

Gallatin County Fairgrounds

**Bozeman Chamber
Business & Community Conversation
September 10, 2025**





Background

Location

- 65 Acres in Northeast Corner of Central Bozeman
- Bordered by 7th, Tamarack, Rouse, and Oak
- Across from the Cannery
- 1 Mile from Downtown

History

- Established in 1903 as a place for the region to gather and celebrate
- Uses have included horse tracks, agriculture barns, Annual Fairs and Winter Fests

Operation

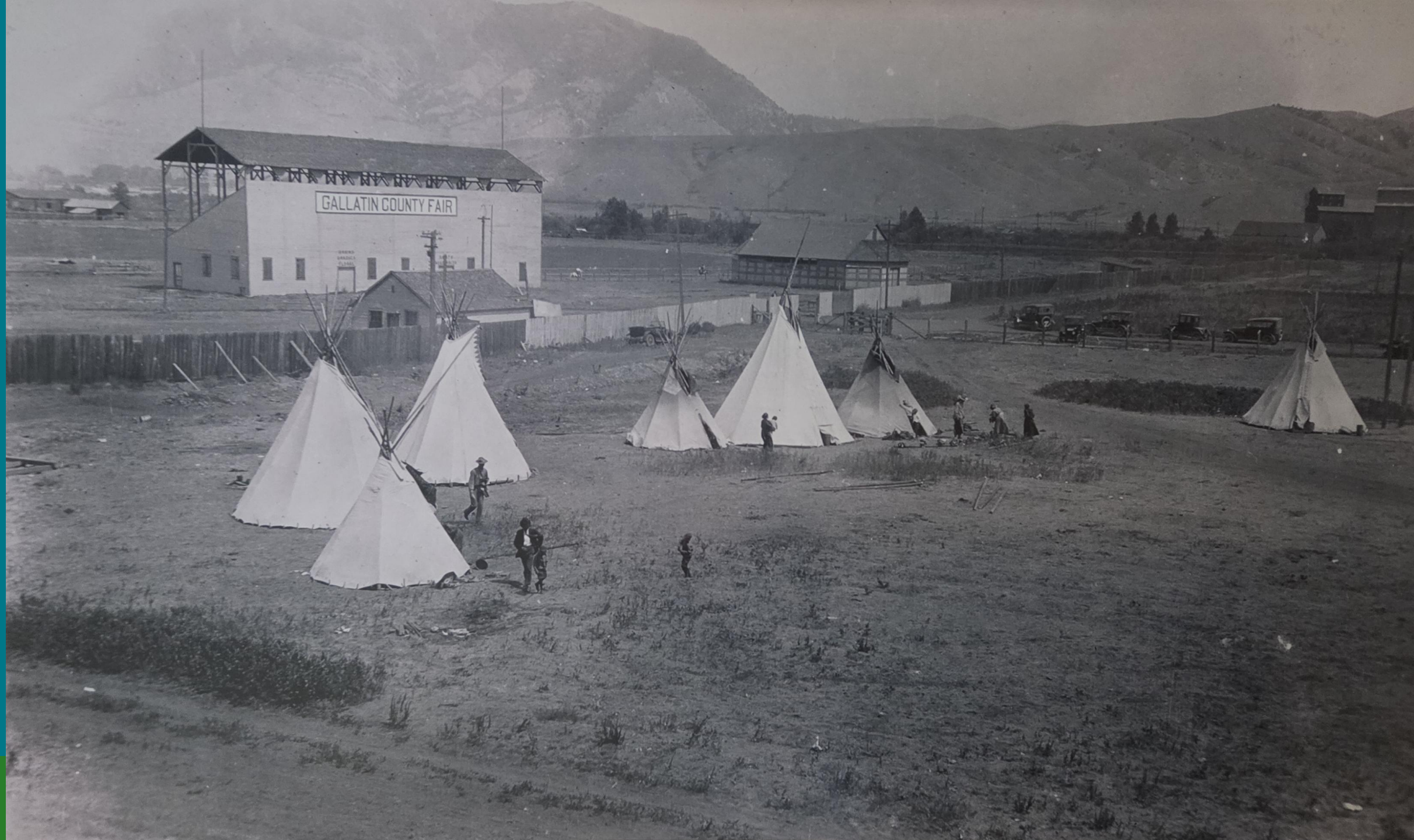
- Department of the Gallatin County Government
- All building and processes are subject to the County's regulations
- Fairgrounds and Fair are the same staff but separate budgets



