

MINUTES OF THE METRO COUNCIL MEETING

Thursday, November 8, 2007
Hillsboro Civic Center Council Chamber

Councilors Present: Robert Liberty (Deputy Council President), Kathryn Harrington, Rod Park, Rex Burkholder, Carlotta Collette, Carl Hosticka, David Bragdon (by phone)

Councilors Absent:

Deputy Council President Liberty convened the Regular Council Meeting at 5:08 p.m.

1. INTRODUCTIONS

There were none.

2. CITIZEN COMMUNICATIONS

Hal Ballard, 15597 NW Bethany, Bethany OR 97227, from the “And We Bike Campaign” said he was here to talk about the annual bike campaign, which came about because of the death of Tim O’Donnell. Bicycle Transportation Alliance came to his group and asked them to initiate the campaign. He talked about the three phases of the campaign. He noted the handouts that were the most interactive part of the campaign.

Mayor Hughes, City of Hillsboro, 124 E Main Hillsboro OR 97123 welcomed the Council to Hillsboro. He said the Council got around the region very well. He talked about building a better relationship. Councilor Harrington asked him to update the Council on the theater project. Mayor Hughes talked about the town theater. They had found a private developer who was restoring the theater with some help from the City and additional incentives. They were hopeful to have it reopened in the spring. He talked about other happenings in the downtown area. He also mentioned a Transit Oriented Development project on Main Street. With Metro’s help and encouragement, the downtown area was being greatly enhanced.

Brian Wegener, Tualatin Riverkeepers, 12360 SW Main #100 Tigard OR updated the Council on one of the Tualatin Riverkeepers’ projects. They were restoring properties in the Tualatin Basin. He invited the Council to the restoration project at Gotter Prairie.

Bill Bash, Mayor of Cornelius, 1490 S Alpine Cornelius OR 97113 thanked the Council from coming out to the west portion of the region. He talked about concerns of the City. They were happy to have Kathryn Harrington as their representative on the Metro Council. The Council was wise to give Councilor Harrington the leadership role she had. He talked about the economic stress in their area. Mayor Bash’s talking points were included in the record. Councilor Harrington appreciated Mayor Bash taking the time to address the Council. Councilor Harrington appreciated the time the Mayor took to come today.

Robert Bailey, 7455 NW Helvetia Rd Hillsboro OR 97124 said he was here as a citizen, a stakeholder and Chair of the Washington County Noise Control Task Force. As a citizen he commented that he lived outside of the Urban Growth Boundary and as such remain disenfranchised from voting on the Metro Councilor position at the same time he was subject to rezoning the last twenty-five years. He would like Council to keep under consideration those that

were effected by Council's action but do not get an opportunity to vote. Second, he was a stakeholder in the Helvetia Industrial Plan area. During the course of Metro's hearings regarding that area there was promises made about mitigation where a hard edge would be created against rural lands. He had been attending the planning meetings for that process and there was no mitigation planning occurring. There was no communication between the Planning Department and code enforcement within City of Hillsboro. There was no coordination or communication with Washington County. He encouraged that there be that before the plan was sanctioned. They were also using maps that Metro maintains in their map room. In talking with the Metro map room, they discussed some of the flood plain maps weren't always accurate and depend on when surveillance cameras take pictures of the flood plain. He shared a map of the 1996 inundation on Helvetia Road and the map that Metro maintained had no purple area, which was denotes the inundation. So there was some surveying that needed to take place for an accurate picture of the area. Thirdly, as the Chair of the Washington County Noise Control Task Force, he encouraged Council to consider taking into account noise as a factor in the Metro area with the Regional Transportation Planning. Vehicular noise was the leading cause of noise across the United States. Noise was a community concern in the top three across the United States over the last 20 years. There was little leadership-taking place with regard to noise mitigation. The Office of Noise Abatement was de-funded in the early 70s. It had not come back yet. Jurisdictions were reluctant to take action without a source of funds but none-the-less with Metro's domains of planning for growth, increased density and traffic planning, it was well within Metro's leadership to invite the many jurisdictions within Metro's jurisdiction to plan together for this issue.

