

Elko County Agricultural Association, District #4

Aka Elko County Fair Board

P.O. Box 2067, Elko, NV 89803

775-738-3616 Office Phone 775-397-2769 cell 775-778-3468 Fax

Fairboard Members

Chairman/Stockhorse/Livestock-Tony Buzzetti

Executive Parimutuel – Justin Wines

Executive/Racing Committee- Justin McDermott

Concessions/Vendors/Concessions-Kameron Clifford

Stockhorse Chairman- Jon Ross

Stockhorse Committee –Tyler Seal

Home Arts/Admissions Chairman- Cori Rainwater

Livestock/Stockhorse Committee- Jay Dalton



PUBLIC MEETING NOTICE

The Elko County Fair Board will meet in a regular Monthly meeting:

WEDNESDAY, November 12, 2025, at 5:30 p.m.

VENUE: Elko County Nannini Administration Building Suite 102 569 Court Street Elko, NV 89801, Elko, Nevada

All Public is welcome. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Elko County Fair Board by email: ecfbsecretary@gmail.com or by calling 775-397-2769

Join Zoom Meeting

<https://us06web.zoom.us/j/82380682799?pwd=uvfizNQQfnFNaIgn400Qx0upKm2c1v.1>

Meeting ID: 823 8068 2799

Passcode: 947477

The Chairman reserves the right to change the order of the agenda and if the agenda is not completed to recess the meeting and continue another specified date and time. The public can comment on any agenda item by being acknowledged by the chairperson while the fairboard considers that agenda item.

- **Call to order:** Chairman.
- **Prior Meeting Minutes-** *Action Item*
Approval or changes to the August 15, 2025, meeting minutes.
- **Public Comment:** *Information Item*
Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.
- **Elko Lions Club:** *Action Item*
Discussion and consideration of the Elko Lions Club using the fairgrounds for the 4th of July 2026.
- **Grounds Rental Rates, Contracts:** *Action Item*
Discussion and consideration of any and all changes to the contracts or ground rental rates, for 2026.
- **Fair Seating /Grandstand Policies updates:** *For Possible Action*
Discussion and consideration of changes / updates to the seating policy for the Elko County Fair and fairgrounds.
- **Grounds Report:** *For Possible Action*
Discussion and consideration of the projects that have been done, going to be done with the improvement and upkeep of the Elko County Fairgrounds.
- **Treasurers Report:** *Action Item.*
Discussion and consideration of the monthly financial report, present bills needing to be paid/and bills already paid.
- **Committee Reports:** *For Possible Action*
 - Discussion on reports from the: Office: JJ Roemmich
 - Home Arts/Admissions: Cori Rainwater
 - Stockhorse: John Ross, Tony Buzzetti, Tyler Seal, Jay Dalton
 - Racing-Pari-mutuel: Justin Wines, Justin McDermott, Yolanda Duran
 - Vendors/Concessions: Kameron Clifford
 - Livestock Show & Sale: Jay Dalton, Justin McDermott
 - Marketing / Sponsor: Daryl Santos, JJ Roemmich
 - Other Committees reporting
- **Public Comment:** *Information Item*
This time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

No Fairboard Meeting in DECEMBER next meeting January 14, 2026

Elko County Nannini Administration Building Suite 102 569 Court Street Elko, NV 89801, Elko, Nevada

ADJOURNMENT

This Notice is posted pursuant to NRS 241 as amended by the 2017 legislature and is to be posted at the following places no later than three full working days before the meeting:

Elko County Managers' Office bulletin board, Elko Post Office, Elko County Fairgrounds office, Elko County Fair website

REQUEST FOR AGENDA INFORMATION:

The public may acquire this agenda and supporting materials, pursuant to NRS 241 by contacting JJ Roemmich, Executive Assistant, at (775)397-2769 or via email: ecfbsecretary@gmail.com or on the website www.elkocountyfair.com

**ELKO COUNTY FAIR BOARD
PUBLIC MEETING MINUTES
WEDNESDAY**

OCTOBER 8, 2025 5:30 pm

**Elko County Nannini Administration Building Suite 102
569 Court Street Elko, NV 89801**



BOARD MEMBERS PRESENT:

