

Capital Improvement Plan Overview

Planning

The Capital Improvement Plan (CIP) establishes a prioritized list of capital improvement projects to existing facilities and develop new infrastructure and revenue streams. The CIP also identifies potential areas for capital improvement projects.

Due to changes of circumstance, the CIP is a fluid and dynamic document that needs to be reviewed and updated annually to account for completion of projects and identification of new projects. In addition to this, priorities may need to change based on funding opportunities or other circumstances that may impact existing assets sooner than anticipated.

Funding

As much as possible, funding sources try to be identified within the CIP. However, due to the costs and nature of many projects, funding sources are not always able to be known ahead of time and funding may come from unplanned sources. Therefore, many projects may be listed as "unfunded" until the specific funding source is identified.

Other than Event Center resources the following funding sources will be sought out and evaluated for use. Such as:

- Outside funding- Federal, State, and other grant resources, as well as County TLT funds
- City provided funding
- Donations from Curry Fair Friends or other non-profits
- Sponsorships- funds raised from business, community groups and other sources
- Bonds and other debt sources- used as minimally as possible to cover capital expenditures using TLT funds to repay such bonds so there's no financial impact on Curry County residents
- Any other sources of funding that may come available.

Evaluation Factors

Qualification for a Capital Improvement

For a project to qualify for inclusion in this CIP, the expenditure must meet the initial requirements of:

- Useful life of greater than one year
- Creation or revitalization of a fixed asset or infrastructure

Project List

Project #	Project Name	Funded?	Cost Estimate	FY Completion
1	RV Park Development	Partial	1.5M	2024-2025
2	EV Station	In progress	Outside source in full	2024-2025
3	Wifi/Security System	No	5K	2024-2025
4	Access Gates/Fencing	No	TBD	2024-2025
5	Digital Main Sign	No	50K	2024-2025
6	Arena Replacement/Repair	No	TBD	2024-2025
7	Livestock Pavilion Repair	No	570K	2024-2025
8	Convention Center	No	17M	2028-2029
9	Office/OSU	No	TBD	2028-2029
10	Watershed Office Space	No	TBD	2028-2029
11	Floral	No	TBD	2029-2030
12	Shop	No	450K	2029-2030
13	Outdoor Stage Expansion	No	TBD	TBD

Project Descriptions:

1. RV Park- Have received 277,777.00 of funding from the state. Will be major revenue stream to support grounds/staff.
2. EV Station-This project is funded by Electrify America and will provide an estimated 30k annually. This will give the county a centralized location which is currently not present. This facility can be utilized for increased tourism for our county. This will make the convention center more attractive to larger corporations who are utilizing electric vehicles.
3. WIFI/Security Cameras- the central and west side of the property has no WIFI and therefore cannot be looped into our current security cameras. This will be important as we develop the property.
4. Access Gates/Fencing- current fencing is rusted and non-existent in many areas. Access gates and fencing will provide additional security of the property and RV park.
5. Digital Main Sign- this will provide additional visibility, easier marketing for our events, and potential income from advertising space.
6. Arena Replacement & Repair- must be updated to utilize venue for fair and rental and additional opportunities for events. Currently needs new lighting, door, roof, siding, gutters, footing.
7. Livestock Pavilion- the pavilion needs a full remodel- sides, roof, floor, gutters, drainage.
8. Convention Center- allows us to reach out for a wider range and size of events and rentals. This would allow us to host larger year around events. To provide the

amenities that larger groups seek, this will increase tourism and provide a greater economic boost to the county.

9. New Office/OSU-New office would be attached to the East of the OSU building. It will be a 2 story construction that will include an elevator to bring the 2nd floor of OSU. This will bring the 2nd floor of OSU up to ADA compliance, making this floor an income space.
10. Watershed-Currently has a lab in the current office/forestry building- this will need to be enlarged they are looking for more space to rent to bring all of their offices to this one location. This long term office location would be similar to OSU and this would provide additional income for the fairgrounds.
11. Floral- This building needs replaced to create a more functional space. As with all of our buildings it's become functionally obsolete.
12. New Shop- The location of the current shop will need to be relocated to make space for watershed. Location to be determined.
13. Outdoor stage- Needs renovated to be able to host a band/equipment/lights.