3. CONSENT AGENDA

3.1 Consideration of minutes of the November 1, 2007 Regular Council Meeting.

3.2 **Resolution No. 07-3878**, for the Purpose of Confirming the Appointment of Judy Bluehorse Skelton to the Metro Committee for Citizen Involvement (MCCI)

Motion:	Councilor Harrington moved to adopt the meeting minutes of the November 1, 2007 Regular Metro Council and Resolution No. 07-3878.
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Vote:	Councilors Burkholder, Harrington, Collette, Liberty, Park, Hosticka voted in support of the motion. The vote was 6 aye, the motion passed with Council President Bragdon absent from the vote
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4. ORDINANCES – SECOND READING

4.1 **Ordinance No. 07-1166**, For the Purpose of Amending Metro Code Chapter 10.02 Regional Park Fees to Provide Free Admission to U.S. Veterans with Service-Connected Disabilities.

Motion:	Councilor Park moved to adopt Ordinance No. 07-1166.
Seconded:	Councilor Burkholder seconded the motion

Councilor Park said the Metro Council would consider legislation providing disabled veterans free admission and camping at Metro Regional Parks, including Blue Lake Park, Oxbow Park, Chinook Landing, and the M. James Gleason Boat Ramp. The policy would go into effect January 1, 2008.

Previously, disabled veterans were offered a discounted admission fee to Metro Regional Parks. This change allowed veterans with service-connected disabilities to use their state-issued Special Access Pass (the State of Oregon Special Access Pass for Veterans with Disabilities & Active Military On Leave), which allowed free access to Oregon state parks, at all Metro Regional Parks as well.

It was important to honor the dedication and service these veterans had demonstrated. With the State of Oregon already providing free admission to its parks, he felt that it was only right to extend these same benefits to allow our disabled veterans free access to Metro Regional Parks. To receive free admission, disabled veterans would need to present a valid, current photo identification as well as the state-issued Special Access Pass. They should display the pass in their vehicle while on the grounds at all times.

Deputy Council President Liberty opened a public hearing on Ordinance No. 07-1166.

Jim Palmer, Washington County Veteran Service Officer, 133 SE 2nd Hillsboro OR 97123 said he represented the service officers of Washington County. He asked if families were included in this waiver? Councilor Park said yes. Mr. Palmer said he was a disabled veteran. By opening up the parks, Metro had provided another opportunity to reintegrate disabled veterans back into society.

Charles Lusardi, Korean War Veterans Association, 24250 SW Rowell Rd Hillsboro OR 97123 said he was a disabled veteran. He thanked Council members, particularly Councilor Park for initiating this opportunity for disabled veterans. It brought Metro's program in line with the State of Oregon. Councilor Park said he had not heard about Mr. Lusardi's history, he asked him to share his story. Mr. Lusardi said he was in Korea in 1956. His time was spent doing what had to be done. He spoke for those who did not come back from Korea. They felt what they did in Korea was an important endeavor. He talked about opportunities that had been afforded him in meeting with delegates from South Korea. He urged them to go to the Korea War Memorial in Wilsonville.

Deputy Council President Liberty closed the public hearing.

Councilor Harrington said she was pleased to support this ordinance. Her father was retired military, a disabled veteran himself and her brother was active military. She had also asked for hiring opportunities for veterans at Metro.

Councilor Collette said she was honored to have her first vote be to support our veterans and talked about the veterans in her family.

Councilor Park closed and urged support.

Vote:

Councilors Park, Hosticka, Burkholder, Collette, Harrington, Liberty voted in support of the motion. The vote was 6 aye, the motion passed with Council President Bragdon absent from the vote.

5. RESOLUTIONS

- 5.1 **Resolution No. 07-3831**, For the Purpose of Approving the Federal Component of the 2035 Regional Transportation Plan (Public Hearing).

Councilor Burkholder talked about what the plan was trying to address, major changes in federal fiscal resources, which created a difficulty with funding for transportation projects, climate change, and oil and energy independence. They were looking for citizen input on these projects and issues that Metro was grappling with.

Kim Ellis, Planning Department, provided an overview of the draft 2035 Regional Transportation Plan (RTP) (power point presentation was included in the record). Councilor Liberty asked her to explain the relationship between the Federal and State RTP. Ms. Ellis responded to his question.

Deputy Council President Liberty opened a public hearing on Resolution No. 07-3831.