Tony Buzzetti John Ross Tyler Seal -via zoom Kameron Clifford
Jay Dalton Justin McDermott

BOARD MEMBERS & STAFF NOT PRESENT:

Justin Wines Cori Rainwater Daryl Santos Yolanda Duran-Parimutuel
Ben McKnight

STAFF PRESENT

J.J. Roemmich, Secretary/Treasurer
Justin Reeves, Grounds Manager

GUESTS:

Michelle Cromwell- ECVA Chip Stone-City of Elko Loudan Sharp-ECW Casey Sharp-ECW
Whitney Aguilar-EWC Susan Cannon Adam Longman-EFJ Sr Wolfpack

Elko County Fair Board Chairman Tony Buzzetti called the regular monthly meeting to order at 5:42 p.m.

Minutes:

Action Item

Meeting Minutes from the Regular monthly meeting August 15, 2025. Kameron Clifford moved to approve the meeting minutes as presented, John Ross seconded the motion, all approved.

Public Comment:

Information Item

No public comment.

Silver State Trade Show:

Action Item

JJ Roemmich read the letter provided by Dawn Leyva. Dawn spoke to the board asking the board to continue with the Silver State Trade Show Jan 24- 31st, donating the exhibit hall and providing some advertising. Justin McDermott made the motion we continue with the event doing what we have done in the past. Tyler Seal seconded the motion, all approved.

Elko Junior Football:

Action Item

Adam Longman for the Elko Junior Football would like to use the exhibit hall for a year end banquet, they would like the 25th of Oct instead of the Nov 1st. They would like tables and chairs, and they will help set up and tear down. Justin McDermott made the motion to allow the banquet on Oct 25 in the exhibit hall Kameron Clifford seconded all approved.

High School Wrestling:

Action Item

They want to continue to use the exhibit hall for practice. Nov 3, 2025, through March 6th, 2026. They will vacate the facility during the silver state trade show. They would like to do an in-person registration on Oct 29 with the hall. They will pay \$30.00 per day for the facility. John Ross moved to let them use it for practice Oct 29 and Nov 3-March 6 Justin McDermott seconded all approved.

Grounds Rental Rates, Contracts, Livestock show vet checks, arena signs and banners:

Action Item

Suggestion that any livestock show that uses the grounds should have vet checks required so we aren't contaminating the grounds. Tyler Seal made the motion that any livestock show or sales on the fairgrounds will require a vet check on animals. Kameron Clifford seconded all approved.

Justin Reeves commented that the exclusivity of grounds needs adjusted, he thinks we need the stalls off of there and charge events \$8.00 per stall. Another issue is another event tried to subcontract the carnival to be included in their exclusivity, that should not be included. He also feels that the exhibit building should not be included in the exclusivity. John Ross moved to exclude the stalls, corner parking lot and the exhibit hall from the exclusivity of grounds rental. Tyler Seal seconded the motion. All approved. Retable in November.

2025 Elko County Fair Reporting:

For Possible Action Item

Chairman Tony Buzzetti reported it was a good fair, busy fair and for the most part the blow back and complaints were minimal. Tyler Seal wanted to look at changing the assigned seating. It has taken away all the fair experiences. We need more ticket takers at the gate next year. More entrance areas. Tyler felt this fair went off great and it is a great group to work with.

2025 Elko County Fair Reporting (continued):*For Possible Action Item*

Justin McDermott felt this year went great as well and the new board members really stepped up and took care of things. We will need to stop people from bringing in coolers and food coming into the grandstands and clubhouse area. The tent city on the grass is getting out of control too and needs to be pulled back. We also need some screens for the track/horse racing for discretion to shield the public.

Grounds Reports and Improvements Update:*For Possible Action Item*

Justin Reeves reported things are getting cleaned up and he's having a problem with the power in a section of the barns. Everyone will be done by Wednesday of this next week. Nothing else to report.

Treasurers Report:*Action Item*

JJ Roemmich presented the report from August 8, 2025, to October 30, 2025. Bills that have been paid, bills still owed and any for claims to the funds. The total bills paid/unpaid were \$214,279.76 Justin McDermott made a motion to approve the report as read with the amount of bills paid so far from Fair 2025. Kameron Clifford Seconded all approved.

