



RESOLUTION NO. 2026- 18

A RESOLUTION APPROVING THE AGREEMENT BETWEEN VALENCIA COUNTY AND VALENCIA FAIR MANAGEMENT COMPANY, INC. FOR THE CONVEYANCE OF THE VALENCIA COUNTY FAIRGROUNDS PROPERTY AND AUTHORIZING THE CHAIR OF THE BOARD AND THE COUNTY MANAGER TO EXECUTE THE AGREEMENT AND TAKE SUCH ACTIONS AS MAY BE NECESSARY TO EFFECTUATE THE ACQUISITION OF THE PROPERTY

WHEREAS, the Board of County Commissioners of Valencia County, New Mexico (the “Board”), met in a duly noticed public meeting in accordance with the Open Meetings Act; and

WHEREAS, Valencia County has long supported the annual Valencia County Fair and other agricultural, educational, and community activities conducted at the property commonly known as the Valencia County Fairgrounds located at 14 I-25 Bypass Road, Belen, New Mexico; and

WHEREAS, Valencia Fair Management Company, Inc. (“VFMC”), a New Mexico nonprofit corporation, is the current owner of certain real property and improvements commonly known as the Valencia County Fairgrounds; and

WHEREAS, VFMC has agreed to convey the fairgrounds property to Valencia County by Warranty Deed, together with the assignment of certain leases, licenses, and occupancy agreements associated with the property; and

WHEREAS, the conveyance of the fairgrounds property to Valencia County will ensure that the property remains available for public ownership and use for agricultural, youth, and community purposes, including the continued operation of the Valencia County Fair; and

WHEREAS, the County and VFMC have negotiated an Agreement establishing the terms and conditions associated with the conveyance of the property and the ongoing coordination between the parties regarding use of the fairgrounds; and

WHEREAS, the Board has reviewed the proposed Agreement and related conveyance documents and finds that the acquisition of the fairgrounds property is in the best interests of the County and its residents; and

WHEREAS, the Board desires to authorize the execution of the Agreement and all related documents and to authorize the Chair of the Board of County Commissioners and the County Manager to take such actions as may be necessary to complete the acquisition of the property and implement the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF VALENCIA COUNTY, NEW MEXICO:

Section 1. Approval of Agreement.

The Board hereby approves the Agreement between Valencia County and Valencia Fair Management Company, Inc. for the conveyance of the property commonly known as the Valencia County Fairgrounds, together with the assignment of associated leases, licenses, and occupancy agreements as provided therein.

Section 2. Authorization to Execute Documents.

The Chair of the Board of County Commissioners or the Valencia County Manager is hereby authorized and directed, acting individually, to execute the Agreement with Valencia Fair Management Company, Inc., to execute and accept the Warranty Deed conveying the Valencia County Fairgrounds property to the County, and to execute any related closing documents, assignments, acknowledgments, certificates, or other instruments necessary or appropriate to complete and effectuate the acquisition of the property on behalf of Valencia County.

Section 3. Authorization of County Manager.

The County Manager is hereby authorized and directed to take such administrative and ministerial actions as may be necessary or appropriate to implement this Resolution, including coordinating closing of the conveyance, accepting the assignment of leases and agreements, and executing such additional documents as may be reasonably required to effectuate the acquisition and administration of the property.

Section 4. Ratification of Related Actions.

All actions previously taken by County officials and staff in furtherance of the negotiation and preparation of the Agreement and conveyance documents are hereby ratified and confirmed.

PASSED, APPROVED AND ADOPTED THIS 6th DAY OF MARCH 2026.

BOARD OF COUNTY COMMISSIONERS



Gerard Saiz, Chair, District I



Morris Sparkman, Vice-Chair, District III



Troy Richardson, District II

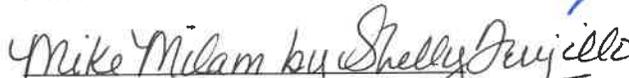


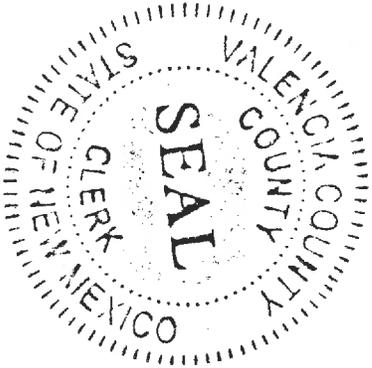
Joseph Bizzell, District IV



Dante Berry, District V

Attest:


Mike Milam, County Clerk BY SHELLY TRUJILLO, DEPUTY



RESOLUTION NO. 2026-___
RESOLUTION OF THE BOARD OF DIRECTORS OF
VALENCIA FAIR MANAGEMENT CORPORATION

A RESOLUTION APPROVING THE AGREEMENT BETWEEN VALENCIA COUNTY
AND VALENCIA FAIR MANAGEMENT COMPANY, INC., AUTHORIZING THE
CONVEYANCE OF REAL PROPERTY KNOWN AS THE VALENCIA COUNTY
FAIRGROUNDS, AND AUTHORIZING DESIGNATED OFFICERS TO EXECUTE ALL
NECESSARY DOCUMENTS ON BEHALF OF THE CORPORATION

RECITALS

WHEREAS, the Board of Directors of the Valencia Fair Management Corporation (“VFMC”), a New Mexico nonprofit corporation, met in a duly noticed and scheduled meeting on Tuesday, March 3, 2026, at 7:00 p.m.; and

WHEREAS, VFMC is the owner of certain real property commonly known as the Valencia County Fairgrounds, located at 14 I-25 Bypass Road, Belen, New Mexico 87002 (the “Property”); and

WHEREAS, the Board has reviewed and considered that certain Agreement Between Valencia County and Valencia Fair Management Company, Inc. (the “Agreement”), to be entered into between Valencia County, New Mexico (the “County”), and VFMC, pursuant to which:

- VFMC shall convey the Property to the County by Warranty Deed;
- VFMC shall assign to the County all existing leases, licenses, and occupancy agreements effective upon conveyance;
- VFMC shall remain responsible for all landlord obligations, real property taxes, assessments, and charges attributable to periods prior to the effective date of conveyance;
- The County shall provide VFMC with office and meeting space upon reasonable advance notice;
- The County shall provide no-cost access to facilities for local 4-H, FFA, and similar agricultural youth programs;
- The County shall provide and maintain one forty-foot conex storage container, permit VFMC to place an additional container, and provide designated storage space;
- Subject to annual appropriation, the County shall dedicate \$1,100,000.00 for capital improvements and infrastructure upgrades at the Fairgrounds and shall meet and confer in good faith with VFMC regarding planning and improvements;
- The County shall designate only one annual County Fair to be operated by VFMC, Inc., or its lawful successor;
- Historical naming of “Valencia County” on barns and livestock facilities shall be preserved unless otherwise agreed in writing;

- Permanent livestock scale and wash-rack facilities shall be retained and maintained;
- The Agreement shall remain effective so long as the Property remains owned by the County;
- VFMC shall maintain insurance coverage naming the County as additional insured and shall provide indemnification consistent with the terms set forth in the Agreement;
- The Agreement contains provisions regarding term, amendments, governing law, default, mediation, annual reporting, communication requirements, and force majeure circumstances including animal pandemics and natural disasters; and

WHEREAS, the Board of Directors has determined that entering into the Agreement and completing the conveyance of the Property to Valencia County for continued public ownership and operation is in the best interests of VFMC and the community;

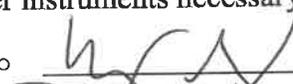
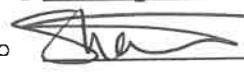
NOW, THEREFORE, BE IT RESOLVED:

1. Approval of Transaction.

The Board of Directors hereby approves the Agreement between Valencia County and Valencia Fair Management Company, Inc., including all terms summarized above, together with the conveyance of the Property by Warranty Deed and the assignment of leases and related documents.

2. Authorization of Officers.

The following individuals are hereby authorized and directed to act on behalf of VFMC in connection with the Transaction and Agreement, including the execution and delivery of the Warranty Deed, Assignment of Leases, closing documents, certificates, and any other instruments necessary to effectuate the conveyance and Agreement:

-  _____, President
-  _____, Vice President/Treasurer
-  _____, Secretary
- _____, Treasurer
-  _____, Real Estate Committee Co-Chair

Each authorized officer may act individually and is authorized to make such non-substantive modifications as may be required to finalize the Transaction, consistent with the intent of this Resolution.

3. Ratification.

All prior actions taken by the officers or directors of VFMC in furtherance of the Transaction are hereby ratified, confirmed, and approved.

4. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of Valencia Fair Management Corporation this 3rd day of March, 2026.

CERTIFICATION

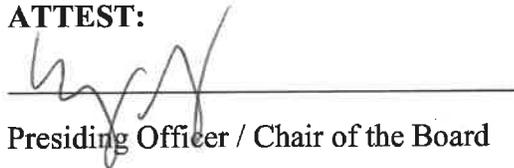
I, the undersigned, hereby certify that I am the duly elected and acting Secretary of the Valencia Fair Management Corporation, and that the foregoing Resolution was adopted by the Board of Directors at a meeting held on March 3, 2026, at which a quorum was present, and that the Resolution has not been modified or rescinded and remains in full force and effect.

DATED this 3 day of March 2026.



Secretary

ATTEST:



Presiding Officer / Chair of the Board