Gene Rummel, 4317 SE Pine Portland OR 97215, asked Council, how many took MAX to get here? No one raised his or her hand. He talked about safety issues on the MAX lines. He urged focusing on safety. His friends and he were old and were afraid to ride MAX at night. He noted how often ticket machines were not working. That meant that our tax dollars were paying anytime the machines were not working. He also talked about the lack of cleanliness at the stations. He urged Council to go out and see what was happening on the streets and on the MAX lines. He suggested a volunteer program to check ticket machines and patrol the lines. He acknowledged that Gresham was finally doing something about safety. Councilor Liberty said they took these issues seriously and had been working with TriMet to improve safety.

Robert W. Behnke, 11895 SW Burnett Lane, Beaverton OR 97008 provided his testimony for the record. He noted his two-page handout. Metro could do a much better job by using today's technology. Councilor Park talked about the technology in the 1980s. He felt Metro staff did a good job. Technology would continue to change and get better. Mr. Behnke suggested using some of the new models and new technologies to compliment what we had right now.

Dick Schouten, Washington County Commission, 155 N First Avenue Hillsboro OR 97124 congratulated Councilor Collette. He talked about the executive summary concerning geopolitical instability. He also suggested asking questions about supply and demand for oil. He suggested extending that bullet. Second, there was some discussion in the text about getting beyond the level of service as an indices. He agreed with this suggestion. Councilor Burkholder suggested he speak with his fellow Commissioners and incorporate their comments as well into the Plan. Councilor Liberty asked Commissioner Schouten what he thought peak oil meant? Commissioner Schouten said Metro's New Look was looking 30 years out. He felt there would be significant changes over that period time. He was not sure what impact but it was clearly going to have an impact on the demand.

Robert Bailey 7455 NW Helvetia Rd Hillsboro OR 97124 did not testify but provided his comments for the record.

Jonathan Schlueter, Westside Economic Alliance, 10220 SW Nimbus Tigard OR 97223 provided his testimony for the record. Councilor Burkholder talked about the Regional Freight and Business Task Force, which had included their comments in the plan. Councilor Park commented that the task force was a very dedicated group of limited duration. In the end he had asked them about next steps. The Task Force said they wanted to focus regionally. The information they provided offered prospective on the freight system. They wanted to make sure that the freight and goods moved around the region effectively. Mr. Schlueter acknowledged the fine work the task force had done and hoped their comments were integrated into the Plan.

Lawrence Odell Washington County Dept of Land Use, 155 N. First Avenue Hillsboro OR 97124 summarized Commissioner Roy Rogers, Washington County, testimony (a copy of his letter was included in the record). Councilor Burkholder thanked Washington County for providing leadership on the local level. He acknowledged that this was a living, evolving document. Mr. Odell added that he didn't want them to assume they opposed the process. He just urged performance measures. Councilor Park talked about west side freight movement. Mr. Odell said there was disagreement on Hwy 217 as an important route. Councilor Liberty commented on consequences of investments.

Brian Wegener, 12360 SW Main Suite 100 Tigard OR 97223 said he was from the Tualatin Riverkeepers. They had a 10-year anniversary to celebrate the Green Streets. He felt that we could clearly do more on storm water treatment. He provided a history of what had happened over the past 10 years on Green Streets. He talked about significant events. Councilor Burkholder asked about the intent of the comments he had submitted earlier. Mr. Wegener suggested in the Tualatin River Basin, we restore the natural ground water. It helped the surface water system.

Deputy Council President Liberty closed the public hearing

6. CONTRACT REVIEW BOARD

- 6.1 **Resolution No. 07-3882A**, Authorizing Execution of Development Agreement with Project Developer; Authorizing Negotiations For Intergovernmental Agreements and Project Funding; and Authorizing Use of Metro Tourism Opportunity and Competitiveness Account (MTOCA) Funds

Motion:	Councilor Park moved to adopt Resolution No. 07-3882A
Seconded:	Councilor Burkholder seconded the motion

Councilor Park introduced the resolution.

Michael Jordan, Chief Operating Officer (COO), talked about support letters from local jurisdictions on this project. Dan Cooper, Metro Attorney, explained the changes in the "A" version. He noted the five page executive summary of the development agreement as well as the full development agreement. He highlighted some key provisions of the agreement.

Councilor Park said this seemed that the work that was done was very complete. It assumed decision that would be made that we had not committed to. Mr. Cooper said when they started this process in February they met with a group of advisors and reached an agreement early on that the goal would be to come up with an agreement in the next phase. In order to get beyond phase one they needed more than a financial feasibility. They wanted a full discussion on phase 2 so all of the parties understood everyone's expectations now. They wanted to eliminate as much of the uncertainty as possible. He felt they would be well served having taken this much time.