Committee Report:*For Possible Action Item*

- **Office:** JJ Roemmich reported on how the office ran during fair. Presented the upgrade proposal for the website using Sparklight Advertising. Justin McDermott made the motion to upgrade the website through Sparklight advertising for \$3,425 and \$110.00 / month Jay Dalton seconded all approved. JJ would also like to use Rodeo Ticket again next year for ticket sales. Nothing else to report.
- **Home Arts/Admissions:** nothing to report.
- **Stockhorse:** John Ross reported everything went well and we need to have a stockhorse meeting soon. Nothing else to report
- **Racing/Pari-mutuel:** Justin McDermott reported race checks have been sent for all days except Sunday August 31st. We will also be looking at racing personnel for next year. Nothing else to report.
- **Vendors/Concessions:** Kameron Clifford reported everything went well and had some vendor issues in the beginning. 42 vendors this year. He will need to cut that back to 40 for the spacing. Everything went really well; a major change is we will need to change the vendor in the Conex. Nothing else to report.
- **Marketing and Promotions:** Nothing to report.
- **Livestock Show & Sale- Committee-** Jay Dalton reported meat is going to be delivered tomorrow, and the carcass contest went really well. It was better than last year. We are going to have to assess fees for credit card use in the future and it needs to be advertised to everyone when they buy animals at the sale.
- **Other reporting items:**
Justin Reeves reported he was going to let Nick at Empire use the exhibit hall on May 30th for a personal event. The board approved that use.

Public Comment:*Information Item*

No Public Comment.

Next Regular Meeting Date:

Wednesday November 12, 2025 @ 5:30 pm

Elko County Nannini Administration Building Suite 102 569 Court Street Elko, NV 89801, Elko, Nevada

Meeting Adjourned.

Respectfully Submitted,

JJ Roemmich

Jennifer JJ Roemmich

Elko County Fairboard Secretary

ELKO COUNTY FAIR BOARD

POLICY AND PROCEDURE FOR RESERVED BOX SEATS

I. Policy.

It is the policy of the Elko County Fair Board to sell box seats to those individuals or businesses who support and/or regularly attend the Elko County Fair.

II. Procedure.

A. Account Holder of Record.

The Account Holder of Record is the name that appears on the first line of the account. If the first line is a company name, it is considered a business account.

B. Renewals.

Renewal invoices will be mailed to all current and eligible box seat holders in June. The payment due date is stated on the invoice. Account holders that have unpaid invoices after the due date are subject to cancellation. Elko County Fair box seat tickets constitute revocable licenses, and future renewals are at the sole discretion of the Elko County Fair Board.

C. Transfer.

The Account Holder of Record may transfer reserved box seats to immediate family members only (parent, spouse, child or sibling). Reserved box seats cannot be transferred between businesses, from a business to an individual, or between non-family members. In order to transfer a reserved box seat account, contact the Elko County Fair Board secretary. Provide the requested materials (which may include a

copy of a death certificate in the event the Account Holder is deceased) and proof of relationship (birth certificate, marriage license) between the existing Account Holder of Record and the new Account Holder. The Elko County Fair Board reserves the right to deny a transfer at its sole discretion.

D. Waiting List.

The Elko County Fair Board maintains a list of persons and businesses who would like to reserve boxes. Available boxes will be offered to the person or business who has been on the waiting list the longest. It is the responsibility of the person or business to ensure that the Elko County Fair Board has a current address and telephone number for the applicant. If the applicant does not respond to the offer within a reasonable time (which will be determined by the length of time before the next Elko County Fair), the box will be offered to the next applicant on the waiting list, and the previous applicant will be deemed to have declined the offer and will be stricken from the list. Positions on the waiting list are not transferable. The names of persons known to be deceased will be stricken from the waiting list. A waiting list is available for review at the Elko County Fair Board office, when the office is open, or by contacting the Elko County Fair Board secretary.

EVENT DATES: _____
EVENT TYPE: _____

ELKO COUNTY AGRICULTURAL ASSOCIATION District #4
AKA: ELKO COUNTY FAIR BOARD
P O Box 2067 --- Elko, Nevada 89803



SUBLEASE

This Agreement of Lease, made and entered into this _____ day of _____, 20____
by and between ELKO COUNTY AGRICULTURAL ASSOCIATION, Agricultural District #4, a duly
organized and recognized state institution pursuant to and by virtue of Chapter 547, NRS, commonly known as
and called the ELKO COUNTY FAIR BOARD, by and through its duly authorized officers, Party of the First
Part, hereinafter called "Sublessor" and _____
_____ Party of the Second Part, hereinafter called "Sublessee".

