

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING)
AN INTERGOVERNMENTAL AGREEMENT) Resolution No. 90-1185
WITH THE CITY OF PORTLAND TO FUND) Introduced by Rena Cusma,
AREA IMPROVEMENTS IN THE VICINITY) Executive Officer
OF THE OREGON CONVENTION CENTER)

WHEREAS, The City of Portland and the Metropolitan Service District have authority under ORS Chapter 190 to enter into this Intergovernmental Agreement; and

WHEREAS, Metro and the City of Portland have a mutual interest in the upgrading of the convention center vicinity to serve as a quality visitor services district; and

WHEREAS, An improved convention center vicinity will contribute to the success of the Oregon Convention Center by making the destination more competitive with other cities in attracting convention business; and

WHEREAS, The FY 1989-90 adopted Metro budget includes an appropriation of \$300,000.00 for area improvements; now, therefore,

BE IT RESOLVED, That the Council of the Metropolitan Service District hereby authorizes the Executive Officer to enter into the attached Intergovernmental Agreement providing for a Metropolitan Service District contribution to the convention center area improvements program of \$300,000.00 dedicated to the funding of Martin Luther King, Jr. Blvd. reconstruction adjacent to the Oregon Convention Center.

ADOPTED by the Council of the Metropolitan Service District this 8th day of March, 1990.



Tanya Collier, Presiding Officer

INTERGOVERNMENTAL AGREEMENT

This agreement is made between the Metropolitan Service District, hereinafter "Metro", and the City of Portland, hereinafter "City", this _____ day of _____, 1990.

W I T N E S S E T H :

RECITALS:

Whereas, the Oregon Convention Center (OCC) is envisioned to generate \$137 million annually in new business sales to the region and the state; and

Whereas, the Oregon Convention Center is under construction in the Lloyd Business District of northeast Portland; and

Whereas, increased pedestrian safety and comfort, attractive urban environment, enhanced exhibitor access, and a multi-modal transportation system are important elements in making the district more attractive to convention delegates; and

Whereas, an improved area setting for the OCC will make the destination more competitive with other cities in attracting conventions to Portland; and

Whereas, a \$34 million urban design, transportation improvement program, and public safety improvement program has been adopted by a unique public/private partnership as summarized in Exhibit "A", and

Whereas, construction of a truck marshalling area for the OCC is an enhancement included in the overall improvement program summarized in Exhibit "A", and

Whereas, the improvement of Martin Luther King, Jr. Blvd. adjacent to the Oregon Convention Center is included in this program, and was included in the original scope of the convention center project, and

Whereas, the Martin Luther King, Jr. project has been designed by the City, and is ready for bidding, and

Whereas, the Metro Council has taken budget action to allocate \$300,000.00 for convention center area improvements as part of the FY 1989-90 Budget.

A G R E E M E N T :

The parties hereto agree as follows:

Metro will pay, upon request of the City, the sum of \$300,000.00 (three hundred thousand dollars) to the City of Portland for the reconstruction of Martin Luther King, Jr. Blvd. adjacent to the Oregon Convention Center (Holladay/King at OCC on Exhibit A).

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates hereinafter indicated.

Metropolitan Service
District

City of Portland

Title: _____
Date: _____

Title: _____
Date: _____

Barbara Clark, City Auditor

Approved as to form:

Approved as to form

Daniel B. Cooper
General Counsel

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 90-1185 FOR THE PURPOSE
OF AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE
CITY OF PORTLAND TO FUND AREA IMPROVEMENTS IN THE
VICINITY OF THE OREGON CONVENTION CENTER

DATE: February 6, 1990

PRESENTED BY:
Neil McFarlane

Background

The attached Resolution No. 89-1185 furthers Metro's partnership with the City of Portland and the Center's private property neighbors to upgrade the area surrounding the Oregon Convention Center (OCC). It provides a convention center project contribution to a \$32 million package of area improvements. The improvements are listed on Exhibit A to the agreement. These enhancements include improvement of Holladay Street to a standard similar to the light rail streets in Downtown Portland, reconstruction of Martin Luther King, Jr. Blvd. adjacent to the convention center, several circulation improvements, including development of a direct roadway connection between Multnomah and Hassalo Streets, public safety improvements, street lighting improvements, the construction of a truck marshalling area under I-5 to serve the OCC, and other urban design and or park improvements.

