### Fair Grounds Proposal

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>4-H's Impact or Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location and Size</td>
<td>Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.</td>
<td>Pensacola Interstate Fair Grounds, 2172 W Nine Mile Road. Less than an acre.</td>
</tr>
<tr>
<td>Description and Current Ownership</td>
<td>Provide a description of the land and note the current owner.</td>
<td>The area is the show area with a covered show arena, stalls set up at current time for 6 steer, a wash rack.</td>
</tr>
<tr>
<td>Costs</td>
<td>What is the purchase price, lease fees, rent, etc?</td>
<td>Current owner states that the usage of the show area would be provided at no cost to 4-H.</td>
</tr>
<tr>
<td>Zoning, Restrictions, Environmental Surveys</td>
<td>What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.</td>
<td>There are no restrictions for the fair ground for a livestock show.</td>
</tr>
<tr>
<td>Current Usage</td>
<td>What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.</td>
<td>Current usage of the property is for the fair in October, buildings are rented out from time to time for shows such as car, gun, and some entertainment type</td>
</tr>
<tr>
<td>Use of Adjacent Property</td>
<td>What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?)</td>
<td>Mobile highway fronts the property and it is a busy highway, the show facility is far enough off the road that there is no unforeseen issues.</td>
</tr>
<tr>
<td>Estimated Yearly Upkeep Costs</td>
<td>What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs.</td>
<td>The cost that 4-H would encounter is the cost of dumpster for removing fecal waste product from animals and the bedding. The fair-grounds would maintain the facilities otherwise. Unless we have hogs.</td>
</tr>
<tr>
<td>Estimated Workforce to Maintain</td>
<td>What is an estimated number of people it would take to maintain the property?</td>
<td>The number of estimated people that it would take to maintain the portion of the property that 4-H would</td>
</tr>
</tbody>
</table>
### Costs of Development

<table>
<thead>
<tr>
<th>What development needs to take place? What are the total costs?</th>
<th>Improvements would need to be made to the property such as enlarging the facility to meet 4-H needs</th>
</tr>
</thead>
</table>

### Range and Description of Activities

<table>
<thead>
<tr>
<th>What are activities that could be conducted on the property per the lists of current 4-H activities?</th>
<th>The livestock show.</th>
</tr>
</thead>
</table>

#### Estimated Yearly Upkeep Costs

We would need to maintain the area of the hogs as well as build an area for hogs to be raised. No specific numbers of hogs that would be raised on the facility which would make it impossible to determine at this point.

#### Estimated Workforce to Maintain

4-Hers would be responsible for the clean-up. We would need the 4-her to be responsible for their own clean up.

**Pros: Central location**

- No cost for the usage of the facilities for the spring show other than fecal and bedding removal cost.
- The facilities are willing to allow hog pens and raising of hogs on the property, unsure of the cost if hogs are raised.

**Cons: The size of the fair-grounds is much smaller than the spring show is currently using.**

- There isn’t the space to further enlarge the facilities.
- If improvements are provided on this property and the situation does not work out 4-H is out of the monies spent for improvements.
- An MOU would need to be drawn up between 4-H/County and the Fair Grounds owner.
**Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County**

**Cottage State Forest/McKenzie Road Property**

<table>
<thead>
<tr>
<th>Location and Size</th>
<th>Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.</th>
<th>Cottage Hill State Forest, McKenzie Road, Cantonment, FL 32533 (acreage 31.25/breakdown listed in packet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description and Current Ownership</td>
<td>Provide a description of the land and note the current owner.</td>
<td>The current owner is the State of Florida, the land is wooded, different types of terrains, creek</td>
</tr>
<tr>
<td>Costs</td>
<td>What is the purchase price, lease fees, rent, etc?</td>
<td>The State is willing to deed the property over to the county and maintain firebreaks and controlled burning</td>
</tr>
<tr>
<td>Zoning, Restrictions, Environmental Surveys</td>
<td>What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.</td>
<td>No zoning restrictions. All studies are listed with the 10 year management plan provided by the state of Florida</td>
</tr>
<tr>
<td>Current Usage</td>
<td>What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.</td>
<td>The property is not currently being used for any purpose. Gulf Power Company does have 6 acres of right of way.</td>
</tr>
<tr>
<td>Use of Adjacent Property</td>
<td>What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?)</td>
<td>Adjacent properties are home owners. Prison labor is used for road clean-up in this area.</td>
</tr>
<tr>
<td>Estimated Yearly Upkeep Costs</td>
<td>What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs.</td>
<td>Unsure of estimated yearly maintenance costs.</td>
</tr>
<tr>
<td>Estimated Workforce to Maintain</td>
<td>What is an estimated number of people it would take to maintain the property?</td>
<td>Unsure of estimated number of people it would take to maintain the property</td>
</tr>
<tr>
<td>Costs of Development</td>
<td>What development needs to take place? What are the total costs?</td>
<td>Unsure of the cost development- it is know that show barns, arenas, and such would need to be built</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Range and Description of Activities</td>
<td>What are activities that could be conducted on the property per the lists of current 4-H activities?</td>
<td>Club Development, STEM Animal Science, Environmental/Horticulture Science and Outdoor</td>
</tr>
</tbody>
</table>