Councilor Hosticka said his biggest concern at this point was if they got to the next phase where was the millions to come from? Mr. Cooper said Metro had some reserves but that was a lot of money. Portland Development Commission (PDC) had budgeted for this project. They were hopeful to share some of those costs. Part of the financing plan in the next five months needed to address whom would share some of those costs. What happened to money that was spent if this project went forward and then it was determined that they would move forward. This was something they would have to figure out before they got to the next phase. Councilor Hosticka

asked what happened if the Council didn't take action in 60 days? Mr. Cooper said the project would be terminated.

Councilor Collette wondered why we would be settling for Silver Leadership in Energy and Environmental Design (LEED). She felt Silver was low bar. Mr. Cooper said this project had been in the pipeline for almost five years at PDC. They used the standard for preliminary cost estimates. As they carried forward PDC's work, they asked that same question. The answer was that it cost more money to go for Gold LEED. Councilor Collette said the research she had done indicated that the costs didn't have to be higher up front.

Councilor Liberty said as the agreement was written now, the Silver LEED was not required. It was up to the developer to decide. Mr. Cooper said they negotiated that language with the developer. The real discussion was how soon they would know whether it was LEED or not. It was difficult to tie that certification into the development agreement. LEED was as much operating as construction. Councilor Liberty said the agreement encouraged Silver LEED. Mr. Cooper said there was a process for change orders in the agreement. The sooner you make a request for a change, the less expensive it will be. They could start the conversation about the differences in costs between Silver and Gold.

Councilor Park said this brought to the forefront a discussion he had with the Council President. They had talked about a group of experts that they would bring together to advise Metro as they moved forward. He talked about cost changes in LEED certification.

Councilor Burkholder talked about a change in the draft of the development agreement. Mr. Cooper said it was a Scribner's change.

Council President Bragdon talked about the requirement being built to a standard versus receiving certification. Additionally, he had seen a film on pay back period. The front end cost in this case were where we would be the owner not the operator. The savings would go back to the operator not the owner. Mr. Cooper responded that the savings would be passed through to the owner. Councilor Liberty said the standard was to seek Silver LEED certification.

Councilor Hosticka talked about timing once they received the budget and how quickly they would proceed with negotiations. Mr. Cooper said if the budget were approved they would immediately begin negotiations.

Councilor Liberty asked about certain sections of the agreement, Section 3.3.4, which covered the decision not to proceed beyond the feasibility phase. He talked about factors outside Metro's control, which would impact moving forward with the project. Mr. Cooper responded to his concern. Councilor Liberty asked about factors such as construction costs. Mr. Cooper said they wanted to be able to manage this project with many check-in points. He talked about shared risk. He said the second concern was they didn't know what would happen in the financial market. So this may be one reason why the project may become unfeasible.

Deputy Council President Liberty opened a public hearing on Resolution No. 07-3882A

John Mohlis, Portland Development Commission, 222 NW Fifth Avenue Portland OR 97209 said he was here on behalf of the Commission. He read the letter from Bruce Warner, Executive Director and Mark Rosenbaum, PDC Chair, into the record.

Fred Warren, Senior Manager who led the team for PDC, 222 NW Fifth Avenue Portland OR 97209 said they tried hard to get the private model to move forward. He thanked Council for considering a public model. Councilor Hosticka asked about the possibility of them contributing \$4 million. Mr. Mohlis said there was \$4 million in their budget over the next two years. Councilor Hosticka asked what information they would need to gain over the next six months. Mr. Warren said they had \$4 million in their budget. They would have to go back to their Commission to decide as to how that money was spent. They were looking for additional information on how they would spend that money.

Councilor Burkholder asked about the answer to the future of the urban renewal area and the possibility of how this would contribute to the project. He wanted to have that discussion with the City of Portland. He felt it would be helpful to the headquarters hotel decision.

Councilor Park said they knew there was going to be a need for additional work in that district to make this a success. He wanted to know what else was happening in that area that would enhance the district. Mr. Mohlis said there were projects in the hopper. Mr. Warren said they worked with City of Portland to identify projects. He talked about planned projects. He felt there was a lot of opportunity for many projects to come together.