The OCC project contribution to the improvement package, as proposed by the attached Intergovernmental Agreement is \$300,000.00. These funds are specifically directed to the reconstruction of an enhanced Martin Luther King, Jr. Blvd. (Union) adjacent to the convention center (included in Project #1 on Attachment A to the Intergovernmental Agreement).

This improvement package was put together and will be funded through a cooperative effort of the City, PDC, ODOT, Tri-Met, Metro, and private property owners in the area (particularly Pacific Development and Melvin Simon, Inc., owners of the Lloyd Center). The elements were negotiated and discussed at length and agreed upon by a task force established by the City of Portland.

Metro, through a series of policy statements and agreements, has recognized that the success of the Oregon Convention Center will be enhanced if the area surrounding the center is improved. In 1987, Metro commissioned the Portland Development Commission to undertake an area development planning program. The area

development program provided a plan to convert the district into a high quality business district to provide amenities and services for the state's convention guests. Many efforts have followed this initial work. For example, the OCC's street vacation agreement with the City has led to many new transportation improvements in the area. Also, the Portland City Council established the convention center urban renewal district in April of 1989. Formation of this urban renewal district was supported by the Metro Council through adoption of Resolution No. 90-1040.

The convention marketplace is, as widely recognized, very competitive. Improvement of the convention center vicinity coincides with Metro's goals for the center in that it is one way to improve the competitiveness of the Oregon Convention Center. Competing with the OCC are other convention centers on the West Coast. The Washington State Convention and Trade Show Center in heart of Downtown Seattle has many first class hotels and the new Westlake Mall shopping area within two to three blocks. The new San Diego convention center fronts San Diego Bay, and is also surrounded by many new hotels. The cities of Baltimore and San Antonio, both of which have served as models for Portland in our development of a convention industry, offer a convention center placed near or closely tied to major amenities.

In contrast, the Northeast Portland site of the Oregon Convention Center offers few amenities close-by, and presently lacks the quality of urban improvements typical elsewhere in Central Portland.

The list of improvements funded by the program represents a composite of the priorities of all participants. Some, such as the improvement of Holladay Street and Martin Luther King, Jr. Blvd. adjacent to the convention center and construction of a truck marshalling area under I-5 are of direct benefit to the convention center and are contributing to the construction effort itself. Thus, they are very important to Metro, but of less immediate importance to others. Other improvements, such as constructing a two-way 15th-16th Street and public safety improvements are very important to the Lloyd Center and Pacific Development, Inc., but less directly related to the convention center. The list of improvements works as a comprehensive package.

The attached Intergovernmental Agreement provides for Metro's investment in this package in an amount of \$300,000.00, as provided for in the FY 1989-90 Metro budget. The agreement assigns these funds to the first project noted on Exhibit A, improvement of Martin Luther King, Jr. Blvd. (Union) adjacent to the convention center.

It should be noted that previous actions have also supported this package of improvements. At the January 25 Metro Council meeting, a resolution allocating \$2 million in "regional

reserve" interstate transfer funds for the convention center area improvement package was approved. This funding is contingent on the City arranging for all other funding sources necessary to support the package by July 1, 1990.

Proposed Action

Approval to enter into an Intergovernmental Agreement with the City of Portland to provide \$300,000.00 for improvements in the convention center area. Metro's OCC funds will be dedicated to the improvement of Martin Luther King, Jr. Blvd. (Union) as specified in Exhibit A to the agreement.

Executive Officer's Recommendation

The Executive Officer recommends that the Council approve Resolution No. 90-1185.