Range and Description of Activities: Education

Pros:

This facility offers a wide variety of different land terrains (some wetlands, woods, creek passes through the middle of the property, some flat land areas)

The State is willing to provide the upkeep on the fire-breaks which could serve as nature trails

In a quiet neighborhood

Most individuals own animals (horses, goats, pigs, cows, chickens, etc.)

Forestry program could be brought back with this property

The blue bird program could be brought back with this property

The bat program could be brought back with this property

It offers space for the youth to explore, clime trees, and be young

The State is willing to provide controlled burns at no cost as needed
Cons:

Development for showing facilities, barns, an arena, bathrooms, etc, would be the greatest area of concern due to the highly wooded nature.

The current bridge would need work.

The Ten Year Management Plan does list that this would not be a good site for grazing cattle and such.

Depending on the point of view the property does take a very steep decline and incline, to some this may not be a desired trait to others it allows the different types of terrains. I have been on the property during heavy rains and in the flat areas saw no flooding issues, the incline and decline and creek allowed for the rain waters to run off in a natural manner, no evidence of erosion, as well the 10 Year Management Plan does not list any problems with erosion.

If a portable building such as used from one of the closed schools were used on this property it at this point comes the closest to what the Langley Bell Center had to offer. It is not the large amount of property but it would offer a sense of belonging and being at one with nature, which may help the transition from the Langley Bell Center to the new facilities 4-H has to offer.
## Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County

### Equestrian Center Proposal

<table>
<thead>
<tr>
<th><strong>Location and Size</strong></th>
<th>Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.</th>
<th>Equestrian Center, 7750 Mobile Hwy. Pensacola. Total acres to include the current facilities 151</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description and Current Ownership</strong></td>
<td>Provide a description of the land and note the current owner.</td>
<td>County Owned, A map of the property with a description is attached to this proposal</td>
</tr>
<tr>
<td><strong>Costs</strong></td>
<td>What is the purchase price, lease fees, rent, etc?</td>
<td>Unsure of any purchase price, the rental fee is as attached, we will have some conflicting date issues.</td>
</tr>
<tr>
<td><strong>Zoning, Restrictions, Environmental Surveys</strong></td>
<td>What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.</td>
<td>Zoned for livestock. Some wetland area, mostly wooded minus the offices, barns, and arenas.</td>
</tr>
<tr>
<td><strong>Current Usage</strong></td>
<td>What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.</td>
<td>The current usage of the property is utilized for horse shows, dog shows, nature trails, 5K runs. There are current rental agreements regarding up coming shows.</td>
</tr>
<tr>
<td><strong>Use of Adjacent Property</strong></td>
<td>What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?)</td>
<td>If facing the property from Mobile Hwy there is a home to the left of the property and a neighborhood called Deerfield Estates. Mobile Hwy is a busy road</td>
</tr>
<tr>
<td><strong>Estimated Yearly Upkeep Costs</strong></td>
<td>What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs.</td>
<td>Unsure as to the upkeep on the property. There is currently staff hired to care for the property, unsure if that would continue if the property were used for 4-H events. There are 72 acres that the staff currently mows.</td>
</tr>
<tr>
<td><strong>Estimated Workforce to Maintain</strong></td>
<td>What is an estimated number of people it would take to maintain the property?</td>
<td>Unsure due to the currently hired staff.</td>
</tr>
<tr>
<td><strong>Costs of Development</strong></td>
<td>What development needs to take place? What are the total costs?</td>
<td>Poles barns, pens, fencing around the showing area.</td>
</tr>
<tr>
<td>Range and Description of Activities</td>
<td>What are activities that could be conducted on the property per the lists of current 4-H activities?</td>
<td>Raising hogs would not be a venture that the facility would be willing to take on.</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>

Pros: The area is already maintained by the County.

The property has a great potential to meet the areas of 4-H needs such as Environmental, Horticulture Science and Outdoor Education, Animal Science.

