazards, and system failures.

#### A. Roofing System Stabilization Program

Facility	Maintenance Activity	Frequency	Operational Impact
Belotti Hall	Roofing leak mitigation and temporary stabilization	Annual/Ongoing for 4+ years	Prevents disruption of primary rental facility
Turf Club	Roofing leak response and mitigation near event and food service areas	Ongoing	Maintains event operations and electrical safety
Covered Arena	Leak mitigation over first stalls and event areas	Seasonal/Ongoing	Supports livestock operations and rental capacity
Hindley Hall	Roof patching and storm mitigation	Ongoing	Preserves support facility operations
Art Building	Emergency weather mitigation, window covering, roof patch coordination	Ongoing	Prevents further structural deterioration
Dairy Barn	Seasonal leak response and water diversion	Ongoing	Protects livestock infrastructure
Poultry Barn	Roof stabilization and temporary repairs	Ongoing	Preserves storage and livestock use
Maintenance Shop	Leak response and interior protection	Ongoing	Protects maintenance operations and equipment
Belotti Hall Flat Roof Areas	Annual patching and temporary repairs	Annual/Ongoing	Allows continued event operations while replacement need remains

#### B. Utility Infrastructure Stabilization Program

Area	Maintenance Activity	Frequency	Operational Impact
Hindley / Belotti Corridors	Underground and exterior utility leak repairs	Ongoing	Maintains water reliability and prevents damage
Arena Utility Areas	Water leak stabilization and repairs	Monthly/Ongoing	Supports events and livestock operations
Well Systems	Emergency well repairs and monitoring	2024-2025	Maintains operational water systems
Livestock Areas	Plumbing repairs and utility stabilization	Ongoing	Supports sanitation and animal care
RV Infrastructure	Utility leak repairs and sewer monitoring	Ongoing	Maintains visitor accommodations
Grounds Plumbing	Leak isolation and emergency repairs	Ongoing	Prevents infrastructure failure
Belotti Hall Restrooms	Overflow response, annual servicing, plumbing monitoring	Annual/Ongoing	Maintains rental hall usability

#### C. Electrical Infrastructure Maintenance Program

Area	Maintenance Activity	Frequency	Operational Impact
Grounds Lighting Systems	Electrical troubleshooting and fixture replacement	Monthly/Ongoing	Public safety and nighttime operation
Parking Lot Lighting	Pole, fixture, water damage, and installation-related repairs	Ongoing	Visitor safety
Arena Facilities	Electrical troubleshooting and repairs	Ongoing	Event and livestock operations
Grandstands	Electrical maintenance and safety repairs	Ongoing	Public event operations
Event Facilities	Electrical safety repairs and appliance support	Ongoing	Rental operations
Utility Infrastructure	Emergency electrical response work	Ongoing	Operational continuity
Speaker and Announcement Systems	Light pole power repairs, module replacements, speaker testing	Annual/Ongoing	Public communication and event function

## D. Storm Response & Emergency Infrastructure Program

Area	Maintenance Activity	Frequency	Operational Impact
Carnival Lot	Storm debris removal, downed tree removal, and fence repairs	Seasonal/Ongoing	Public safety and operations
Barn Areas	Stormwater diversion, leak mitigation, and flood response	Seasonal/Ongoing	Livestock protection
Parking Areas	Drainage, surface, fencing, light pole, and storm damage repairs	Ongoing	Public accessibility and safety
Grounds Infrastructure	Fallen tree removal and hazard mitigation	Ongoing	Emergency access preservation
Board Room & Midway	Flood mitigation and pump operation	Seasonal/Ongoing	Facility preservation
Grandstands	Wind and storm stabilization response	Ongoing	Structural preservation
Art Building	Storm window blowout response and temporary covering	2025/Ongoing	Weather protection and safety

## 4. Completed Capital Improvements, Facility Repairs & Infrastructure Work (2017-2026)

The completed projects listed below intentionally include both major capital projects and smaller operational infrastructure improvements. Many projects represent phased or recurring stabilization efforts completed over multiple years as the Association continues managing aging facilities under limited capital funding conditions.

