

MEADE COUNTY FAIR ASSOCIATION LAND LEASE PROPOSAL

HISTORY

The Meade County Fair Association has been in existence as a service organization to the community for more than 50 years. We have been a registered Not For Profit Corporation with the State of South Dakota since 1987. In 2016, it became apparent that for the growth of the fair and our organization, it would be necessary to be recognized as a 501c3 Nonprofit Corporation with the Internal Revenue Service. Over the next two years, we invested the time and expense of updating our corporate by-laws and applying for tax exempt status with the IRS. In November of 2017, we received formal approval of our 501c3 status from the IRS. We have the necessary organizational status to conduct business and enter into formal agreements.

For virtually the entire time of our existence, we have had a positive and productive relationship with the Meade 46-1 School District. We operated out of some of the old agricultural buildings behind the high school up until the 1980's when we negotiated a lease agreement for 5 acres of property where the existing fair barn sits now. At the time, Western Dakota Vo Tech also leased property from the school district and we had a working relationship with them also. In 1998, Vo Tech sought our permission to construct a classroom building on the fair association's leased property. An agreement was made whereby the fair association would have access to their building for fair use when their classes were not in session. In 2010, Western Dakota ceased operations on the Meade School District Campus and terminated their lease agreement with the school. Shortly thereafter, the school district moved into the old Vo Tech building for use as the district's central supply operations. This type of use was no longer conducive to occasional use by the fair association and thus amending the fair association's lease agreement with the school district became necessary. The fair board has been attempting negotiations with school district administration for the last several years.

Current fair board members:

Ron Adam, President
Tacy Snyder, Vice President
Heidi Komes, Secretary
Gabriel Crowser, Treasurer
Vonda Andersen
Sierra Mahaffy
Shelley Sedivy
Amy Karrels
Elizabeth McPherson
Misty Reedy
Barb Uhrig

Jenny Voigt—Meade County 4-H Advisor

Elections are held annually with directors serving on rotating three-year terms.

PROPOSAL

The attached map depicts a site consisting of approximately 20 acres that we would like to secure a new 99-year lease on. The revision takes the existing south boundary of our property and extends straight west to the fence line near the flood control berm. It then eliminates the property where the central supply building sits and wraps around to the west and south to meet up with that south boundary. Our goal is simply to secure enough space to accommodate the needs of our growing fair. As you are aware, we are well into the process of raising funds for the construction of a new building and we have thoughts and plans for many additional uses for the property. The map shows a rough sketch of how we envision the property being used. As development occurs with the necessary landscaping, roads, and parking areas, 20 acres could be used up quite rapidly.

NECESSARY DETAILS

- 1) Property would need to be surveyed and platted
- 2) Formal lease and memorandum of understanding drawn up and executed by the parties.

We propose to split the costs of the survey and platting with the school district. The Fair Association will hire an attorney to draft the lease for the school district's approval.

We are happy to discuss additional details.

Respectfully,

RONALD A. ADAM, President
Meade County Fair Association, Inc.

Meade County Fair Association 10 year plan

- 1. Camping space and trailer parking
- 2. Concession Stand
- 3. Picnic area
- 4. Amphitheater
- 5. Game/play areas (sandbox, corn hole, etc.)
- 6. Bleachers
- 7. Show Arena
- 8. Bleachers
- 9-11 Outdoor Animal Shelter
- 12. Outdoor shooting sports (Archery)
- 13. Community sensory and learning garden
- 14. New building/Meade County Event Center
- 15-17 Parking



19.8 acres