



A Fair for Our Future: Frequently Asked Questions

Q: What additional tax will I pay to support the Gallia Fair Grounds Relocation?

A: On November 3, there will be a **sales** tax levy proposition to pay off the debt service to relocate the Gallia County Fairgrounds. The additional **sales** tax will only be 0.25% (1 quarter of 1 percent), which would be equal to 1 cent for every \$4 spent, 25 cents per every \$100 spent, and \$2.50 per every \$1000 spent. A vote supporting the levy is for an additional quarter of a percent sales tax on **goods and services only** (no additional taxes would be in effect for food items, property, etc.) In addition, non-residents or tourists of Gallia County assist in paying this tax as they are travelling through our community!

Q: How much will a new Fair cost and how long will the Sales Tax be in place?

A: The new Fair Grounds is expected to cost an estimated \$9.5 million. At this time, a quarter of a percent increase in the Sales Tax would generate an estimated \$900,000/year. It is anticipated to structure the debt for the new Fair Grounds on a 20-year term, making the estimated payment around \$700,000/year (assuming a 4% fixed interest rate). The remaining funds (\$200,000) would be paid directly to the principal of the loan, therefore it is expected that the debt service would be paid off much earlier than 20 years, more likely 14 years. If the cost of the relocated fair grounds is less than the expected \$9.5 million, the sales tax will drop as soon as they debt obligation is paid.

Description	Units	Price/Unit	Total Price
Livestock Pavilion (120'x500') & Show Arena	60,000 sq. ft.	\$40.00/sq. ft.	\$2,400,000.00
Commercial/4-H Building (Year Round Access) (100'x 200')	20,000 sq. ft.	\$120.00/sq. ft.	\$2,400,000.00
Horse Barn (60'x200') & Horse Arena	12,000 sq. ft.	\$40.00/sq. ft.	\$480,000.00
Staging/Entertainment Area			\$300,000.00
Chain Link Fencing	6700 ft.	\$16.00/ft.	\$107,200.00
Electric	1100 ft.		\$214,000.00
Water	1100 ft.	\$100.00/ft.	\$110,000.00
Sewer	1100 ft.	\$100.00/ft.	\$110,000.00



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Road (to McCormick)	2360 ft.	\$100.00/ft.	\$236,000.00
Road (around Fair Grounds)	4300 ft.	\$100.00/ft.	\$430,000.00
Midway Roads	2700 ft.	\$100.00/ft.	\$270,000.00
Track Walkway	650 ft.	\$100.00/ft.	\$65,000.00
Stone	64,000 tons	\$20.00/ton	\$1,280,000.00
Livestock Pens	650	\$400.00	\$260,000.00
Architectural Plans/Fees/ Permits, etc.	10%		\$866,220.00
GRAND TOTAL			\$9,528,420.00

Q: What are the architectural plans for the new Fair Grounds?

A: The proposed layout of the Gallia County Fair Grounds is shown below or can be found on the Facebook page, [www. Facebook.com/fair4ourfuture](http://www.Facebook.com/fair4ourfuture) or the website, www.galliacountyfair.org. Due to the extremely high cost of developing architectural plans, no interior floor plans have been developed. These funds are allocated for improvements to current Fair Grounds should the Sales Tax levy not be successful in November. If the Sales Tax levy passes in November, it is very important to the Gallia County Fair Board to receive as much input to the new grounds' layout and keep the momentum going in support of a Fair for Our Future!





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Q: Is the land already owned where the relocated facilities will be located?

A: Yes, the land for the new Fair Grounds was purchased several years ago and some groundwork has already begun to prepare for the relocated facilities (on a volunteer basis). There is NO DEBT OBLIGATION on the land owned for the fair relocation and it is 100% owned by the Gallia County Fair Board.

Q: What type of structures/buildings will be built and how does it compare to our current facilities?

A: The proposed layout is as follows:

Description	Old Facilities	New Facilities
Livestock Pavilion vs. Livestock Barns	35,650 sq. ft.	60,000 sq. ft.
Commercial/4-H Building	19,650 sq. ft.	20,000 sq. ft.
Horse Barn	8,520 sq. ft.	12,000 sq. ft.
Staging Area	-	-
Pulling Track	-	-
Derby Pit	-	-
Carnival Area	-	-

Q: Why should we vote for a sales tax for a fair that only lasts 1 week out of the year?