Year	Facility / Area	Improvement Category	Project / Work Completed	Cost or Funding Source	Outcome / Notes
2017 / 2023	Forestry Area	Public Safety Improvements	Trip hazard removal and repairs	Staff / Volunteers	Completed 2017 and August 2023; improved visitor safety
2017-2019	Grandstand Area	Revenue Facility Improvements	Food service area remodel under Grandstand to expand entry into bar area	Budget / sponsor	Completed prior to 2022; identified for re-evaluation
2017-2019	Arlington Barns	Roofing System Rehabilitation	Metal roofing installation on one to two barns	\$10,000-\$20,000 Sponsor/Grant	Completed prior to 2022
2017-2019	Arlington Barns	Roofing System Rehabilitation	Metal roofing installation on four to five barns	\$40,000-\$50,000 Fundraiser	Completed prior to 2022
2017-2019	Livestock - Sheep Barn	Structural / Flooring Rehabilitation	Refurbished Sheep Barn floor material	\$2,000 Raffle revenue	Completed prior to 2022
2017-2019	Livestock - Beef Barn	Safety Improvements	Grooved walkway to improve footing	\$2,000 Grant	Completed prior to 2022
2017-2020	Livestock - Dairy Barn	Safety Improvements	Grooved walkway to improve footing	\$8,000 Grant	Completed prior to 2022
2017-2020	Sheep and Rabbit Barn	Roofing System Stabilization	Roof coating to repair leaks and extend roof life	Grant / cost TBD	Completed prior to 2022
2017-2020	Covered Arena Seating	ADA Accessibility	Installed walkway from asphalt to ramp into covered seating area	\$5,000	Completed prior to 2022
2017-2020	Turf Room #2	Revenue Facility Improvements	Installed storefront doors into lawn area behind Turf Room	\$8,000 Sponsor/Jockey Club	Completed prior to 2022
2017-2020	Turf Room #3	Facility Preservation	Installed new fencing behind Turf Room	TBD	Completed prior to 2022
2017-2020	Turf Room #5	Revenue Facility Improvements	Installed storefront doors into lawn area behind Turf Room	\$8,000 Sponsor	Completed prior to 2022
2017 / Q4	Belotti Hall	Facility Modernization	Removed existing flooring down to concrete	\$50,000-\$60,000 Foundation/Grant	Completed prior to 2022
2017 / Q4	Belotti Hall	Facility Modernization	Replaced floor with new material	\$65,000-\$90,000 F&E Grant	Completed prior to 2022
2017 / Q2	Belotti Hall	Interior Rehabilitation	Removed wall treatment or painted white	Budget/sponsor	Completed prior to 2022
2019	Covered Arena	Electrical Infrastructure	Replaced two electrical panels	\$2,500 Raffle revenue	Completed prior to 2022
2019-2022	Covered Arena	Energy Infrastructure	Lighting upgrade and fixture replacement	ECO Green Loan	Completed prior to 2022
2019	Livestock Area	Event Infrastructure	Replaced and added speakers in livestock area and barns	\$2,000 Raffle revenue	Completed 2019/2020; needs updates
2019	Livestock Loading Chute	Livestock Infrastructure	Replaced loading chute	\$7,500 Budget	Completed prior to 2022