Councilor Liberty said they were looking at \$5 million commitment. He asked if PDC was willing to make a commitment to \$2 million for two years. Mr. Warren responded to his question. Mr. Mohlis said the second hat he wore was Executive Secretary Treasurer of the Columbia Trades Council. Their council was on record supporting this project. It would spur new growth.

Len Bergstein NW Strategies Inc., 805 SW Broadway, Portland OR 97205 provided his testimony for the record. He urged them to reject the project because the risk should be with the private sector. He talked about the letters of support.

Councilor Harrington asked Mr. Cooper to clarify which parties would be involved with a privately owned solution. Mr. Cooper said if it were privately owned, Metro would have a very limited in its role. He understood from PDC staff that they would be willing to talk with the private sector.

Councilor Collette said her understanding was with the Release For Proposal (RFP) process, why were private hotels involved in the early RFP process? Mr. Bergstein said there was an RFP process but the precondition of the RFP set them up so that the private sector couldn't compete. He said there was at least one proposal that was declared unresponsive. He explained the difference between a 400 and 600 room hotel. He talked about flaws in the proposal.

Councilor Liberty asked about the Myrtle Beach Hotel. Mr. Bergstein said they were making only sixty percent of their revenues. They missed their forecast.

Brian McCartin, Portland Oregon Visitors Association (POVA), 1000 SW Broadway Suite 2300 Portland OR 97205 provided his talking points for the record.

Councilor Hosticka asked about a room block of 1700 rooms. Mr. McCartin said a 500-room block was critical. It benefited the entire region.

Councilor Park asked if the competition was getting better, worse or staying the same. Mr. McCartin said they were recently in Chicago and they were marketing themselves as a green environment. This was a natural for Portland.

Councilor Liberty was concerned about filling up the hotel when there was no convention. What did they know about green travelers? Mr. McCartin said they had done a survey asking if green was important for their convention. They saw the value in being green. Councilor Liberty asked about Silver LEED certification. Mr. McCartin said it would be a benefit to the hotel.

Gene Rummel, 4317 SE Pine Portland OR 97215, thanked Mr. Cooper for his astute comments. He didn't have a dog in this fight. He was a volunteer at the convention center. Most of the people who came for conventions wanted LEED certification. The people who came for a convention didn't want to stay in Gresham. They wanted to be able to walk to and from their convention. He talked about a group of doctors who wanted to come to Portland for a convention. He talked to a lot of people and he felt they needed a headquarters hotel.

Councilor Harrington thanked Mr. Rummel for taking the time to come and speak to the Council. She also thanked him for his volunteer work. Councilor Park thanked him for coming.

Greg Mindt, Tri-County Lodging Association, 8600 SW Salish Lane #3 Wilsonville, OR 97070 provided his testimony for the record

Gus Castaneda, Tri-County Lodging Association, 409 SW 14th Portland OR 97205 understood the concerns about the financing of the hotel and provided some suggestions for including private ownership models in the mix.

Councilor Park said he understood their concerns.

Councilor Hosticka asked Mr. Mindt about the 600-room hotel. Mr. Mindt said it could have an impact on the city and the region, if performing well, it could benefit the region.

Councilor Liberty reiterated his comments about considering other options. Did the Tri-County Lodging Association support this resolution? Mr. Mindt said there had been some developers who had stepped up. The Red Lion was interested in having Metro take another look at a private model. Councilor Liberty asked if they could consider this. Mr. Cooper said people who wanted to make proposals for a private model could do so but PDC had indicated that they would transfer the land to Metro for a public model. Mr. Castaneda said they had concerns about the feasibility of the project. Mr. Mindt said they wanted to go on record suggesting there were private models.

Dan Field Kaiser Permanente, 500 NE Multnomah Portland OR 97232 said he was here tonight to support the resolution. They were a major property owner in the Lloyd District. They had a major interest as a result of economic vitality and livability. They were excited about the vision of livability. Second, it made a lot of sense that we build on the major economic investment that we had made in this area. The headquarters hotel was the key piece of missing infrastructure.

