

SOLANO COUNTY FAIR

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Solano County Fair Receives Mills Corp. Revitalization Plan

Initial concepts expand and enhance Fair facilities and create a year-round mixed-use venue.

Wednesday, June 30, 2004 – Vallejo, Calif. – The Solano County Fair Association (SCFA) announced today that The Mills Corporation (Mills) has submitted Preliminary Master Plan Concepts and other materials as required by the Memorandum of Intent, (MOI) signed by the parties in January. The submittal, which includes preliminary site plans, elevations, architectural renderings, a community-based economic development plan and a community outreach plan, represents another small step in the effort to revitalize the Solano County Fairgrounds. Mills has until October 15th to present a preliminary master plan for the Fairgrounds.

“After nearly four years of discussion of how best to revitalize the Fairgrounds property, we are excited to have something on paper that we can begin to work with,” said Joe Barkett, general manager for the Solano County Fair Association. “Even though these plans are merely conceptual, they do show that the Solano County Fair has a bright future ahead.”

In July 2000, the Solano County Board of Supervisors passed a resolution directing the development of a common vision for the revitalization of the Solano County Fairgrounds. After three years of research, and input from the community and independent consultants in March 2003, the SCFA issued a Request for Qualifications (RFQ) to seek a qualified Master Developer to help revitalize the Fairgrounds. After a thorough review of responses to the RFQ, in September 2003 Mills was selected as Master Developer. In January 2004, Solano County entered into a MOI with Mills. The MOI required Mills to draft and submit Preliminary Master Plan Concepts and supporting materials no later than June 30, 2004.

The concepts submitted by Mills are in response to the concepts called for in the RFQ, which include an arena, equestrian facility, exhibit facility, conference hotel complex, off-track wagering facility, RV park, multi-use livestock facility, and specialty entertainment/destination retail. The RFQ did not include the retention of the race track and the golf course.

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“We have spent years looking at the feasibility of keeping the race track and the golf course,” said Mick Freese, chairman of the 15-member, volunteer, SCFA Board of Directors. “No one wanted to keep the track more than the Board, but the reality is that keeping the 60-acre race track and golf course make it difficult to accommodate other land uses that will enable us to keep up with the changing needs of our community.”

The plans submitted by Mills also show an off-ramp and over-crossing at Turner Parkway that will improve traffic flow to the site. “Traffic and parking are two issues that we will be spending a lot of time on,” said Barkett.

The Preliminary Master Plan Concepts will be refined throughout the summer and fall and will be the subject of numerous neighborhood and community meetings. “The Solano County Fair Association will continue a long tradition of reaching out to the community and encouraging their input into this process,” said Barkett.

Founded in 1946, the Solano County Fair Association is a long-standing community tradition. The fair association is a non-profit organization established to conduct the annual fair and provide a multi-purpose, year-round venue that celebrates the wide variety of resources and activities available to our diverse communities. The fair association is supported by self-generated revenues and by license fees from the California horse racing industry. The Fair does not receive tax funds from state or local sources.

The Mills Corporation is a publicly traded real estate investment trust based in Arlington, Va., that owns, develops, leases, acquires, revitalizes, expands and manages retail and entertainment destinations in the U.S. and abroad.

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