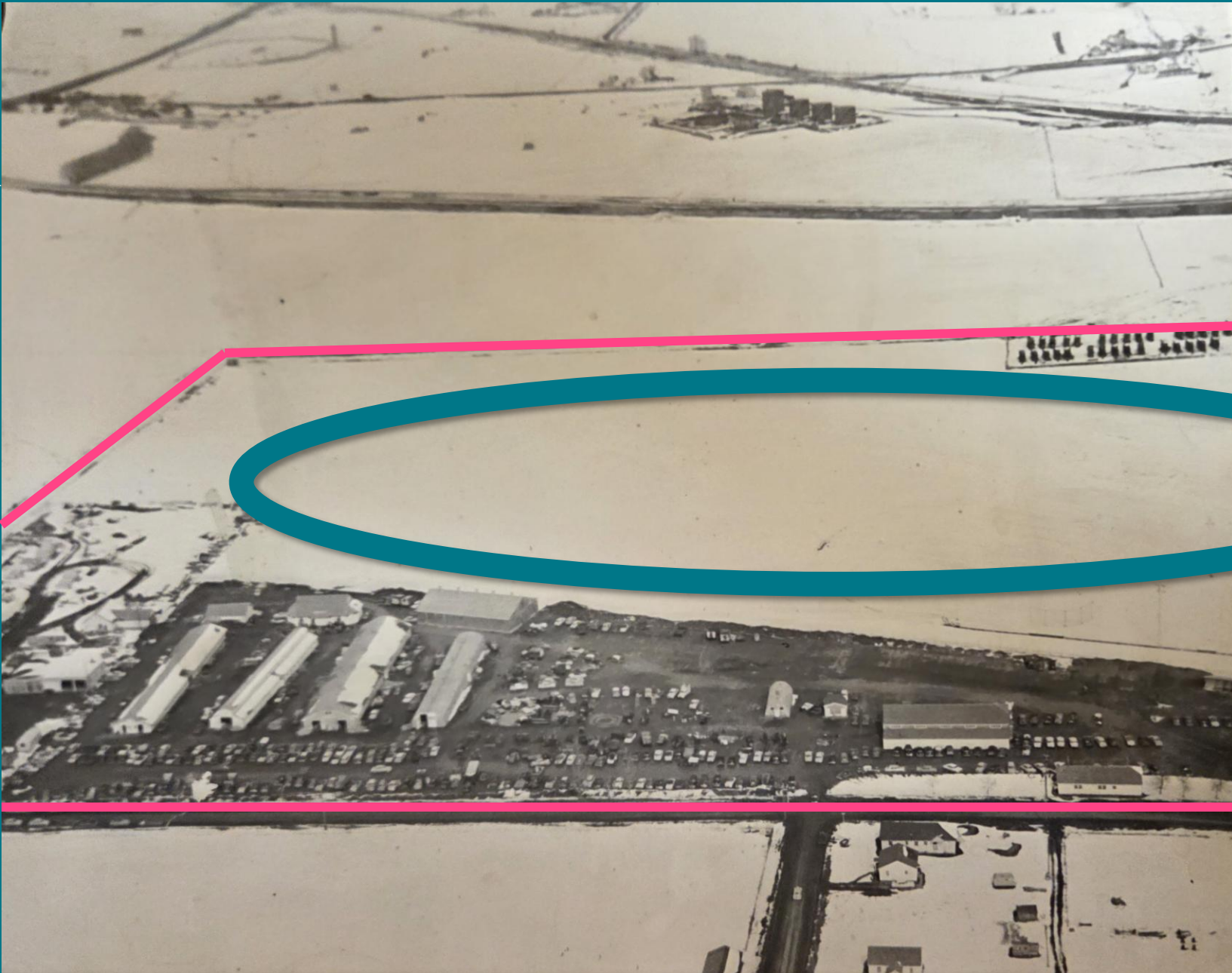


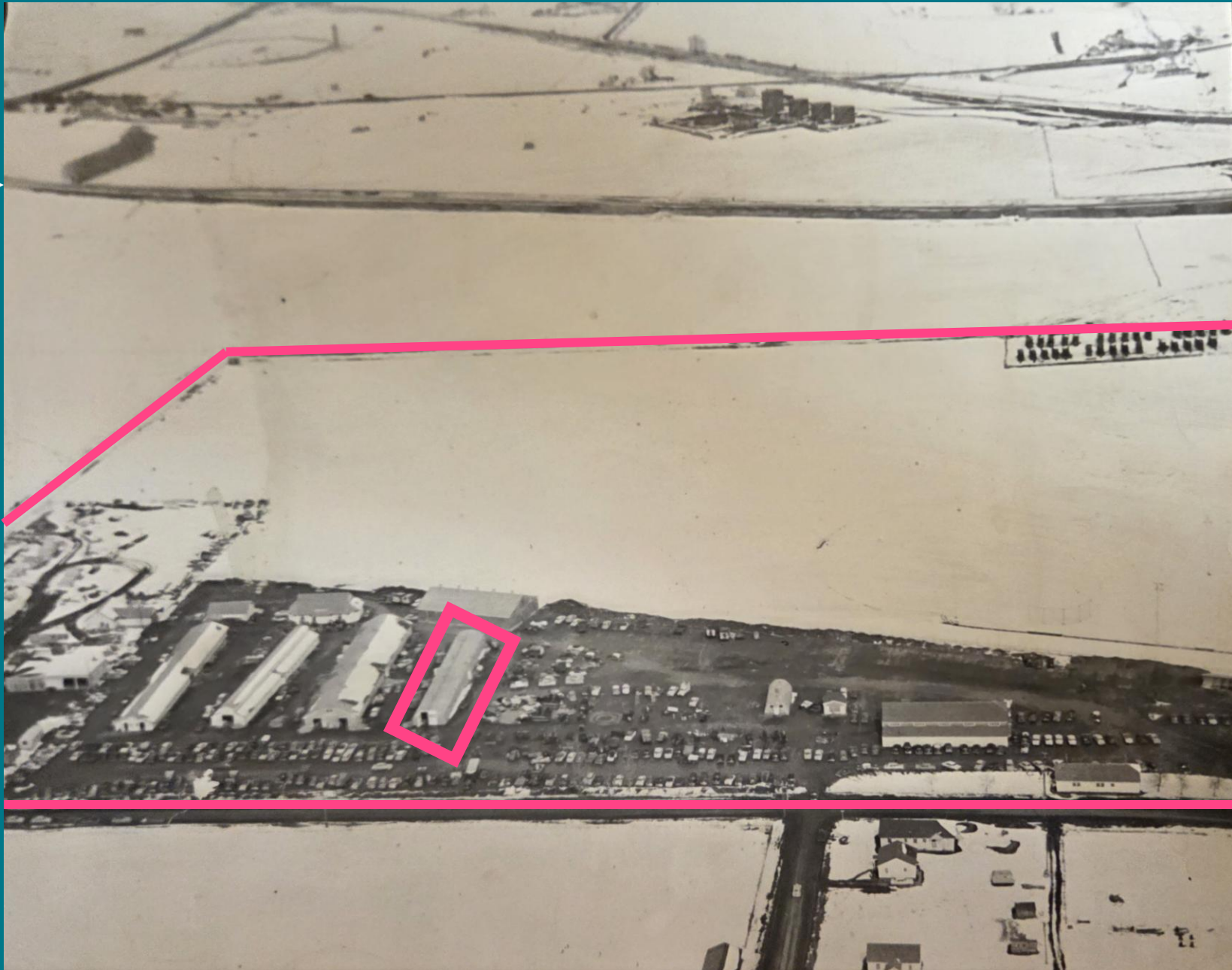


2528 - A view of the south side(back) of the grandstand at the Gallatin County Fairgrounds. "GALLATIN COUNTY FAIR" is painted at the top of the high wooden wall at the back of the stands, and eight windows and two doors are visible at the bottom of the structure. The two doors are near the center of the back of the structure, with "GRAINS GRASSES FLORAL" painted above the left door, and "ROOTS VEGETABLES" painted above the right. A ticket booth stands at the left of the structure, and a wooden building, marked "WOMEN'S DEPT", stands at the right. The Bridger Range is visible in the background. Ernest Hiltun photo.
Photo Provided by Pioneer Museum - Bozeman MT









