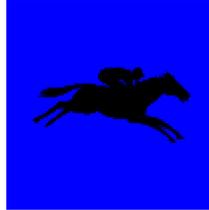




COUNTY OF SOLANO



SOLANO COUNTY FAIR



CITY OF VALLEJO

**FOR IMMEDIATE RELEASE**  
**JULY 3, 2003**

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## **COUNTY, CITY AND FAIR BOARD PROPOSE MEMORANDUM OF UNDERSTANDING TO RELEASE DEED RESTRICTIONS ON FAIR PROPERTY**

VALLEJO -- The City of Vallejo, the County of Solano and the Solano County Fair Association have agreed to craft a Memorandum of Understanding that will allow the city to release the deed restriction currently held on the parcel occupied by the Solano County Fair. The deed currently contains restrictions that would potentially restrict Solano County and the Solano County Fair Association (SCFA) from pursuing the planned revitalization of the 152-acre fairgrounds property. The MOU is intended to facilitate the execution of this Master Plan, which the parties have been working on since 2000.

The site, located at the intersection of Interstate 80 and State Highway 37, across from Six Flags Marine World, is considered the gateway to the wine country, San Francisco and the East Bay. The property is owned by the County of Solano and operated by the Solano County Fair Association (SCFA).

“We’re hoping that all parties can reach consensus on this deed clearance in a timely fashion,” said Solano County Supervisor John Silva. “The revitalization plan will be a significant economic boon to both the County and the City, so in our estimation, this is clearly the course to pursue.”

“We were dealing with restrictions that are over a half century old and no longer apply to the current land use issues that we need to address,” said Vallejo City Manager David Martinez. “Once this is accomplished, we can proceed with the plan as soon as possible.”

The Master Plan project has been in development since 2000, when Silva and fellow Solano County Supervisor Barbara Kondylis began working with SCFA, the City of Vallejo, Marine World and the Holiday Inn to create a common vision for the fairgrounds property.

(More)

The groups considered input from business and political leaders, facility users, staff and the public to determine the needs of the immediate community. Subsequently, an independent consultant conducted a comprehensive market and economic analysis.

The current fairgrounds site, which is underutilized and outdated, is a prime piece of real estate, providing an incredible opportunity for economic expansion at one of the best sites in northern California. *While keeping the fair as the number one priority*, the consensus was to completely redevelop the site and convert the parcel from a seasonal venue to a multi-use, year-round destination. Site concepts include:

- An indoor arena or outdoor entertainment facility
- Equestrian facility
- New exhibit facilities
- Conference hotel complex
- Off-track wagering facility
- Recreational vehicle park
- Multi-use livestock facility
- Specialty entertainment/destination retail facilities

In addition, the master plan is anticipated to include on-site electricity generation, such as photovoltaic, and other operating measures such as recycling, water conservation, gray-water utilization, etc. to “green” the redeveloped facilities. The specific objective is to showcase these advanced technologies and make the new facilities a model for future development in the County.

While the master plan does not specifically include a horse racing track, the Fair Association Board is still committed to horseracing.

“Our plan is to continue racing at the fairgrounds until the development of the property no longer allows it,” said Kim Myrman, General Manager of the Fair Association. “At that time, our plan is to hold the Fair horse racing at another location, which is allowed under recently signed legislation by the Governor. In the meantime, of course, we’ll continue to offer satellite wagering and will invest in backstretch improvements to improve safety and make the experience safer and better for our workers and visitors.”

Proposals from potential developers to partner with the County, the City of Vallejo and the Fair Association in the revitalization of the property are currently on hold, pending the signing of the agreement between the parties.

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