Contact Information: Name: _____

Mailing Address: _____ City: _____ St.: _____ Zip: _____

Home Phone: _____ Cell: _____ E-Mail: _____

ALL EVENTS ARE REQUIRED TO DO A WALK THRU WITH GROUNDS MANAGER BEFORE AND AFTER EVENT

WITNESSETH:

That the Sublessor, in considerations of the payment of the rent as hereinafter set forth and the covenants and
agreements herein contained and to be paid, kept and performed by Sublessee, does hereby lease, demise and rent to the
Sublessee these portions hereinafter designated as those certain premises known generally as the Elko County Fair
Grounds, together with such personal property as hereinafter indicated, all of which are situated in the City of Elko,
County of Elko, State of Nevada: NOTE: The Clubhouse is not included in any of the following leases.

FAIR GROUNDS RENTAL RATES

All events are required to provide proof of insurance, city & health permits and liquor licenses.

Reservation Deposit-required (NON-REFUNDABLE due at time of booking) will be added towards fees. \$250.00

Cleaning Deposit-required (can be refundable towards total bill once event is cleaned up) \$500.00

Ticketed/Gated Events EXCLUSIVITY OF GROUNDS- \$4,500.00 1st day, \$2,500.00 each additional day.

(includes grandstands, main arena, concessions; only if managed by leasee; cowboy bar, announcers stand, lights until
10:30pm after that the lights \$40.00 / hour) (does NOT include: stalls, corner parking lot, exhibit hall)

***** (if concessions stand/cowboy bar is outsourced to another group, they are required to fill out a contract, provide
insurance and rental/cleaning fees)**

Ticketed Track/Arena preparedness in addition to ticketed event chg. \$1,000.00

For track or arena preparedness before and after an event. If the event needs additional dirt or setup this
is the Events responsibility to bring in dirt and remove it.

Grandstand & Main Arena Area Day Use Only non-ticketed event: \$500.00 per day

Includes: main arena, sound system, corrals, announcer stand, grandstand & parking lot
DOES NOT INCLUDE CONCESSIONS.

2nd Arena (back arena) Includes: arena, sound system & announcers stand. \$350.00 per day
DOES NOT INCLUDE CONCESSIONS.

Grandstand, Main and back Arena Area Night Use: \$40.00 per hour for lights

Staff Assistance-All set up / tear down or tractor/equipment, employee assist, groundwork. \$50.00 per hour

Large Concession Stand (\$1,000.00 Additional Refundable Cleaning Deposit) \$400.00 per day

Concessions Trailers / Food Trucks \$50.00 each per day

Bleachers (Portable)- each seat 284 (2 available) \$580.00 per day

Exhibit Building Set Up/tear down Day (must be paid to receive keys early) \$200.00 per day

Exhibit Building Use (required cleaning deposit \$500.00) \$1,200.00 per day

_____ **Tables** \$5.00 each # _____ \$ _____

_____ **Chairs** \$1.00 each # _____ \$ _____

Auction Barn (includes small concession stand) *** \$1,000.00 per day

Bull Barn \$300.00 per day

_____ Racing Office	\$100.00 per day
_____ Cowboy bar	\$150.00 per day
_____ Sheep Barn	\$150.00 per day
_____ Pari-Mutuel Building	\$60.00 per day
_____ Corrals only	\$80.00 per day / \$250.00 per month
_____ Corrals Overnight Truckload	\$150.00 per truck load
_____ Monthly Stall Rent	\$120.00 per month
_____ Monthly Tack Stall Rent	\$10.00 per month
_____ Overnight Stall rent (nonevent)	\$20.00 per day
_____ Winter Tank Heater Charge (additional to monthly rent)	\$50.00 per month
_____ R. V. Overnight full hook ups (only allowed during events)	\$40.00 per night
_____ R.V. Overnight Dry (only allowed during events)	\$20.00 per night
_____ Additional Electrical Hook up	\$15.00 per day