1981



1995



2003



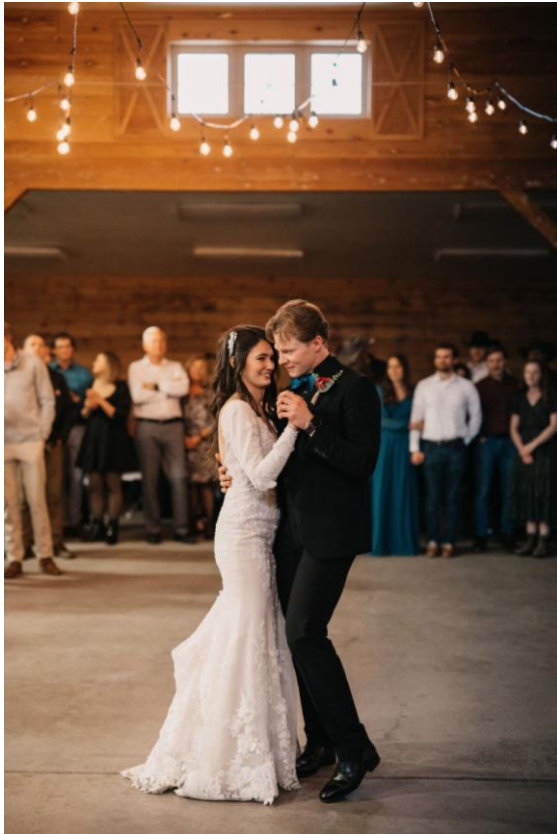
2020





Current Day

Where Memories Are Made





N ↑
901 N Black Ave

City Public Safety Facility



Google Earth

500 ft



N ↑
901 N Black Ave

West Annex

Anderson
Arena

Motor Sports

Oak Lot

Heros Park

Denecke Park

Weed
Shop

Horse Barn West

Horse Barn East

Ice Barn

Haynes Pavillion

Bridger
Lot

Greenway
Range

Extension/
Weeds

Fair Shop
Yard

Treasure
State
Yard

Fair
Office

Exhibit 3

Exhibit 2

Exhibit 1

Exhibit
4

Tamarack Lot

SAREOC

City Public Safety Facility

Google Earth

N ↑

500 ft



N ↑
901 N Black Ave

City Public Safety Facility

N ↑

500 ft

Google Earth



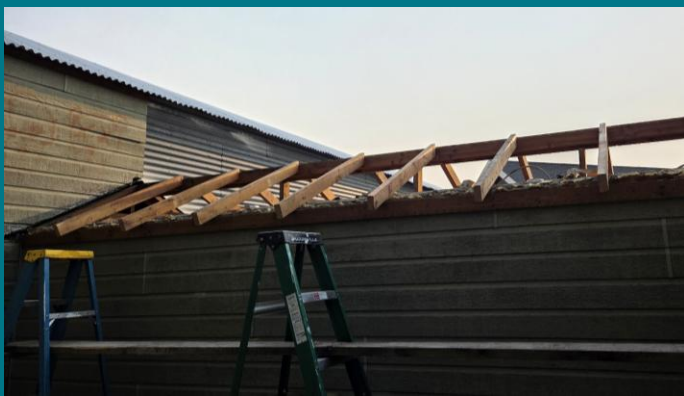
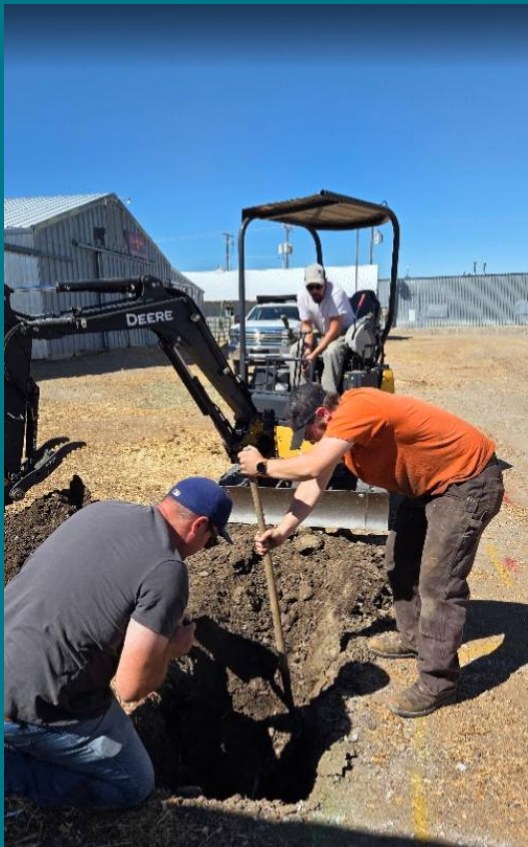
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901 N Black Ave