Scott Langley, Ashforth Pacific, 825 NE Multnomah Blvd Portland OR 97232 commented on the RFP process. They had been engaged with PDC for four years. They were selected from both public and private proposals. They were selected unanimously. They put together a world-class team. They spent a lot of time with PDC exhausting the private model. Private financing would be significantly more now than it was previously. He didn't see where the private model would

work. They had spent considerable time looking at how the private model would work. Most of the private models were 300 to 400-room hotel. The primary reason why the public worked over private was the debt bond service. He also said there was a reference to Joe Cortright statement. He thought PDC and Metro had hired the best experts.

Steve Moffatt, Garfield Traub Development, 13455 Noel Rd Daum, TX 75242 said his first eight months were spent exploring the private model. The private model would not work for the quality of hotel that this convention center needed. Second, he had heard testimony that all of the experts were wrong. They were not all wrong. They were professions and knew what they were doing. He shared information on comparative data.

Councilor Park asked about the Lloyd District development. He asked Mr. Langley what Ashforth Pacific would be willing to commit to for that area. Mr. Langley said they were engaged in the community as well as the Lloyd District. He shared how they were involved in the area. He felt that the momentum had been created. They believed the Lloyd district was on the verge of further development. Most of the projects have evolved because of a kick-start project. They believed the headquarters hotel served in that capacity. A lot of development that they had seen around the central city involved incentives. They were proud of what they do and the central city. This was about creating an economic engine. Mr. Field said they had set a strategic vision for the area. The headquarters hotel was the first in that pathway. The second part of the vision included the streetcar.

Councilor Burkholder talked about the Lloyd Crossing document. Was it still the vision they were referring to? What should be the aspirations for the project? Mr. Langley said this study was different from the Oregon Convention Center (OCC) study block area. This was not intended to be a project specific study but a block study. There were two LEED Platinum projects in the area. The study area required cooperation of numerous businesses. Councilor Burkholder said the concept shouldn't be limited to a small area. Could this be the catalyst for the entire area? Councilor Collette said she wanted to see a high bar on LEED. Mr. Langley said the costs increased from Silver to Platinum. He provided some examples of LEED projects.

Councilor Hosticka talked about his experience with this type of project. He asked in Mr. Langley's experience how much did the numbers vary with the project? Mr. Langley said it depended on the quality of the developer. They had to prepare a proper set of plans. They were close to the number and had to make sure it was accurate. Mr. Moffatt said they worked with a lot of developers across the nation. They felt their numbers were pretty accurate. Councilor Hosticka said he felt that the other jurisdictions still needed additional information. Mr. Langley said they would have to bring them something more so they would be willing to step up to the plate. Mr. Moffatt said they had defined a facilities program for 600-room hotel. They needed to more accurately define that plan. Councilor Hosticka said he was willing to go forward but explained what kind of an argument the Council needed to have support from the other partners.

Roy Jay, Oregon Convention Center and Visitors Services, 4300 NE Fremont #220 Portland OR 97213 said he had seen a lot of ups and downs. He had listened over the years. He had listened to the arguments about flawed studies. We needed to move forward and get this project underway. We needed to do this because we were in the convention business. He said they were losing business left and right because they didn't have a convention center hotel. We needed this hotel.

Councilor Park said to Mr. Jay, when you were competing could you give an estimation as to when the deal could be made? Mr. Jay said they faced that every day. Many times the deal breaker was that they didn't have the 600 rooms.

Deputy Council President Liberty closed the public hearing.

Councilor Burkholder asked about the potential impact on our other projects. He was concerned about our capacity to deliver on all of our promises. What strategies did we have? How were we going to manage this project? He wanted to make sure we didn't fall down in our other duties. Michael Jordan, COO, said we had been working at this capacity for the last few months. He said many of the projects they were considering were all ramping up. As far as this project was concerned, he didn't see us expending more time. We had spent a lot of time over the last six months. He didn't see it as a huge increase beyond what we had been doing over the past several months. Mr. Cooper said the next phase would be a different focus. It would be having conversations with the local jurisdictions not with the developer.

Councilor Park said if we turned this down, it didn't mean that the effort went away, it just meant that staff time would be pursuing other solutions. Mr. Jordan said he thought Councilor Park was correct. If this community decided not to move forward on a headquarters hotel, it didn't alleviate what we face with OCC. That change wouldn't happen over night but it would change the business model. There would be issues the Council had to face if we didn't move forward. Mr. Jordan said they had recognized the need for a project manager. Councilor Liberty said it appeared that we would still be involved very heavily if we proceeded with the project. Mr. Cooper said they would need to include in the project budget staff time. Councilor Liberty asked about staff needs after the feasibility phase. Mr. Jordan said he suspected that staff time would drop after the feasibility phase. Mr. Cooper reiterated the staff time that would be needed. Mr. Jordan said the bulk of their internal time would be spent negotiating with their jurisdiction partners.

