



A Tradition of Stewardship  
A Commitment to Service

## Staff Report

Housing &  
Intergovernmental Affairs

October 4, 2016

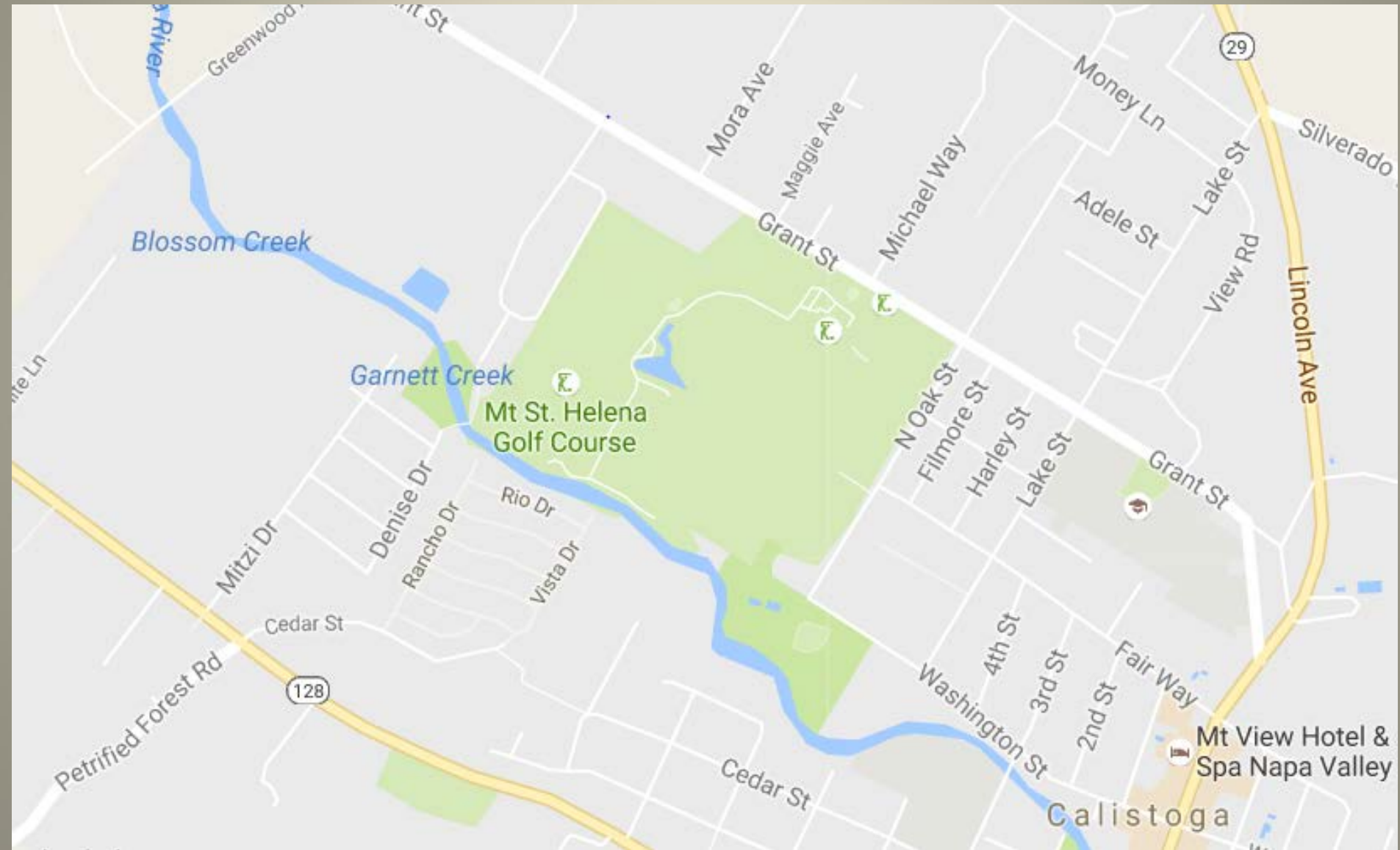
# NAPA COUNTY FAIRGROUNDS *History, Governance, Future*





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# Napa County Fairgrounds





Mt. St. Helena  
Golf Course

Calistoga Speedway

Calistoga  
RV Park

Events Center

Horse cutting  
structure



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# Fairgrounds Ownership

A brief chronological history of Fairground land acquisitions:

