

MINUTES

OCF FIXED ASSETS COMMITTEE

Monday, September 23rd, 2024 Via Zoom

Present

Committee members: Sandra Bauer, Kevin Levy, Teresa Vaughn, Craig Smith, George Braddock

Excused Absence: Craig Smith (excused)

Absent: AJ Jackson

Staff: Kirsten Bolton

Other Attendees: Paxton Hoag

Liaisons and Staff Status Reports:

BOD Liaisons: Teresa, Kevin

STAFF REPORT: Kirsten

The office has been painted. There are still a lot of property issues with trespassing. Work needs to be done to make it safe for employees to access and work in the office. The staff is getting DUG's ready for meetings which will open Alice's for more retreats. The price for renting the property for weddings and other events is \$2000. Three days of Alices, access to property for up to 100 people. The EAB problem could cost up to \$500,000 in tree removal. The staff has purchased Fixed Assets software and will have a barcoded inventory of all equipment to create a good picture of everything we have.

Winery House Replacement – waiting for the replacement permit. The space could be used for a Fair Green Room for larger bands.

Kitchen redo – Kirsten will set up a meeting with the kitchen coordinators.

Possible locations for the kitchen

1. Where water crew camps since they may move – has utilities
2. Black Oak site – Need to evaluate the area to know what we can do there.
3. Ware Barn – is not in the Black Oak site so doesn't need to be cleared by SHPO to develop. We would still monitor the site as part of our commitment to the land
4. On the caretakers Yurt site - Move the yurt to Zenn Acres which has a septic system and a well from a previous manufactured home

5. Main Camp – it would mean building in a flood plain which is doable but it is already too small for the numbers it has to serve. It is prime real estate for fair related activities
6. Satellite food trucks – not stand alone. Still need a main kitchen area. There are a lot of food trucks and smaller mobile kitchens on the secondary market for very reasonable prices.
7. George suggested a Kitchen design charette with the kitchen crew. He might suggest someone to lead it. We would need someone for the drawings.

EAB – Just removing all the dead Ash could be as much as \$500,000. Tree removal could benefit maximizing the use of the property as we purposely replant and manage tree loss. We may have to rearrange the use of different areas for a period of time while we address tree loss and removal to keep people safe. We may proactively remove dying ash trees to prevent having to clear the entire site in one year (which probably could not be done).

Water Independence – Right now water delivery depends on access from neighboring properties. It would be optimum to bring it all on our property. Several scenarios were discussed. George suggested a secondary road to bypass the crowds on Chicadee or a water tower (big dream). There is a city water head off bus road that could supply water needs pre fair but would still need trucks for Fair. We would need reserves to store excess water on site.

Operational Strategic Plan - We need an operational strategic plan because many of our needs are long term projects. We also should develop a 5 year budget to fund big projects. We are investing in equipment to reduce the amount of rental equipment. We are nearly storage independent.

SUP – Using the Cow Palace for Culture Jam is preventing us from finalizing the SUP. WE have been applying for an extension every year for the last 12 years. We may put Culture Jam into tents for activities since it is too expensive to retrofit the Cow Palace to meet code. We also have to move the baking out of the screen kitchen to finalize the SUP. That will be part of the kitchen redo.

Meetings – were changed to the 4th Monday of the month from 6:30 to 8

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NEXT MEETING

January 26, 2024 6:30 to 8:00