***** NOTICE:** Stalls for events are billed at \$10.00 per stall for the event. For Single Day Events, an actual stall count will be used, for events lasting more than one day, the single highest one-day stall count will be used. **The fairground's manager will count stalls with an event representative if the representative isn't available or doesn't show up at a designated time the superintendent's count stands as counted and reported.**

***One day starts at 8:00 A.M. and ends 24 hours later. (8:00 A. M. the next day)**

Deposit: A one-time non-refundable reservation deposit of \$250.00 shall be paid by the Sublessee to the Sublessor at the time this Sublease is signed by both parties to reserve date. Ticketed events will also have to pay the additional \$1,000.00 for Track/Arena preparations due when the event is scheduled. If an event outsources the concessions stand, the entity that is using it MUST fill out a contract, provide insurance and pay the cleaning deposit/ rental fees of the concessions stand. All events must provide proof of City of Elko, Heath Dept permits and all liquor licenses. All remaining balances are due within 30 days after a ticketed event or a late fee can be charged.

Only those items checked above shall be subject to the provision of this lease and in no event shall the residences on the above-described premises or such portion or portions of the Sublessor's office building thereon, required by Sublessor, be considered as being applicable to this lease.

TO HAVE AND TO HOLD for the term of _____ day(s) beginning at _____ on the _____ day of _____, 20____, and ending at _____ on the _____ day of _____, 20____, for the purpose only of conducting thereon _____

Upon the following terms and conditions:

1. Sublessee hereby acknowledges that the land comprising the herein leased premises now are leased by the City of Elko to the Elko County Fair Board, by that certain Lease Agreement dated July 1, 1992, which said lease is hereby incorporated herein by this reference, and Sublessee agrees to be bound by the specific terms and provision of said Lease, hereby further agreeing to fully indemnify and hold Sublessor and the City of Elko harmless from any responsibility or liability which they or either of them may incur by virtue of this agreement or Sublease or Sublessee's occupancy of the leased premises. Furthermore, Sublessee agrees to add to this Sublease and be bound by any and all amendments, revisions, supplements, or additions to the said Lease, now or hereafter entered into with the City of Elko and to keep Sublessors, and the City of Elko indemnified against all actions, claims, demands, loss and liability whatsoever in respects to the said covenants, conditions and stipulations or anything relating thereto and in respect to sublessee's occupancy or use of the leased premises.
2. Sublessee agrees to pay the Sublessor as rent for said premises and property as hereinabove designated in the manner following.
3. The Sublessee hereby acknowledges and agrees that the leased premises have been examined prior to the making of this Lease and the condition thereof is known, and that no representation as to the condition or state of repair thereof has been made by the Sublessor or the City of Elko and the Sublessee hereby accepts the leased premises and all buildings and improvements, thereon, the subject of this lease, in their condition at the date of the

execution of this Sublease, except as to the cleanliness as provided in paragraph 13. A representative of the Sublessee and a representative of the Sublessor shall go over the grounds, improvements and equipment, the subject of this lease, the day prior to the commencement of this Lease. Following the conclusion of Sublessee's leasehold term, and more particularly on _____, a representative of this Sublessor and a representative of the Sublessee shall meet to examine the grounds, improvements and equipment, the subject of this Lease, and all damages and losses to grounds, improvements, equipment shall be noted and Sublessee shall pay Sublessor the amount necessary to repair all damages or replace all losses no later than the date the rental is due the Sublessor under the terms of this Lease. The amount necessary to repair any damage shall be determined solely by the Sublessor and shall be in addition to the rental as hereinabove provided.