A: The Sales Tax levy would pay off debt related to a year round facility that will not only house the Gallia County Junior Fair each year, but associated youth activities with organizations such as 4-H, Boy Scouts, Girl Scouts, FFA, etc., and the French 500 Flea & Farmer’s Market. In addition, the facility will be made available to the community for year round use for events promoting Gallia County, in addition the facilities would be available for personal events.

Q: What are some other uses for the relocated facilities?

A: Possible activities/events include: wedding venues, meeting rooms, small conventions, year round flea markets, church activities, hunting shows, sports shows, larger agricultural shows, etc.



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Q: How can you access the relocated facilities?

A: The main entrance will be the road by the Shake Shoppe off Jackson Pike. There will be an emergency access road to McCormick Road as well.

Q: Will the rental rates of the relocated Fair Grounds be raised?

A: At this time, the rental rates for the new facilities have not been structured. The feasibility study performed by Johnson Consulting utilized the same rental rate structure for the current Fair Grounds when developing the operating pro forma for the new facilities, which resulted in a profitable income stream. It is the intent to make these facilities available for the enjoyment and use of the community as much as possible, and the rental rates will be comparable, if not more affordable, to comparable facilities in the region.

Q: How will the new facilities be managed and what funds will be used for operating the facilities?

A: The Fair Board will remain the overseeing Board of the relocated facilities. However, an operational manager will oversee day-to-day operations and rental operations of the facilities in order to maximize the potential to the community. Operating income will be generated from additional rental income, potential expansion of the French 500 Flea Market, the potential sale or lease of the land of the current grounds, and the Gallia County Fair Foundation funds.

Q: When would construction begin for the relocated Fair Grounds?

A: It is anticipated to begin the relocation planning and construction process as soon after the successful levy as possible. If the levy is successful, it is the goal of the Fair Board to hold the 2017 Gallia County Junior Fair at the relocated facilities.

Q: What will happen to the land where the current Fair Grounds resides?

A: The land where the current Fair Grounds resides can be utilized for various purposes. Some have expressed interests in pursuing partnerships to utilize that land for athletic fields or commercial property. The Fair Board is open to the potential lease or sale of the current Fair Grounds property. Funds from the sale or lease could also assist with operating expenses for the new facilities.

Q: Will the new facility and grounds create new jobs in Gallia County?



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A: Yes, because the new facilities will also include a year round facility, it is anticipated that the usage of the facilities will bring more people into Gallia County, resulting in increased spending at our community's restaurants, hotels, and retail establishments. According to the Gallia County Fair Relocation Feasibility Study, it is anticipated that the new Fair Grounds & Event Center will generate an additional \$6.23 million in indirect spending per year, resulting in 54 additional jobs for our community.

Q: What did the Gallia County Fair Relocation Feasibility Study include and who performed it?

A: Johnson Consulting, a firm specializing in fairgrounds and real estate development in Chicago, Illinois, performed the Gallia County Feasibility Study. Representatives from Johnson Consulting visited Gallia County & our Fairgrounds. They analyzed the current facilities, proposed facilities, and comparable facilities to determine the impact the new facility would have on Gallia County. It was determined that a new Fair Grounds was a need of our community and the community would benefit greatly from the additional utilization.

Q: Will the Fair still be held if the tax levy does not pass?

A: The Fair Board fully intends to hold the Gallia County Junior Fair as long as there are no immediate threats to our community's youth, fairgoers, livestock, etc. With that being said, it is extremely important to BUILD our Fair to make it even better, to make it so there is NO QUESTION that there will be a SAFE and enjoyable fair each year for our community, and INVEST in our community's youth so that they have a great place to utilize year round for their activities.

Q: Will local contractors have the opportunity to bid on the construction of the relocated facilities?

A: The Gallia County Fair Board is considered a quasi-governmental agency, which means they are subject to prevailing wage law. All construction activities are required to be published for bidding and responses will be accepted by all contractors, including local bidders.

Q: Whom do we contact for more information?

A: For more information, visit our Facebook page, www.facebook.com/fair4ourfuture or website, www.galliacountyfair.org. You can



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also speak to any Fair Board member or Fair volunteer, Jodie Penrod (740) 441-7938.