



Frequently Asked Questions re: Quarter Midget Racetrack at the Evergreen State Fair Park in Monroe

Updated 11/12/24

1. What is the history of the track?

The Quarter Midget Racetrack is currently operated by the Washington Quarter Midget Association (WQMA) and is located by the west parking lot at the Evergreen State Fair Park in Monroe. The WQMA was moved from Paine Field Airport to the Evergreen State Fair Park in 2007. The WQMA was previously contracted on a yearly Facility License Agreement and not a long-term lease.

2. Why is an RFP process to lease the track being done now?

We received an inquiry from another quarter midget racing organization about leasing the track. As county land managers, it is our practice to open the opportunity to operate public properties to all interested parties via the Request for Proposal (RFP) process, when the Parks Division is seeking partner operators. All interested parties are invited to submit a proposal for review. The RFP is currently open and being advertised and will close November 18, 2024. We have extended the deadline due to the scoring criteria not being originally posted with the RFP and to allow applicants time to put together a full and comprehensive proposal. This also means that opening of the proposals will be held on Tuesday, November 19, 2024, to accommodate the extended deadline.

3. Why is the RFP for a lease and not a yearly license agreement?

In the past, the WQMA contract has been a yearly license agreement. This is not typical for groups operating long-term facilities on Parks' custodial properties. When another group expressed interest in operating the track, we decided to open a competitive RFP process. We work to be fiscally responsible and are required to not gift public funds, so we decided to have the land appraised, which was valued at a higher lease rate than what was being charged. We took into consideration the months that the facility is vacant and the maintenance work that the operator will have to perform on the track and came up with a new rate. The value set for the track facility is based only on land value to lease and does not include value added by the built structures. Additionally, we decided it would follow best practices for the County and the operator to move into a 5-year lease instead of a yearly license agreement.

4. Where can I find the RFP document?

The RFP is being administered by the [Snohomish County Facilities and Fleet Department \(Property Management Division\)](#) (the bid packet is linked on the lefthand side menu). Please note, that in this document “highest bidder” means “highest scorer”. This is not an auction and there is no bidding. The lease rates are set on page 9.

5. How will the RFP be scored?

We have put out an RFP for the space through a competitive process, which we did because we heard that there were multiple operators interested in operating the track for quarter midget use – this is our standard practice when there is more than one possible operator. This process helps us to review operation plans and select one that best aligns with the site, recreation needs and our mission and vision. To be clear, the selection of the operator will not be based on a proposer offering a higher lease rate than what is included in the lease (see page 9 of the RFP for the set lease rate), but will be based upon finding the best operator for the site which is also able to make the fair market land lease rate. This will be done by selecting the highest scored application in the competitive process. We look at plan approach/project management, previous experience, resume of key personnel, partnerships strength, core values, sustainability and how they adhere to the proposal requirements. The scoring criteria are posted as an amendment to the RFP.

6. Is this an auction and will the lease be given to the highest bidder?

No, this is not an auction, and the lease will be given to the **highest rated applicant** based on the RFP scores. There are no bids in this process. See questions 5 and 7 for more details.

7. Why does the RFP say highest bidder?

This RFP was created from a standard template utilized for property surpluses, which includes the term “highest bidder”. However, this RFP will be rated based on the highest scored application. The lease rates are set on page 9 and are not up for bid or auction. The scoring criteria are posted as an amendment to the RFP.

8. Was a market analysis done?

Yes, a market analysis was done in May 2023. The property was appraised (not including buildings).

9. How is the lease rate set?

The lease rate was set from the appraised land value to lease said premises minus the estimated yearly maintenance costs and is as follows (page 9 of the RFP):

TERM: Upon Lease Execution	2022 Appraised Value	Yearly Maintenance Reduction	Yearly Amount Due
February 1, 2025 – October 31, 2025	\$23,290	\$5,000	\$18,290
February 1, 2026 – October 31, 2026	\$23,756	\$5,100	\$18,656
February 1, 2027 – October 31, 2027	\$24,231	\$5,202	\$19,029
February 1, 2028 – October 31, 2028	\$24,716	\$5,306	\$19,410
February 1, 2029 – October 31, 2029	\$25,210	\$5,412	\$19,798

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10. What are the terms of the lease?

You can view the terms of the lease in the RFP which is a public document. See link in question 4.