4. The Sublessee covenants and agrees
 - (1) **That he will not suffer or commit any waste or nuisances on or about said premises.**
 - (2) **That he will not make any repairs, alterations (this includes arena sponsor signs- that they shall remain in place and viewable to spectators during the event), substitutions, construction, or improvements thereon without the prior written consent of the Sublessor.**
 - (3) **that the Sublessor's ground supervisor shall supervise all work done on equipment used on the premises and shall designate which barns, stalls, buildings, corrals, and other buildings and improvements shall be used.**
 - (4) **That he will consult the ground supervisor prior to performing any work, or using any equipment, buildings, or other improvements on the premises and shall abide by the instruction, direction, and decisions of the same ground supervisor. All events are required to do a walk through before the event and after the event with a sign off the conditions of the grounds. Not doing this will possibly result in not refunding the cleaning deposit.**
 - (5) **That he will promptly and fully pay all city charges for excess water consumption, electricity service, telephone service and all other services, utilities, obligations, and charges contracted or incurred by the said Sublessee during his possession or use of said premises.**
 - (6) **Any event outsourcing the concessions stand will have the entities or entity using it provide a contract, insurance and paid (refundable) cleaning deposit as well as rental for concessions stand.**
5. That should Sublessee be involved in putting on a show that involves the use of any motor driven vehicle, or other means that may cause excessive damage to the facilities at the fairgrounds then, in that event, Sublessee shall deposit with the Fair Board the sum of \$1,000.00 as and for a deposit against such damage, which amount will be returned to Sublessee upon the return of premises to Sublessor and Sublessor making the determination that said premises are in a good state of repair.
6. The Sublessee covenants and agrees that he shall and will peaceably quit and surrender said premises to the Sublessor at the termination of his Lease in as good condition as the same now are subject, however, to reasonable wear and tear and damage by the elements.
7. It is expressly understood and agreed that if the said premises are damaged, destroyed by fire, catastrophe or other natural causes, the Sublessor shall have no obligation to repair, replace, or reconstruct said premises; that if the damage is so extensive that the premises cannot be used by Sublessee, this lease shall forthwith terminate and the Sublessee shall not be required to pay any rent save and except for the period of time the said premises were used or occupied by the Sublessee. The Sublessee shall be liable to the Sublessor for any damages to the premises caused by the negligence of the Sublessee, his employees, agents, officers, members, contractors, or representatives.
8. It is understood and agreed that the Sublessor, the County of Elko and the City of Elko shall not be liable to the Sublessee, his agents, guests, spectators, employees, representatives, officers, members, contractors, contestants, subcontractors, business invitees, licensees or trespassers on the premises or any other person, partnership, corporations association or others, for any damage or loss caused to his or their person or property by water, rain, snow, ice, weather, storm, fire, catastrophe, accident or by breakage, collapse, loss, damage or injury to the premises. The Sublessee agrees to, and does hereby release, the Sublessor, the County of Elko and the City of Elko, and their representative commissioners, employees, directors, representatives, attorney, agents, servants and officers from liability for any injury, loss or damage resulting from any cause whatsoever and the Sublessee shall and does hereby assume all liability and damages that may arise from any accidents that occur on the premises during the terms of this lease, or any holdover period.

The Sublessee expressly covenants and agrees to indemnify and save harmless the Sublessor, the County of Elko and the City of Elko and their respective commissioners, directors, officers, agents, employees and representatives against all claims, damages or loss arising from the conduct, use or management of or from any work or thing

whatsoever done in or about the demised premises or any building or structure thereon or the equipment thereof during said term from any condition of any road, street, vault, passageway or spaces therein or appurtenant thereto, or arising from any act or negligence of the Sublessee or any of his agents, contractors, subcontractors, representatives, officers, members or employees or arising from any accident, injury or damage, whatsoever, however caused, to any person, or to the property of any person, persons, or corporations or proportions, associations, partnerships, clubs and others occurring during said term on, in or about the leased premises and from and against all costs, attorney fees, court costs, expenses and liabilities incurred on or about any such claims or any actions or proceeding brought thereon; and in case action or proceeding be brought against the Sublessor, the County of Elko or the City of Elko or either or any of them or the respective commissioners, directors, officers, agents, employees or representatives by reason of any such claim, the Sublessee on notice from the Sublessor or said County or said city shall defend any such action or proceedings by counsel satisfactory to the Sublessor, County of Elko or said City. It is the intention that the Sublessee, at all time, will hold the Sublessor, the County of Elko and the City of Elko and its respective commissioners, directors, officers, representatives, agents and employees free and harmless from any damage, loss, liability or judgment resulting as aforesaid and in furtherance of the covenant, Sublessee further specifically covenants and agrees that he shall and will, during the full term of this Lease, and any extension or renewal thereof, and at his expense in a company or companies acceptable to Sublessor, *carry public liability insurance against loss or damage or injury to person or property which may or might occur in, on or about said premises for at least the joint protection of Sublessor, the County of Elko, the City of Elko and the Sublessee in the minimum amount of \$1,000,000.00 per person per accident and \$1,000,000.00 per accident and property damage of \$1,000,000.00.*