Exhibit A
Convention Center Improvement Program Summary
February, 1990

Element	Budget Estimate (Millions)
1. Holladay/King at OCC	\$2.327*
2. Holladay/King to 13th	\$5.106
3. Multnomah/Hassalo Roadway	\$.787
4. OCC Truck Marshalling area	\$0.300
5. Hotel Site Acquisition	\$4.5**
6. 16th Two-way, 15th-16th Right of way	\$5.026 \$0.100
7. Williams/Hassalo Intersection	\$0.205
8. District Lighting	\$2.377
9. Overlook & Holladay Park	\$0.847
10. District Maintenance Projects	ODOT
11. Public Safety Improvement program	\$0.300***
12. General Contingency (3.5%)	\$0.747
'Baseline' Transportation Improvements	\$11.381****
Program Total	\$34.003

* Includes improvement of Martin Luther King, Jr. Blvd. adjacent to the Oregon Convention Center, to which Metro project funds are dedicated.

** Metro Council approval of this project provided by separate Transportation Improvement Program action rather than this agreement.

*** Remodeling of space donated by William Simon, Inc. for police support facilities. Funding provided by City General Funds.

**** Funded projects of Metro Convention Center Project (\$2.7 million), Tri-Met (\$3.481 million), ODOT (\$4.700 million), and City of Portland (\$.500).

Exhibit B
Convention Center Improvement Resources Summary
February, 1990

RESOURCES

Source	Amount
Federal Aid Urban (FAU)	\$1.960
City-provided match	.130
Regional Reserve	
Interstate Transfer Funds	\$2.000*
City-provided match	.300
Street Lighting (City Fund)	\$3.000
PDC/Urban Renewal Fund (15th/16th)	\$5.126
Metro Convention Center Pedestrian Funds (Previously approved in City/Metro Street Vacation agreement)	\$.200**
Private Sector Participation	\$5.106
Tri-Met Project Breakeven	\$4.500***
Portland General Funds (Public Safety Facility)	\$.300
Baseline Funding (previously Committed)	\$11.381**
TOTAL	\$34.003

* Approved by separate Metro Council action, Resolution No. 90-1200.

** Funded projects: (1) Metro Convention Center Project contributes \$2.7 million via the street vacation agreement with City of Portland, Tri-Met \$3.481 million, ODOT (\$4.700 million), and City of Portland (\$.500).

*** Metro Council approval of this project provided by separate Transportation Improvement Program action rather than this agreement.

CONVENTION & VISITOR FACILITIES
COMMITTEE REPORT

RESOLUTION NO. 90-1185, FOR THE PURPOSE OF AUTHORIZING
AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF
PORTLAND AND AREA IMPROVEMENTS IN THE VICINITY OF THE
OREGON CONVENTION CENTER

Date: February 26, 1990 Presented by: Councilor David Knowles

COMMITTEE RECOMMENDATION: The Convention and Visitor Facilities Committee voted 3 to 1 to recommend Council adoption of Resolution No. 90-1185. Voting aye: Councilors Knowles, Buchanan and Hansen. Voting nay: Councilor Van Bergen. Absent: Councilor McFarland. This action was taken February 20, 1990.

COMMITTEE DISCUSSION/ISSUES: Resolution No. 90-1185 provides an Oregon Convention Center (OCC) project contribution of \$300,000 to a \$34 million package for improvements in the area surrounding the Convention Center.

The OCC funds are specifically dedicated to the funding of the reconstruction of Dr. Martin Luther King, Jr. Blvd. adjacent to the Convention Center. Neil McFarlane, Project Operations Manager, confirmed that the \$300,000 is not dedicated to construction of police facilities.

The Committee asked where the \$300,000 would come from. Staff stated the source is the Convention Center Capital Project Fund. The Committee asked who will hold the money for the proposed project. Staff said the City of Portland will hold the money.

Staff was asked who will own the truck marshalling area. Staff indicated that ownership was by ODOT. The City of Portland would construct the improvements and Metro would lease the area back from ODOT. The Committee asked what supervision Metro would have over the \$300,000. Staff said a detailed invoice system will be used, and that the funds are dedicated for a specific purpose.

The Committee questioned how the \$300,000 contribution would affect the Convention Center project in light of contractor claims, the amount in contingency, etc. Staff said the \$300,000 contribution would not be a problem.