Councilor Burkholder talked about his conclusions and why he would be voting yes on this next step. We needed a convention center hotel. He felt it had a larger regional impact if we were going to be successful in economic development. The question was could Metro swing this. He talked about past Metro successes and its leadership. We needed to do the next step. He wasn't sure we could finance this successfully but they wouldn't know unless we took this next step.

Councilor Hosticka said there was a lot of uncertainty. A hotel would be a great benefit. All forecasts were wrong but what we needed to do was design a strategy. This was a community decision. Metro couldn't do this on our own. We had to do this with other partners. He was willing to take the next step but absent the support of the rest of the community, he didn't want to be the lone entity.

Councilor Harrington said she was asked why we were considering this project. The basic need was for the existing public asset. The lack of the headquarters hotel made us lose business. She needed project details in order to answer whether we should move forward. The private model was outside the scope of Metro. The bottom line was we needed to proceed and do the reasonable and responsible work.

Council President Bragdon said a lot had been established on this issue but there were still a lot of questions. The real question was we wanted to have a headquarters hotel, but at what cost. That was the question that this resolution allowed us to track down. There was an upside for OCC and

the region. There were questions about community support. He felt the letters were non-committal. By taking this next step we needed to be clear that this next step led us to a plan with intergovernmental agreements. Tonight was a vote to see if we should move forward. He would be voting yes.

Councilor Collette said she was happy her first vote was Veterans Parks passes. She had done some homework on this issue. She had consulted her district. She understood this would provide tremendous benefits to the outer parts of the region. She also consulted with Metropolitan Exposition Recreation Commission (MERC). Their support was unanimous. She had also spoken with staff. She was now hearing from her colleagues. She was joining the Council in voting yes.

Councilor Liberty said headquarters hotel was a standard part of the convention center business. It would broaden our economic base through tourism. Tourism was booming. With or without a convention center, tourism was good. He would be voting yes so we could get to the answers. He talked about his bottom line, no additional money over the \$600,000 as well as no additional risk to the taxpayers. He would not support the project if the feasibility phase went beyond 8 months. He would be voting yes in support of this resolution.

Councilor Park appreciated Councilors words. He appreciated all of the work that had been done. He provided some history of the project. He agreed the \$600,000 was a lot of money yet the project would bring economic development and jobs. Quality of life started with the paycheck. Our Council had said we wanted to take risks. He talked about the job over the next six months. He would be voting yes. He would be looking at a range forecast. We were all one region.

Vote:

Councilors Park, Hosticka, Burkholder, Collette, Harrington, Liberty, and Council President Bragdon voted in support of the motion. The vote was 7 aye, the motion passed.

7. CHIEF OPERATING OFFICER COMMUNICATION

Michael Jordan, COO, had nothing to say. He conveyed his thanked to the MERC Commission and his staff.

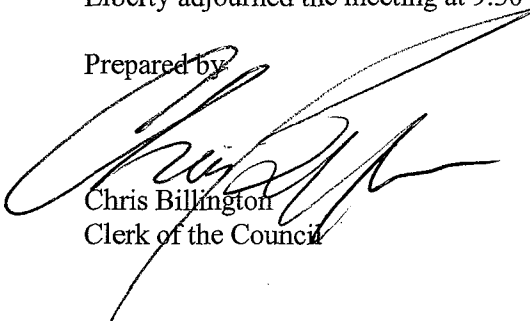
8. COUNCILOR COMMUNICATION

Councilor Harrington talked about the Regional Solid Waste Management Plan ordinance.

9. ADJOURN

There being no further business to come before the Metro Council, Deputy Council President Liberty adjourned the meeting at 9.30 p.m.