Ticketed/Gated events using the track will be required to carry public liability insurance against loss or damage or injury to person or property which may or might occur in, on or about said premises for at least the joint protection of Sublessor, the County of Elko, the City of Elko and the sublessee in the minimum amount of \$1,000,000.00 per person per accident and \$1,000,000.00 per accident and property damage of \$1,000,000.00.

9. The Sublessor shall not be liable for any bills, accounts, contracts, charges, or obligations incurred or contracted by the Sublessee, his successors, assigns, agents, representatives, members, officers, or employees and the Sublessee covenants and agrees that he shall not permit or suffer or allow any lien or encumbrance to attaché to the leased premises or property.
10. Sublessee covenants and agrees to pay a reasonable attorney fee and all costs and expenses incurred by Sublessor to collect the rent herein reserved, to enforce the provision of this Sublease or to recover possession of the premises.
11. The Sublessee shall not assign this Sublease, or any interest herein nor shall he sublet the premises or any portion thereof without the prior written consent of the Sublessor. Any such assignment or subletting contrary to this paragraph shall automatically forthwith forfeit the leasehold herewith granted.
12. Any provision, term, condition or agreement of this Lease to the contrary notwithstanding, it is expressly understood and agreed that the Sublessee shall not be liable to Sublessor for damage or loss to the leased premises and the buildings and improvements thereon by an act of God, the elements, collapse or by fire, save and except for such damage or loss as is caused by the negligence of the Sublessee, his employees, officers, representatives, agents or assigns.
13. Sublessor agrees that prior to delivery of possession of the premises, Sublessor shall, at his expense, clear the premises of garbage, filth, manure, and other refuse to the extent possible in view of the age and condition of repair of each of the said areas to the end that the premises are, from the standpoint of conditions of cleanliness, ready for use by the Sublessee.
14. It is understood and agreed that the racetrack portion of the said premises may be closed by the Sublessee during the term of this lease, provided Sublessee reopens the racetrack at the expiration of the Lease, and repairs any and all damages caused the track by such closing and use of said track area, restoring the premises to the condition they were in prior to Sublessee's taking possession thereof.
15. This Lease shall be binding upon and shall inure to the benefits of the parties, their heirs, executors, administrators, successors and subject to the restriction on assignment, their assigns.

IN WITNESS WHEREOF, the parties have hereunto caused this Lease to be executed in duplicate by their duly authorized officer, agents, or representative the day and year first shown above.

ELKO COUNTY AGRICULTURAL ASSOCIATION
AGRICULTURAL DISTRICT NO 4, aka
ELKO COUNTY FAIR BOARD

By _____
Title Sublessor

By _____
Title Sublessee

Grounds rental Event Dates: _____ Type of Rental _____

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Amount Due for Grounds Rental \$ _____

Reservation Deposit due (non-refundable) (date paid _____) -\$ _____ deducted from total after event

Refundable cleaning deposits owed to Sublessee after event \$ _____

Total Amount Due (immediately following event) \$ _____

NOTICE:

All Events will need to: provide proof of Health / City of Elko Permits and all liquor licenses.

- Call the City of Elko 775-777-7138 Licensing Technician for all applicable taxes and licenses for ANY event at the Elko County Fairgrounds. At least 30 days prior to the event date.
- **Set up garbage service prior to the event with Waste Connections AKA Elko Sanitation 738-3771**
Dumpster: Expected attendance dumpster requirements:
50 to 149 ppl = 1 dumpster 150 to 249 ppl = 2 dumpster
Cost per Elko Sanitation Rates 250 to 349 = 3 dumpster 350 + = 4 dumpsters
If the event is for more than 4 days long; promoter must schedule one add 'l trash pickup date for all dumpsters.
- Set up porta potty service (if needed) prior to the event with Terrys Pumpin & Potties (775)738-6442
- Required to set up a meeting with the Grounds Supervisor Justin Reeves (775)397-7925 for a walk through of the fairgrounds; or areas of use signing off; before and after event.