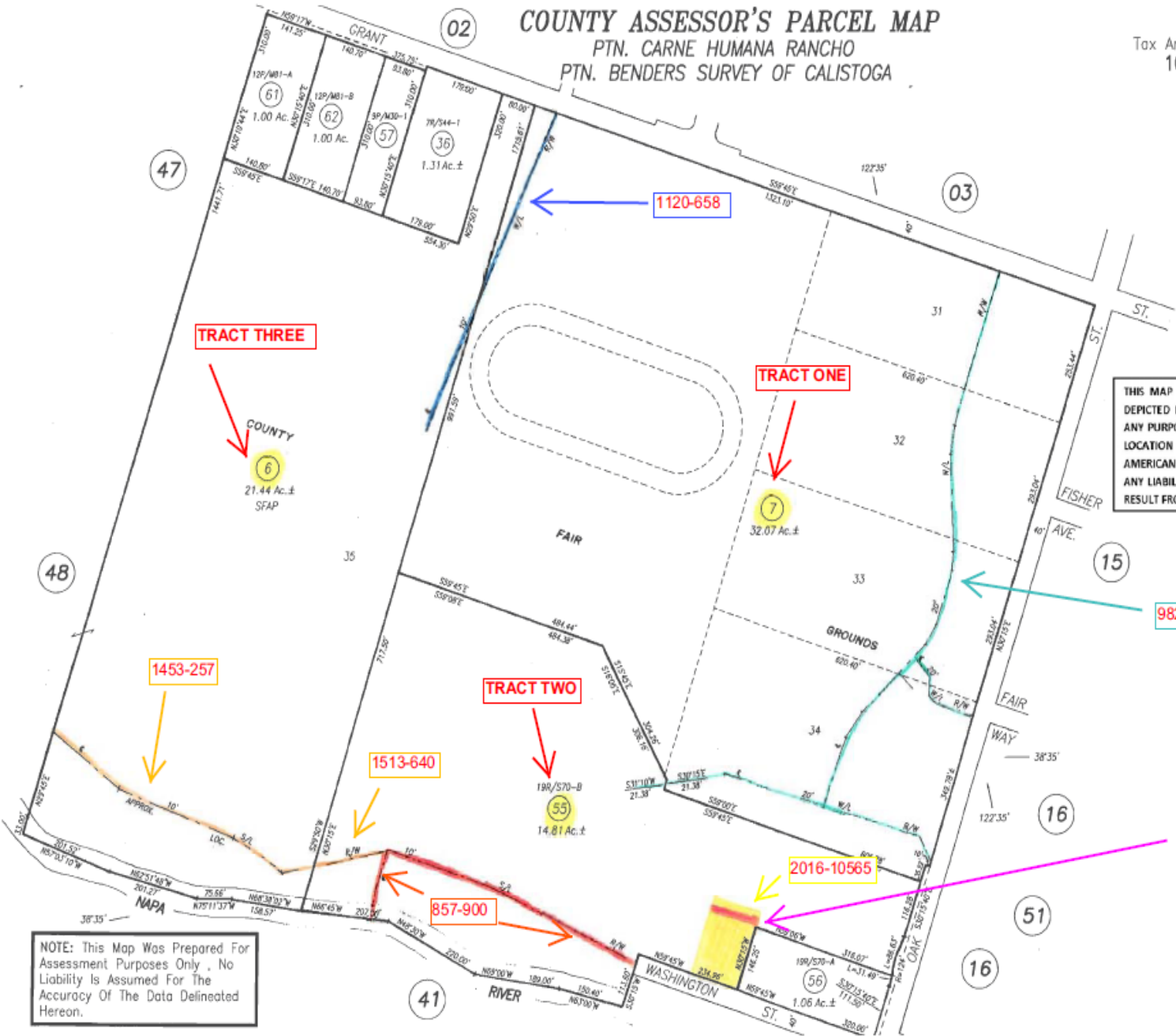
- **October 15, 1935:** Phillip E. Kelley and his wife, Lilius, sell a 32-acre parcel to the Calistoga Fair Association for \$10 to help establish a permanent physical home for the Napa County Fair.
- **May 17, 1938:** The Association sells the former Kelley property to the County of Napa for \$40,000.
- **January 29, 1951:** The County of Napa takes small triangular piece of property of about an acre by condemnation order from several property owners. Price not disclosed on condemnation order document.
- **July 2, 1957:** Louis Rubbattino and his wife, Tillie, sold about 22 acres, contiguous to the Fairgrounds, to the County of Napa for about \$40,000 to expand the Fairgrounds.
- **May 18, 1966:** The County of Napa takes 1.77 acres by condemnation order from John Logvy, his wife Valentina, and several others for \$13,500.
- **January 29, 1976:** The County of Napa takes 14.86 acres by condemnation from John Logvy for \$94,800.