Year	Facility / Area	Improvement Category	Project / Work Completed	Cost or Funding Source	Outcome / Notes
2019	Livestock Office	Facility Construction	Built new livestock office	\$5,000 Volunteer/Sponsored	Completed prior to 2022
2019	Dairy Barn	Drainage / Facility Preservation	Replaced gutter between center and east section	Budget/Sponsor	Completed prior to 2022
2019	Friendship Square Walkway	Public Access Improvements	Repaired/replaced walkway boards and decking	Budget/Staff	Completed 2019; additional work in 2024; further updates needed
2019	Friendship Square Museum	Facility Preservation	Repaired/painted south side wall	Budget/Staff	Completed 2019
2019	Livestock Wash Racks	Grounds Stabilization	Replenished and leveled gravel between wash racks and sheep barn	Staff/Sponsored	Completed 2019 and again in 2025
2022	RV Park Restrooms	ADA Accessibility	Installed ADA compliant shower stalls in men and women restroom	\$5,000 Grant/Sponsor	Completed 2022
2022	Art Building Floor	Interior Structural Repairs	Shored up and painted entrance flooring	Foundation	Completed 2022
2022	Grandstand Wrought Iron	Facility Preservation	Painted steps, structure, railing, and winners circle	Budget/Staff	Completed 2022
2022-2023	Arlington Barn Tack Rooms	Structural Rehabilitation	Repaired or replaced flooring	Staff/Volunteers	Completed 2022-2023
2022-2023	Belotti Hall / Main Office / Grandstand	Emergency Electrical Infrastructure	Electrical upgrades to support large generator compatibility	\$140,000 PSPS Grant / reimbursement	Completed 2023
2023	Grandstands	Structural Stabilization	Grandstand restabilization project	County/OES/HCFA	Completed July 2023
2023	Board Room and Main Office	Drainage / Maintenance	Gutter cleaning and debris/moss/fern removal	Volunteers	Completed 2023
2023	Post Office	Roofing System Rehabilitation	Roof replacement	Operations / maintenance	Completed 2023
2023	Mutual Ticket Booth and Racing Office	Roofing System Rehabilitation	Roof replacement	Operations / maintenance	Completed
2023	Belotti Hall Green Room	Structural Rehabilitation	Removed rotten flooring; replaced supports and subfloor	Internal labor	Completed 2023; finish work pending
2024	Annual Fire Suppression Program	Compliance / Life Safety	Repairs, updates, inspections, and tagging	\$2,500 Budget/Staff/Contractor	Completed/Ongoing annually
2024	Annual Grandstand Lift Certification	Compliance / ADA	Log compliance and operation inspection	\$1,500 Budget/Staff/Contractor	Completed/Ongoing annually
2024	Announcement Speaker Repairs	Electrical / Event Infrastructure	Light pole power repairs, module replacements, speaker replacements/testing	Contractor	Completed/Ongoing annually 2022-2024
2024	Firehouse	Exterior Rehabilitation	Siding replacement, skylight removal, and painting	Volunteer Fire Department / Volunteers	Completed 2024
2024	RV Park / Forestry Area	Hazard Mitigation	Tree assessment, bird survey, tree removal, fence and RV water/power pedestal replacement	\$40,000-\$45,000 Budget	Completed 2024
2024	Belotti Hall Ceiling	Interior Rehabilitation	Painted ceiling tile and grid black; replaced tiles as needed	Staff	Completed 2024
2024	Board Room	Flood Prevention	Installed pump to prevent flooding	Staff	Completed 2025 / work initiated after chronic flooding
2024	Racing Office	Facility Preservation	Replaced broken windows	Contractor	Completed 2024
2024	Art Building	Structural Preservation	Partial west wall replacement; window removed with temporary mitigation	Staff	Completed 2024-2025
2024	Arena Facilities	Facility Rehabilitation	Arena interior walls painted	Internal operations	Completed
2024	Arena Facilities	Livestock Infrastructure	Arena gates replaced; larger west entrance gate pending reinstall	Internal operations	Completed in part
2024	Board Room	Administrative Support	Beverage refrigerator repaired	Maintenance	Completed 2025
2024-2025	Art Building	Structural Stabilization	Flooring restabilized after guest floor incident	Staff/Foundation	Completed 2024
2025	Livestock Pig Barn	Grounds Stabilization	Used crushed asphalt donation to level floor, reduce dust, and improve storage area	\$1,500 Volunteer/Sponsored	Completed 2025
2025	Carnival Lot	Storm Damage Recovery	Removed downed tree and repaired fence line	Staff	Completed 2025
2025	Arlington Rental House	Facility Rehabilitation	Window seal leak repair, drywall repair, and repainting	Staff	Completed 2025
2025	Livestock Wash Racks	Grounds Stabilization	Replenished and leveled gravel between wash racks and sheep barn	Staff/Sponsored	Completed 2025

Year	Facility / Area	Improvement Category	Project / Work Completed	Cost or Funding Source	Outcome / Notes
2025	Livestock Bathrooms	Utility Modernization	Replaced two large water heaters with commercial on-demand unit	Lions Club	Completed 2025
2025	Turf Club	Kitchen Utility Repairs	Dishwasher repaired and grease trap cleared	Maintenance / Bryce	Completed 2025
2025	Turf Club	Appliance Service	Blue Star oven servicing funded by Ferndale Rotary	Ferndale Rotary	Completed 2025
2025	Belotti Hall	Mechanical / Facility Support	Heaters serviced and stabilized by Blue Star	Ferndale Rotary / Blue Star	Completed January 2025 and January 2026
2025	Belotti Hall	Electrical Safety	Electrical floor plug fire repaired January 29, 2026	Maintenance/contractor	Completed 2026
2025	Arena Facilities	Livestock Infrastructure	Permanent loading chute installed during Fair 2025	Internal operations	Installed; painting pending
2025	Pig Barn / Roads / Low Areas	Grounds Stabilization	Donated Crushed asphalt moved and redistributed to low-lying roads and barn areas	Internal operations	Completed Nov-Jan 2025-2026
2025	Ticket Booth	Structural Stabilization	Re-stabilized ticket booth for continued safe fair operations	Staff	Completed
2025	Museum / Friendship Square	Historic Preservation	Major fumigation effort for artifact safety and reopening	Operations	Completed May 2026
2025	Livestock Loading Chute	Permanent Installation	Infrastructure welded permanently	Operations/Volunteer	Completed August 2025
2025-2026	Well Systems	Utility Infrastructure	Well repairs completed by HCFA and school	HCFA/School	Completed 2024-2025