City Public Safety Facility

N ↑

Google Earth

500 ft



Old Facilities

Use assessments

Repurposing Materials

Repairing Structures

Offlining unsalvageable locations

New Events

Valley View Rodeo
Renaissance Festival
Western Waterfowl Roundup
Skijoring
Big Sky Country Dance Series





N ↑
901 N Black Ave

Google Earth



500 ft



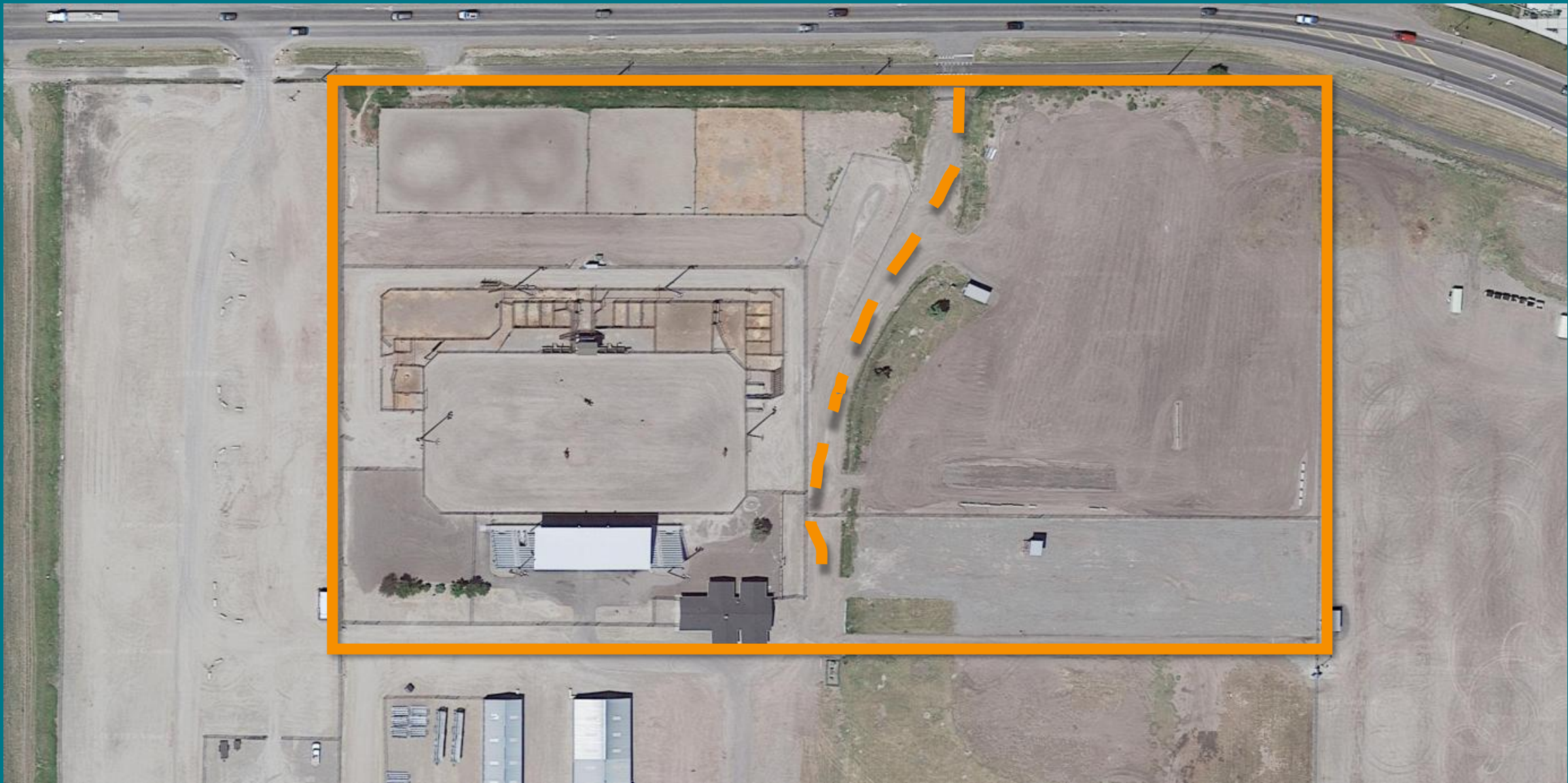
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500 ft