**COUNTY ASSESSOR'S PARCEL MAP**  
 PTN. CARNE HUMANA RANCHO  
 PTN. BENDERS SURVEY OF CALISTOGA

Tax Area Code  
 1000

11-14

APR 12 2011



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

6-4-87	
10-20-87	
3-8-88	
ST NAME CORR	12-31-10
REVISION	DATE

1972

11-14



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# Long-term Financing

## GOVERNMENT CODE 25905.

The board of supervisors may contract with a nonprofit corporation or association for the conducting of an agricultural fair, as agent of the county, for a period not exceeding five years.

## GOVERNMENT CODE 25906.

The board of supervisors of a county may contract with a nonprofit corporation or association for the conducting of an agricultural fair in the county for the period and under those conditions as the board may determine. The contracts may provide for the use, possession, and management of any public park or fairgrounds by the nonprofit corporation during the period of the contract.



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# Joint Powers Authority

- Under California law, two or more public entities can enter into an agreement to form a JPA to exercise any common power. (Gov. Code 6502).
- Once formed, the JPA becomes a separate public entity. This new public entity typically has officials from the member agencies on its governing board.
- The JPA is authorized, in its own name, to enter into contracts, acquire, hold or dispose of property, incur debts, liabilities and obligations, and to sue and be sued. (Gov. Code 6507, 6508).
- The joint powers agreement would set forth the purpose of the JPA, the scope of authority, each member's responsibilities, powers to be shared, and other mutually acceptable conditions that define the intergovernmental arrangement.



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# Joint Powers Authority – Pro and Con

## **PRO:**

- Assuming that the County maintains ownership of the fairgrounds a JPA would give Calistoga a role in the management and operations of the Fairgrounds.
- A JPA would not have to operate under the constraints of Government Code Section 25905, therefore the JPA could enter into a longer term agreement with a private third party that could invest in the facility.
- A Calistoga-Napa County JPA would allow each entity respective resources in the most efficient way to provide support to the fairgrounds.

## **CON:**

- A JPA operates as a public entity. Although it is anticipated that the Fairgrounds will operate within the revenues that it generates, it will be up to both the City of Calistoga and County of Napa to cover any deficits in expenses that may result from the operation of the fair.
- Employees of the fairgrounds may become public employees with all of the benefits of public employees accruing to them.



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# Reconstitute Nonprofit

(under Government Section Code 25906)

## **PRO:**

- If the County amends its agreement with the Association to use Section 25906, the new association could enter into a longer term agreement with the county.
- A longer term agreement may allow the fairgrounds attract investment in the facilities in exchange for an operating contract.

## **CON:**

- The current structure (under 25906) provides no role for the City of Calistoga, which has a vested interest in the long-term health of the Fairgrounds, since the property is located within its boundaries.
- The current structure (under 25906) also leaves a reduced role for the County.
- Obtaining long-term financing for the fairgrounds on its own may be difficult, even if Section 25906 is instituted and would likely require the county to be a guarantor prior to obtaining investment.



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# Napa County Management of Fairgrounds

## **PRO:**

- The County would have direct oversight over the Fairgrounds and all its operations.
- The County is an organization designed for this kind of oversight, and will make decisions with a broader perspective for the entire County.
- The County could opt to create a County Department or contract out operations.

## **CON:**

- The County will need to devote new funds to staffing the Fairgrounds and events.
- The County, like most other counties, does not want to be in the fair business and sees the county fair model as a self-sustaining separate entity.
- Also, Calistoga would have no role in the Fairgrounds' development and operation.



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*~ End of Presentation ~*