

BAKER COUNTY FAIRBOARD
SPECIAL NEGOTIATION MEETING
WITH THE ELKS
FEBRUARY 13, 1997

PRESENT: Chuck Buchanan, Jerry Herbes, Dick Herbes, Gerald Colton, John Leonard, Steve Bogart, Ken McPheron, Ed Hindman, Mark Ward, Curt Jacobs, Fred Cockram, and Allen Hack.

The meeting was called to order at 7:05 p.m.

The meeting was called to discuss the Elks Bull-A-Rama. The Elks Bull Riding Committee apparently took exception to our proposed rental rate for the rodeo grounds (\$250.00/day plus 10% of gross receipts). They feel that with their current state, this amount would be excessive. They are proposing holding a saddle bronc riding event in place of the pig wrestling on Sunday. This would be highly experimental, as it has never been done before.

We have put \$20,000.00 into the arena. They say that they have put \$6,500.00, plus a large number of man hours into the arena. They seem to feel that their investment is much greater than ours, and their rent should be adjusted accordingly.

Ken McPheron stated, that his belief from last year was that the Elks would be charged a flat rate for rent. He also feels that the Elks do a lot of upkeep on the grounds. Fred came back with the statement that the elks clean-up for their show, we do the rest.

Ken feels that we are partners. Fred agrees, but feels that the out going money, etc. is mainly toward the Elks side, with relatively little coming back to us.

The question was asked by Ken, what we feel a flat rental rate should be. However, a flat rate for one would have to be a flat rate for all. We need to know what they are going to offer, and they would like to know what our bottom line is. So far, we have not discussed a flat rate rent for the arena.

John Leonard suggested a possible rental of \$250.00/day plus 10% of the net rather than the gross, with labor, etc. coming off of the top.

We have done some exploring of possible avenues of rental, but we do not have the time or resources to do this on our own. Originally, the Elks were going to do some of this for us, or so we understood.

A flat rate will have to be discussed, as this avenue has not currently been looked into. Ken feels that \$500.00/day would pass through the lodge, the Chamber of Commerce pays \$1,200.00 for the part of the grounds they rent, this is for the weekend. The parking lot is extra.

Ed Hindman asked if we would do the site preparation, if they would pay us \$1.00 from every ticket. Fred's reply was that we cannot do this (no time, etc.).

The Elks do not feel that they can afford a percentage.

A second suggestion by John Leonard is either 10%, and the beer garden area would be thrown in, or a flat rate of \$2,500.00 for both days.

The Elks feel that another large pen needs to be built behind the bucking chutes. They have all of the materials to do this. They want to know if this could be used as part of their rent for this year.

It appears that they are starting to see our side of the equation, and are starting to realize that we can be reasonable, and are open to compromise.

Ed Hindman asked that we work out a rate that we have to have, and they will work out what they can pay. They will come back with this information to the next regular scheduled meeting. We will meet with them at 6:00 p.m., and try to have things worked out in time for the regular scheduled 7:00 p.m. meeting.

Once again, we have been told that we do not know what the Elks have put into the arena; we have asked, but little has been forthcoming. Still, we are expected to give consideration to the Elks on rental, but we do not have any idea what it is we are suppose to be considering.

Ken does not feel that the Elks should be treated the same as everybody else as far as rental or use of the grounds is concerned, because they have put a lot of time and money into the grounds.

The Elks representatives left at 8:20 p.m. Discussion continued.

The general feeling seems to be that we have not seen any return on our investment. We have basically put a lot of money into what is essentially the Elks Bull-A-Rama. We have an interest in the success of the Bull-A-Rama, but we need to get some return.

It was proposed that the Elks pay \$2,500.00 for the arena, and \$500.00 for the beer garden for the weekend. This would be in writing, and would be for the 1997 year only.

The meeting adjourned at 9:00 p.m.

Submitted by,
Chuck Buchanan, Secretary
Baker County Fairboard
cc: Baker County Court & Fairboard Committee members