## 5. Current, Ongoing & In-Progress Work

Facility / Area	Work Item	Cost / Funding	Status	Notes
Landscaping / Major Venues	Prioritize major landscaping venues and Plan B	TBD / Staff	Ongoing	Deferred maintenance and venue improvement
Grandstand Lift / ADA Approval	Finalize ADA access approval for installed lift	Grant/Donor	Installed / pending approval	State inspected; County ADA approval pending
Covered Arena Stalls	Replace stall panels and continue stall upgrades	\$14,000 raffle revenue	80 percent complete / needs updates	Revenue generation and livestock operations
Parking Lot	Handicapped parking resurfacing/restriping	Sponsor / TBD	Annual / pending larger project	Annual restriping; north lot project requires re-quote
Art Building Gutter Replacement	Replace failed redwood gutters	Grant / TBD	Pending	Coordinated with roof rehabilitation
Art Building Walls/Windows	Replace framing, sill plates, window framing, and some footers	Budget/Staff	Partial completion	Left wall complete
ADA Barrier List	Barrier removal and ADA corrections	\$10,000-\$15,000 Budget	Ongoing	Sitewide accessibility improvements
Turf Room #1	Repair or replace concrete walkway	Foundation/MF?	Quotes received	Concrete entry improvements discussed and quoted
Turf Room #4	Repair or replace roof structure	Grant / TBD	Pending	Deferred maintenance
Art Building Ceiling	Mold treatment and paint	Grant / TBD	Pending roof repair	Mold remediation and interior preservation
Belotti Hall Roof / Ceiling	Replace roof and improve architectural appeal	Grant / TBD	Future / 2026+	Potential revenue generation and facility modernization
Covered Arena Roof	Repair roof leaks	TBD	Pending	Protects stalls and event operations
Covered Arena Skylights	Clean, repair, or replace skylights	TBD	Pending	Improves facility condition
Grandstand Railing	Replace with prefab railing	Grant	2026 future project	Revenue and safety improvement
Repair Parking Lot Light Poles	Address water damage and improper installation	Contractor	In progress	Safety and lighting infrastructure
Arlington Rental House Garage	Replace siding, rotten framing, and paint	Staff	In progress- Required Paint	Facility preservation
Campgrounds	Install kiosk/lights and repaint pedestals	Staff	Completed	Visitor services improvement

Facility / Area	Work Item	Cost / Funding	Status	Notes
Main Parking Lot Entrance	Replace fence posts, reinstall crosswires, refinish HCFA sign	Staff	Required Fence Poles be repainted	Public entrance preservation
Refurbish Bleachers	Replace damaged material on bleachers	Staff	Ongoing	Public seating safety
Livestock Maintenance List	Miscellaneous livestock facility repairs	Budget/Staff	Ongoing	Annual / seasonal maintenance
Fence Line / County Barn	Maintain fence line brush	Budget/Staff	Ongoing	Grounds safety and fire prevention
Hindley / Belotti Water Leaks	Ongoing exterior plumbing patches and repairs	Staff	Ongoing	Leaks continue to re-rupture
All Building Gutters	Clean and repair gutters	Staff	Maintenance / seasonal	Winter lift utilized

## 6. Preventative Maintenance & Compliance Programs

Program	Frequency	Status	Purpose
Fire Suppression Inspections	Annual	Ongoing	Life safety compliance and certification
Backflow Testing & Certification	Annual	Ongoing	Water safety compliance
County Hazmat Inspections & Certification	Annual	Ongoing	Hazmat safety compliance
Grandstand Lift Certification	Annual	Ongoing	ADA lift safety and regulatory compliance
Electrical Safety Inspections and Repairs	Monthly/Ongoing	Ongoing	Public safety and operational continuity
ADA Safety Striping & Painting	Annual/Ongoing	Ongoing	Visibility, accessibility, and safety
Drainage & Stormwater Monitoring	Seasonal	Ongoing	Flood prevention and surface protection
Emergency Preparedness Coordination	Ongoing	Ongoing	County resiliency and facility readiness
Grounds & Fence Maintenance	Ongoing	Ongoing	Safety, access, and property preservation
Roofing System Patching & Mitigation	Ongoing	Ongoing	Maintains operation while capital replacements remain unfunded
Livestock Stall Dirt Refresh	Q2/Q3 Seasonal	Completed/Ongoing annually	Animal safety and facility usability
Picnic Table Refurbishment	Q2/Q3 Seasonal	Completed/Ongoing annually	Public seating and visitor use
Lattice Refurbishment	Q2/Q3 Seasonal	Completed/Ongoing annually	Facility appearance and preservation