DK:RB:aeb
A:\CCVF0226.RPT

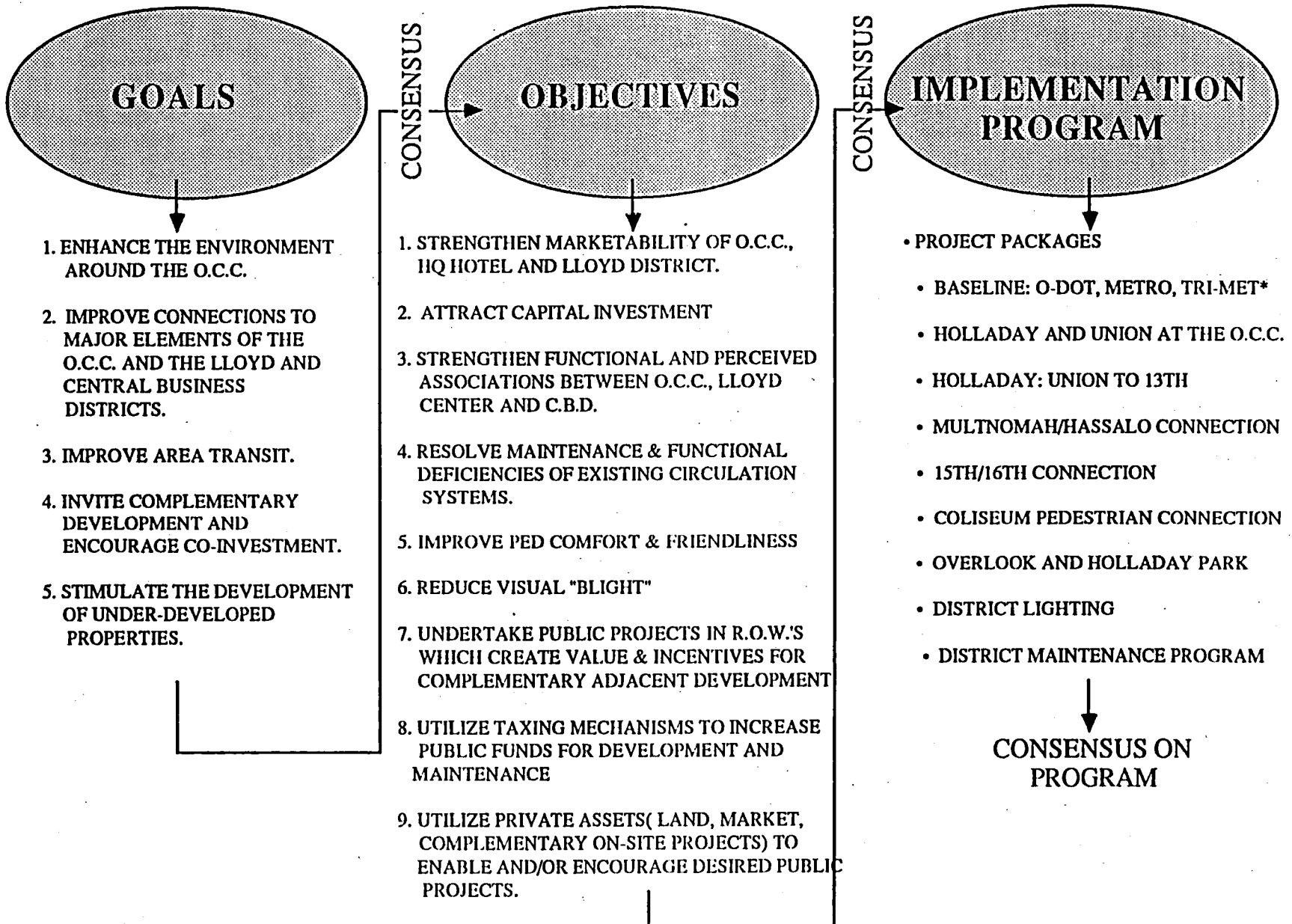
**CONVENTION CENTER
TRANSPORTATION
CAPITAL IMPROVEMENTS**

**Finance Agreement
EXHIBIT 'A'**

March 6, 1989

CONVENTION CENTER TRANSPORTATION CAPITAL IMPROVEMENTS

PROCESS DIAGRAM



CONVENTION CENTER TRANSPORTATION CAPITAL IMPROVEMENTS

MATRIX

PROJECT PACKAGES	PROGRAM GOALS				
	ENHANCE THE ENVIRONMENT AROUND THE O.C.C.	IMPROVE CONNECTIONS TO THE LLOYD AND CENTRAL BUSINESS DISTRICTS	IMPROVE AREA TRANSIT	INVITE COMPLEMENTARY DEVELOPMENT AND CO-INVESTMENT	STIMULATE DEVELOPMENT OF UNDER-DEVELOPED PROPERTIES
HOLLADAY AND UNION AT THE O.C.C.	●	●	●	●	●
HOLLADAY: UNION TO 13TH	●	●	●	●	●
MULTNOMAH/HASSALO CONNECTION	●	●	◐	●	●
15TH/16TH CONNECTION	◐	●	◐	◐	●
COLISEUM CONNECTION	●	●	◐		◐
OVERLOOK & HOLLADAY PARK	●	●			◐
DISTRICT LIGHTING	●	●			◐
DISTRICT MAINTENANCE PROJECTS	●			◐	◐

COMPLEMENTS



CONSISTENT



UNRELATED

CONVENTION CENTER CAPITAL IMPROVEMENTS
 IMPLEMENTATION STRATEGY
 March 6, 1989

REQUIREMENTS

Element	Budget Estimate (Millions)
Holladay/Union at O.C.C.	\$ 2.327
Holladay, Union to 13th	5.106
Multnomah/Hassalo	0.787
Hotel Site Acquisition	4.500
16th Two-Way, 15th/16th Right-of-Way*	5.026 0.100
Williams/Hassalo Intersection	0.205
District Lighting	2.377
Overlook & Holladay Park	0.847
District Maintenance Projects	ODOT
General Contingency (4.7%)	<u>1.047</u>
Program Total	\$22.322
Baseline	<u>11.381</u>
Area Total	\$33.703

*Railroad property purchase. Remainder donated in exchange for equal land area from street vacations.