*NOTE: please return the signed lease, required deposits to hold dates and Proof of Insurance (required to have all deposits **TO HOLD A DATE.**)*

Grounds manager will need to be paid in full before event rental with proof of insurance or there will be no event).

If you have any questions, please call Elko County Fairgrounds Manager Justin Reeves 775-397-7925 leave a message and we will return your call ASAP.

ELKO COUNTY FAIR BOARD TREASURERS REPORT- UPDATED

Period October 1, 2025 thru November 6, 2025

budgeted for 2025-2026

According to bills put in

600 Fund Improvement Fund

budget availab

\$21,000.00

\$19,997.71

601 Fund Operating

budget availab

\$54,000.00

\$21,274.72

615 Fund Race Purse Fund

to date

\$15,656.02

Collections mth

Revenue Month

Jul	Jun	\$3,807.83
Aug	July	\$4,238.86
Sept	Aug	\$4,681.88
Oct	Sept	\$3,595.82
Nov	Oct	
Dec	Nov	

Collections mth

Revenue Month

Jan	Dec
Feb	Jan
Mar	Feb
Apr	Mar
May	Apr
Jun	May
July	June



Bank Balances

EFCU #1	current balance	\$30,756.52
EFCU kids class CD		\$5,821.56
EFCU 03 Balance race nomination monies only**		\$65,786.05

Elko Federal Credit Union Checking Account	\$131,426.54
Elko County Livestock Show & Sale checking Acctnt	\$241,185.22
Elko County Livestock Acctnt Savings	\$14,064.07

BILLS

to claim *

Gem State Paper & Supply	151.38
Raley	908.70
Bonanza Produce	26,163.67
Johnson Cattle Co	660.00
Great Basin Beverage	43,665.61
Juicebox Productions (drone & Photo)	7,550.00
Home Depot	1,347.67
CAL Ranch	89.99
Western Nevada Supply	67.95
NV Employment Security Division	790.36
Karen Hoem cowboy bar manager	5,771.27
City of Elko	1,087.50
Everything Elko-thank you ad	2,415.56
Berkshire Hathaway Guard (2026 deposit)	2,970.60

Utilities & Services paid each month

NV Energy	\$1,004.51
Elko Municipal Water Dept	\$866.94
Southwest Gas	\$122.54
City of Elko Landfill	\$295.57
Elko Sanitation monthly dumpster	\$191.06
Norco	\$26.70
Frontier	\$936.01
Elko County Nev employee ins	\$3,036.00
PERS	\$3,096.82
Payroll Taxes	\$7,284.06
Payroll	\$11,001.57
Go Daddy	\$18.98
Halo Pest Service	\$75.00
Ruby Mountain Spring Water	\$75.00
Anthem Broadband	\$470.00
Terrys Porta Potties	\$233.00
Western States Propane	

Income grnds

Monthly Stalls	\$240.00
Overnight Stalls	\$420.00
Event Stalls	\$830.00
Buildings & Grnds Rental	\$6,350.00
Reservation Deposits	\$250.00
Electrical hookups	
Shavings	

Room Tax money received	Sept	\$18,035.11
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Elko Fed CU Visa	Details on Back	7,234.61
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Sent to county for claim on budget approval

Total to Claim Operating Fund 2025-26

Total To Claim Improvement fund

Total Paid \$129,608.63

CREDIT CARD CHARGES

EFCU Visa

2-Sep Office Max	\$268.72
2-Sep Adobe Inc	\$59.99
3-Sep USPS	\$218.40
3-Sep AT & T	\$561.96
3-Sep UPS Store	\$88.50
9-Sep Sparklight	\$5,250.00
16-Sep USPS	\$10.70
22-Sep Walmart	\$15.37
9/23/2025 USPS	\$470.75
29-Sep Costco (new checks)	\$290.22

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LIVESTOCK EXPENSES

All livestock animals have been paid but Cooper Tervort for not turning in books

Cray Tervort
Cade Sampson
Denton Allen
Carter Carroll
Riley Sohrakoff
Elizabeth Sohrakoff

\$0.00

Anew Tire Service has not paid for Turkey Auction \$200.00

TOTAL	7,234.61
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