## 7. Emergency Preparedness & Public Safety Investments

Project / Program	Benefit	Status
Generator Infrastructure Upgrades	Emergency power capability and PSPS resilience	Completed 2022/2023
Fire Hydrant Installation near Turf Club	Enhanced emergency response and water access	Completed 2024
Flood Prevention Pumps	Reduced flooding risk in Board Room and low areas	Completed / ongoing operation
Hazardous Tree Removal	Wildfire, storm, RV area, and public safety mitigation	Completed 2024
Structural Stabilization Projects	Public safety and continued facility use	Completed / ongoing
Utility Stabilization & Emergency Repairs	Operational continuity and water/electrical safety	Ongoing
Storm Damage Recovery	Rapid response to downed trees, fencing, windows, roof, and access damage	Ongoing

## 8. Revenue Generation & Economic Sustainability Projects

Improvement	Operational Benefit	Status
Covered Arena Lighting and Electrical Improvements	Increased event and rental capability	Completed

Improvement	Operational Benefit	Status
Event Hall Rehabilitation	Improved rental competitiveness and community event capacity	Completed / ongoing
RV Infrastructure Improvements	Increased visitor accommodation capacity and revenue potential	Completed / future needs
Arena Stall Improvements	Expanded horse stall rental and event opportunities	Ongoing
Energy Infrastructure Improvements	Reduced utility costs and improved reliability	Completed / future solar planning
Solar Infrastructure Exploration	Long-term operational savings and parking shade opportunities	Future planning
Telecommunications Partnership Exploration	Potential lease revenue through cell tower discussions	Dormant / future opportunity
Belotti Hall and Turf Club Improvements	Protects highest-value rental facilities	Ongoing capital need

## 9. Funding Partnerships & Community Contributions

The Humboldt County Fair Association continues to leverage extensive community partnerships and operational support resources to preserve public infrastructure and maintain year-round facility operations. The completed work demonstrates significant community leverage beyond direct operational funding.

- Community sponsorships and fundraising campaigns
- Volunteer labor and donated materials
- County coordination and OES support
- Emergency preparedness grants and PSPS funding
- ADA accessibility funding and donor support
- Energy efficiency financing through ECO Green loan program
- Ferndale Rotary support for appliance and heater servicing
- Lions Club contribution for livestock bathroom water heater modernization
- Volunteer Fire Department and community contractor support
- Operational revenue reinvestment into facilities

## 10. Long-Term Capital Priorities

Priority Project	Estimated Need	Potential Funding Sources	Purpose
Roofing System Rehabilitation	High	Grants / County / Capital Campaign	Protect public facilities, rental halls, barns, and historic structures
Drainage Infrastructure Rehabilitation	High	FEMA / OES / County	Reduce flooding and improve public access
ADA Accessibility Improvements	Moderate-High	ADA Grants / County / Donors	Maintain compliance and public access
Structural Preservation Projects	High	County / Historic Preservation / Grants	Preserve aging public assets
Utility Infrastructure Modernization	Moderate-High	Infrastructure Grants / County / Capital Campaign	Reduce recurring leaks and utility failures
Electrical Infrastructure Modernization	Moderate-High	Energy / Safety / Resiliency Grants	Improve safety, event operations, and emergency capacity
Parking & Accessibility Improvements	Moderate	Transportation / ADA Funding	Improve visitor safety and access
Emergency Preparedness Infrastructure	Moderate	OES / Homeland Security / County	Support regional resilience and response capacity
Revenue Facility Rehabilitation	High	Capital Campaign / Sponsors / Grants	Protect event rental revenue and financial sustainability

## Conclusion

The Humboldt County Fair Association has demonstrated continued stewardship of publicly utilized fairgrounds infrastructure through phased capital improvements, preventative maintenance, emergency response efforts, operational stabilization programs, volunteer partnerships, and strategic infrastructure investments.

Although substantial deferred maintenance obligations remain, the Association continues to preserve and maintain critical public-use facilities supporting agriculture, tourism, emergency preparedness, youth programming, cultural preservation, economic development, public events, and community activities throughout Humboldt County.

Continued partnership investment will remain critical to preserving the Humboldt County Fairgrounds as a long-term regional community asset.

Document note: This report is based on the Master Project List 2025.1 and the Building & Grounds Staff Report Revised. Cost figures are preliminary where source documents list TBD, ranges, historical estimates, or quote updates needed.