Cons: The facilities manager voiced her concerns of mixing other animals with the horse environment, informed us that she did not foresee this as working well.

The facilities manager voiced concerns about the facilities being used during horse and dog show times due to the fact that the whole facility can be rented.

If the whole facility is rented 4-H would not have access to the property.

The facility does not want to have hogs raised on the property.

The facility sees a potential danger with the smell of other animals and how a horse may react. The average show horse is $75,000.

There are cross contamination issues with the hogs and horses.

The facility does use inmate labor.

The facility does allow alcohol sales at some events and during shows the facilities manager stated that many clients brought in their own alcohol.

Currently there are 46 events booked for the year with 2 of those being 3 week events. Most of April is booked and is typically booked as has been shown in their past records.

The County is in the process of using 4 acres as a 2 million gallon holding pond.
FEE SCHEDULE

- 85,000 square foot covered arena (seating for 4,500)
  Includes arena, grandstands, arena lights, public address/sound system, chutes, gates, daily setup, trash removal, restroom-dressing areas, announcer/judges booth, ticketing building, tractor and operator.
  Full Day: 6:00 a.m. - 1:00 a.m. (Mon-Thurs) $350.00 + Tax
  Full Day: 6:00 a.m. - 1:00 a.m. (Fri-Sun) $400.00 + Tax
  Half Day: 6:00 a.m. - 1:00 p.m. (Mon-Thurs) $250.00 + Tax
  Half Day: 1:00 p.m. - 8:00 p.m. (Mon-Thurs) $250.00 + Tax
  Half Day: 6:00 a.m. - 1:00 p.m. (Fri-Sun) $300.00 + Tax
  Half Day: 1:00 p.m. - 8:00 p.m. (Fri-Sun) $300.00 + Tax
  Additional Hourly Rate After 1:00 a.m. $50.00
  Hourly Rate: Sound/Lights Included Only $40.00 * Only if Arena not under contract.
  Damage/Clean Up Deposit $100.00 Refundable
  For non-County residents, there is an additional $25.00 to all half day and full day facility fees and to the after 1:00 am hourly rate.

- Outdoor Show Arenas (2 - 200' x 300'; and 2 - 160' x 250')
  Includes public address/sound system, daily setup, trash removal, restroom-dressing areas in covered arena, elevated announcer/judges stand, tractor and operator. *Lights: Additional $25.00 an hour for all outdoor arenas.

  All 3 Arenas:
  Full Day: 6:00 a.m. - Sunset (Fri-Sun) $200.00 + Tax
  Half Day: 6 Hours - Sunset (Fri-Sun) $100.00 + Tax
  Half Day: 6 Hours - Sunset (Mon-Thurs) $125.00 + Tax
  Half Day: 6 Hours - Sunset (Mon-Thurs) $65.00 + Tax

  2 Arenas:
  Full Day: 6:00 a.m. - Sunset (Fri-Sun) $150.00 + Tax
  Half Day: 6 Hours - Sunset (Fri-Sun) $75.00 + Tax
  Full Day: 6:00 a.m. - Sunset (Mon-Thurs) $100.00 + Tax
  Half Day: 6 Hours - Sunset (Mon-Thurs) $50.00 + Tax

  One Arena:
  Full Day: 6:00 a.m. - Sunset (Fri-Sun) $100.00 + Tax
  Half Day: 6 Hours - Sunset (Fri-Sun) $50.00 + Tax
  Full Day: 6:00 a.m. - Sunset (Mon-Thurs) $65.00 + Tax
  Half Day: 6 Hours - Sunset (Mon-Thurs) $35.00 + Tax

  For non-County residents, there is an additional $25.00 to all half day and full day arena fees

- Horse Stalls:
  300 12' x 12' wooden stalls with grilled sliding door front panels. Rental includes lights, water, electrical hookups, horse wash areas and free use of warm-up Rings.
  1 Night $17.00
  2 Nights $28.00
  3 Nights $39.00
  4 Nights $50.00
  Weekly Rate (5-7 Nights) $65.00