Google Earth

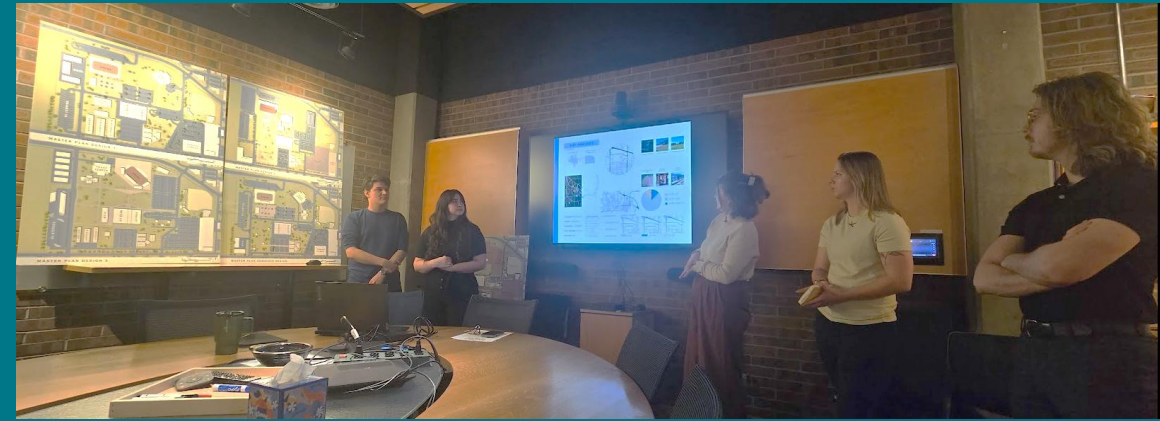




Looking Ahead

Community Engagement

Stake Holder Meetings
Open House
Public Survey
MSU School of Architecture
Montana Festival
Ongoing Conversations



Partner Feedback

Strengths

Location
Affordability
Space flexibility
Partner focused growth
Community passion

Values

Youth Learning Opportunities
Provide places to gather and community events
Maintaining historical character and identity
Highest, best use of the space

Weaknesses

Old Facilities
Deferred Maintenance
Parking
Patchwork Design
Poor circulation for concurrent events



A Look Ahead

First Horizon

- New roof for Haynes Pavilion
- Grease interceptor and RV Dump Station
- Reconfiguring Anderson Arena to accommodate events