Prepared by


Chris Billington
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
 NOVEMBER 8, 2007**

Item	Topic	Doc. Date	Document Description	Doc. Number
3.1	Minutes	11/1/07	Metro Council Meeting Minutes of November 1, 2007	110807c-01
2.0	Testimony	11/8/07	To: Metro Council From: Mayor Bill Bash, City of Cornelius Re: Cornelius issues	110807c-02
5.1	Comments	11/2/07	To: Metro Council From: Carol Chesarek Re: Comments on RTP	110807c-03
5.1	Comments	11/7/07	To: Metro Councilors From: Roy Rogers, Washington County Commissioner Re: RTP comments	110807c-04
5.1	Comments	11/8/07	To: Metro Council From: Jonathan Schlueter, Westside Economic Alliance Re: RTP Comments	110807c-05
5.1	Comments	11/8/07	To: Metro Council From: Robert Behnke Re: RTP Comments	110807c-06
5.1	Letter	11/9/07	To: Metro Council and Council President Bragdon From: Nancy Stevens and Phillip Wu, Kaiser Permanente Re: RTP Comments	110807c-07
5.1	Letter	11/7/07	To: Metro Council From: Mayor Rob Drake, City of Beaverton Re: Comments on RTP	110807c-08
6.1	"A" version	11/8/07	Resolution No. 07-3882A , Authorizing Execution of Development Agreement with Project Developer; Authorizing Negotiations For Intergovernmental Agreements and Project Funding; and Authorizing Use of Metro Tourism Opportunity and Competitiveness Account (MTOCA) Funds	110807c-09
6.1	Draft Agreement	11/5/07	To: Metro Council From: Dan Cooper, Metro Attorney Re: Development Agreement for the Oregon Convention Center Headquarters Hotel between Metro and Garfield Traub Ashforth	110807c-10

Item	Topic	Doc. Date	Document Description	Doc. Number
6.1	Memo	11/6/07	To: Metro Council, MERC Commission, Michael Jordan, David Woolson From: Alison Kean Campbell and Dan Cooper, Office of Metro Attorney Re: Executive Summary of Development Agreement for OCC Headquarters Hotel	110807c-11
6.1	Email	11/6/07	To: David Bragdon, Council President From: Reed Wagner, Council Office Re: Jurisdictional letters on headquarters hotel	110807c-12
6.1	Email	11/6/07	To: Reed Wagner, Council Office From: Council President Bragdon Re: Jurisdictional letters on headquarters hotel	110807c-13
6.1	Email	11/6/07	To: David Bragdon From: Reed Wagner, Council Office Re: Jurisdictional letters on headquarters hotel	110807c-14
6.1	Letter	11/8/07	To: Metro Council From: Bill Wyatt Executive Director Port of Portland Re: Convention Center Headquarters Hotel	110807c-15
6.1	Testimony	11/8/07	To: Metro Council From: Art Lewellan Re: Headquarters hotel	110807c-16
6.1	Letter	10/23/07	To: Council President Bragdon From: Michael Bashaw, President CEO Coast Hotels and Resorts Re: Headquarters hotel	110807c-17
6.1	Letter	11/8/07	To: Metro Council From: Timothy Ramis Jordan Schrader Ramis Re: Headquarters hotel	110807c-18
6.1	Letter	10/26/07	To: Council President Bragdon From: Bruce Warner, Executive Director and Mark Rosenbaum, PDC Re: Headquarters hotel	110807c-19
6.1	Email	10/24/07	To: Maureen Ciampitt From: Sarah McKinney Director of Meeting Services Re: Convention	110807c-20
6.1	Testimony	11/8/07	To: Metro Council From: Brian McCartin Re: Headquarters hotel	110807c-21

Item	Topic	Doc. Date	Document Description	Doc. Number
6.1	Article	November 2007	News Article: "Front Porch" from Oregon Live Re: Headquarters hotel	110807c-22
6.1	Article	11/3/07	News Article: "Checkout time for old Days Inn" from Oregon Live Re: Headquarters hotel	110807c-23
6.1	Letter	11/1/07	To: Metro Council From: Jeff Cogen, Multnomah County Commissioner Re: Headquarters hotel	110807c-24
6.1	Letter	10/31/07	To: Metro Council From: Ted Wheeler, Chair Multnomah County Commission Re: Headquarters hotel	110807c-25
6.1	Letters	10/30/07	To: Metro Council From: Gregg Mindt, Tri-County Lodging Association Re: Headquarters hotel	110807c-26
6.1	Email	11/12/07	To: Councilor Harrington From: Roy Jay, Oregon Convention Center and Visitors Services Network Re: Headquarters hotel	110807c-27