CONVENTION CENTER CAPITAL IMPROVEMENTS
IMPLEMENTATION STRATEGY

March 6, 1989

RESOURCES

Source	Amount (Millions)
FAU	\$ 1.960
Match	0.130
Region Funds	2.000
Match	0.300
Tri-Met "Project Breakeven"	4.500
Street Lighting	3.000
Metro Pedestrian Fund	0.200
PDC/Urban Renewal (15th/16th)	5.126
Private Sector Participation	<u>5.106</u>
Program Total	\$22.322
Baseline Funding	<u>11.381</u>
Area Total	\$33.703

CONVENTION CENTER CAPITAL IMPROVEMENTS
IMPLEMENTATION STRATEGY

March 6 1989

EXHIBIT A ADDENDUM
BASELINE RESOURCES

Source	Amount (Millions)
ODOT	\$ 4.700
Lloyd Blvd. Extension	
Holladay Off-Ramp	
Grand Avenue Ramp Improvement	
Tri-Met Grant	\$ 3.481
Holladay LRT Station	
Coliseum Station	
Bus Transfer Facility	
Right of Way	
METRO	\$ 2.700
Lloyd Blvd. & First Avenue Right of Way	
Holladay, 1st-Union Basic Street plus Signals	
Basic LRT Platform	
Union Avenue West Frontage	
Oregon Street to Two-Way	
Detours, Miscellaneous & Engineering	
Pedestrian Improvements	
Hassalo/Williams Right Turn	
Two-Way Lloyd & Misc. @ 9th & 11th	
City	\$.500
OCC Area Lighting to Metro	
Revise Holladay to Eastbound	
Widen Hassalo, Williams - Occident	
Union, East Side Lights	
Consultants (Cooper, ZGF I, ZGF II)	
OCC Project Manager	
Total	\$11.381



GRANT/CONTRACT SUMMARY

METROPOLITAN SERVICE DISTRICT

GRANT/CONTRACT NO. 901180 BUDGET CODE NO. 559 231109 574520 50203
 FUND: 559 Capital DEPARTMENT: CCP (IF MORE THAN ONE) _____
 SOURCE CODE (IF REVENUE) _____