Second Horizon

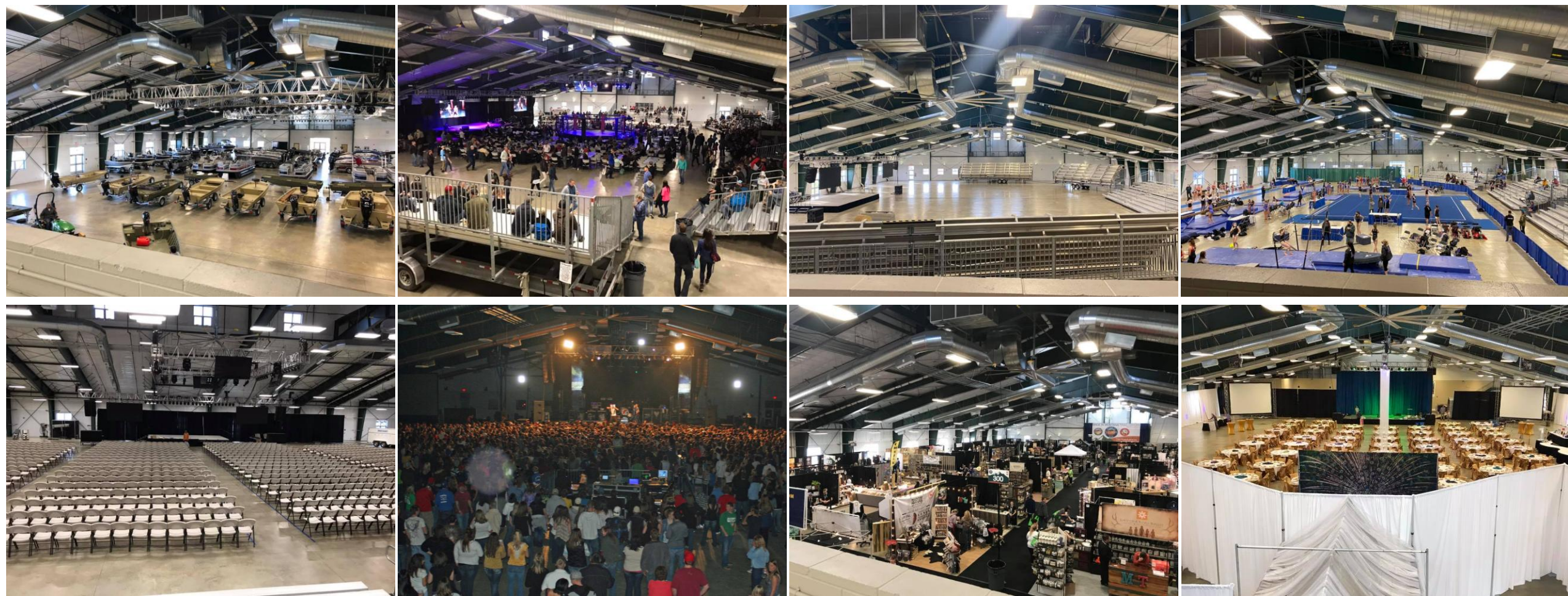
- RV Park Facilities
- Multipurpose Events Center
- Food Truck Plaza
- Landscaping



Multipurpose Events Building



Multipurpose Events Building





Partners



I.J. Barkan, Inc. USA

Now 40 years old I.J. Barkan, Inc. is a full service real estate company originally based in Boston and Manhattan. Since that time, it has grown into an established and well known development and service firm with a nationwide roster of clients providing a wide spectrum of real estate services, including consulting, appraisal, property management, development, and asset management. IJ Barkan, Inc. and its affiliates have owned and developed a large portfolio of commercial properties since 1984.

When real estate holdings are affected by ever shifting markets and increasingly complex global economic forces, asset decisions should be guided by sure hands. I.J. Barkan, Inc. provides that steady direction because we have been there!

Experience, integrity, breadth of perspective, and pure common sense are the keys to the Company's ability to inspire trust and confidence in our clients, tenants, banks and partners. Irwin Barkan has earned an excellent reputation through hands-on approach to the challenges of real estate. Mr. Barkan held a coveted CRE designation from the American Society of Real Estate Counselors for 25 years, a measure of the respect he attained among his colleagues. He was appointed by Massachusetts' Governor William F. Weld to the Investment Advisory Council of the Commonwealth's Treasury Department. A Fortune Magazine print article highlighted his company's activity in Sub-Saharan Africa see www.Bainproperties.com and he was a founding member of the Global Adviser Council for







Questions