- Other Fees Associated with Facility:
  Concession Building/Vendor Fee: $150.00/Day (Spectator Event/Ticket Sales)
  $100.00/Day (Non Spectator Event)
  Portable Judges’ Stand: $25.00/Day
  Alcohol Sales: $150.00/Day + Insurance, License and Permit
  $100.00/Day Damage/Cleaning Deposit (Refundable)
  Ticketing Building: $50.00/Day
  RV Hookup: $18.00 per day + Tax (includes water, electrical hookups and use of shower/restroom facilities)
  Grounds Fee: $ 5.00 per day
  Youth Non-Profit “Licensee”:
  Basic Rate for all events. (Gross sales on Admission/Parking are retained by the “Licensee”)
  Temporary Horse Stalls: Actual Rental Cost + 10% Markup
  Stall Shavings: Bedding available for purchase on site
  Parking / Admission: 10% of Gross Revenue
  Roller-Driven Arena Prep: $100.00/Event
  Outside Vendors: $50.00 per day (includes Electrical hookup)
  (Licensee responsible for collecting vendor fees) $40.00 per day (Without Electrical hookup)
  Outside Concession Vendor: $75.00/Day (Without Electricity)
  $100.00/Day (Includes Electricity)
  Additional Dumpster: $100.00 per Dumpster
  Additional Services (As Available): Tractor/Driver to work area beyond normal working hours $40.00 per hr.
  Employee Overtime (after 1:00 AM; before 6:00 AM) $30.00/hr./per employee
  Setup of Temporary Announcer’s Platform $ 35.00
  Additional Cattle Panel Setup $ 6.00 per panel
  Lift Station use: $ 10.00 per use
# Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County

**Roy Hyatt Proposal**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Roy Hyatt Center 1300 Tobias Road, Cantonment Fl. 32533 – 20 acres – inclusive data as to which 20 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location and Size</td>
<td>Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.</td>
<td>Property currently owned by the Escambia County School Board – Roy Hyatt no longer falls under the 30 yea</td>
</tr>
<tr>
<td>Description and Current Ownership</td>
<td>Provide a description of the land and note the current owner.</td>
<td>Unsure of what fees would be involved – looking at a possible lease of the property</td>
</tr>
<tr>
<td>Costs</td>
<td>What is the purchase price, lease fees, rent, etc?</td>
<td>Unsure of zoning inconclusive data as to which 20 acres</td>
</tr>
<tr>
<td>Zoning, Restrictions, Environmental Surveys</td>
<td>What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.</td>
<td>The property that is actually declared as the Roy Hyatt Center is used as an environment center – offering outdoor education into plant life, animal life, etc.</td>
</tr>
<tr>
<td>Current Usage</td>
<td>What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.</td>
<td>Adjacent properties – new developed neighborhood on one side, the property on the opposing side is an older neighborhood and the middle properties are Tate and Ransom</td>
</tr>
<tr>
<td>Use of Adjacent Property</td>
<td>What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?)</td>
<td>Unsure of the estimated yearly maintenance costs</td>
</tr>
<tr>
<td>Estimated Yearly Upkeep Costs</td>
<td>What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs.</td>
<td>Unsure of the estimated number of people it would take to maintain the property</td>
</tr>
<tr>
<td>Estimated Workforce to Maintain</td>
<td>What is an estimated number of people it would take to maintain the property?</td>
<td>Unsure of the development that would be needed due to the confusion of what the particular area the 20 acres</td>
</tr>
<tr>
<td>Costs of Development</td>
<td>What development needs to take place? What are the total costs?</td>
<td></td>
</tr>
</tbody>
</table>
**Range and Description of Activities**

What are activities that could be conducted on the property per the lists of current 4-H activities?

<table>
<thead>
<tr>
<th>Description and Current year MOU</th>
<th>that the property would remain as an environmental center – unsure if this will affect the current status of the property such as possible Ownership closure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Usage</td>
<td>Teaching facility</td>
</tr>
</tbody>
</table>

**Use of Adjacent and Ransom School Property**

**Range and Description**

property would require the teacher that currently runs the facility or a member of the School Board be present in order for the property to be used.

Of Activities

**Pros:**

The Roy Hyatt Property currently offers:

- Nature Trails
- Different terrains – wetlands and dry areas
- Different types of plant life
- Board Walk
- Butterfly Garden
- Green House
- The Forestry Department maintains the trails

- Stem, Environmental Horticultural Science, Outdoor Education Resources, Forestry, Club Development/Citizenship and Leadership Development could have low rope course offered – Depending on which 20 acres animal facilities for showing and potential raising

(Many of the pros are contingent upon a partnership developed with the Roy Hyatt Center and the ability of 4-H to use the property)
Cons:

Safety concerns: areas of the property needs to have controlled burns

Can a partnership be developed to share some of the pros offered by the current facility

A School District Personal must be on site for the property to be used; most clubs meet after school hours or on the weekends

If raising of animals is to occur safety concerns at night due to coyotes on property (it is a natural habitat type environment and this is not an unusual occurrence)