INSTRUCTIONS

- OBTAIN GRANT/CONTRACT NUMBER FROM CONTRACTS MANAGER. CONTRACT NUMBER SHOULD APPEAR ON THE SUMMARY FORM AND ALL COPIES OF THE CONTRACT.
- COMPLETE SUMMARY FORM.
- IF CONTRACT IS —
 - SOLE SOURCE, ATTACH MEMO DETAILING JUSTIFICATION.
 - UNDER \$2,500, ATTACH MEMO DETAILING NEED FOR CONTRACT AND CONTRACTOR'S CAPABILITIES, BIDS, ETC.
 - OVER \$2,500, ATTACH QUOTES, EVAL. FORM, NOTIFICATION OF REJECTION, ETC.
 - OVER \$50,000, ATTACH AGENDA MANAGEMENT SUMMARY FROM COUNCIL PACKET, BIDS, RFP, ETC.
- PROVIDE PACKET TO CONTRACTS MANAGER FOR PROCESSING

1. PURPOSE OF GRANT/CONTRACT TO FUND AREA IMPROVEMENTS IN VICINITY OF OREGON CONVENTION CENTER

2. TYPE OF EXPENSE PERSONAL SERVICES LABOR AND MATERIALS PROCUREMENT
 PASS THROUGH AGREEMENT INTER-GOVERNMENTAL AGREEMENT CONSTRUCTION
 OTHER

OR

TYPE OF REVENUE GRANT CONTRACT OTHER

3. TYPE OF ACTION CHANGE IN COST CHANGE IN WORK SCOPE
 CHANGE IN TIMING NEW CONTRACT

4. PARTIES METRO CCP & CITY OF PORTLAND

5. EFFECTIVE DATE JAN. 1, 1990 TERMINATION DATE DEC. 31, 1990
 (THIS IS A CHANGE FROM _____)

6. EXTENT OF TOTAL COMMITMENT: ORIGINAL/NEW \$ 300,000
 PREV. AMEND _____
 THIS AMEND _____
 TOTAL \$ 300,000

7. BUDGET INFORMATION

A. AMOUNT OF GRANT/CONTRACT TO BE SPENT IN FISCAL YEAR 1989 ~~90~~ \$ 300,000
 B. BUDGET LINE ITEM NAME Const Work AMOUNT APPROPRIATED FOR CONTRACT * \$ 300,000
 C. ESTIMATED TOTAL LINE ITEM APPROPRIATION REMAINING AS OF October 31, 19 89 \$ 24,953,237

8. SUMMARY OF BIDS OR QUOTES (PLEASE INDICATE IF A MINORITY BUSINESS ENTERPRISE)

SUBMITTED BY _____ \$ _____ AMOUNT MBE
 SUBMITTED BY _____ \$ _____ AMOUNT MBE
 SUBMITTED BY _____ \$ _____ AMOUNT MBE

9. NUMBER AND LOCATION OF ORIGINALS (1) CCP OFFICE; (2) F&A Contracts; (3) City Auditor; (4) PDOT

10. A. APPROVED BY STATE/FEDERAL AGENCIES? YES NO NOT APPLICABLE
 B. IS THIS A DOT/UMTA/FHWA ASSISTED CONTRACT YES NO
11. IS CONTRACT OR SUBCONTRACT WITH A MINORITY BUSINESS? YES NO
 IF YES, WHICH JURISDICTION HAS AWARDED CERTIFICATION _____
12. WILL INSURANCE CERTIFICATE BE REQUIRED? YES NO
13. WERE BID AND PERFORMANCE BONDS SUBMITTED? YES NOT APPLICABLE
 TYPE OF BOND _____ AMOUNT \$ _____
 TYPE OF BOND _____ AMOUNT \$ _____
14. LIST OF KNOWN SUBCONTRACTORS (IF APPLICABLE)
- | | | |
|------------|---------------|------------------------------|
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
15. IF THE CONTRACT IS OVER \$10,000
 A. IS THE CONTRACTOR DOMICILED IN OR REGISTERED TO DO BUSINESS IN THE STATE OF OREGON?
 YES NO
 B. IF NO, HAS AN APPLICATION FOR FINAL PAYMENT RELEASE BEEN FORWARDED TO THE CONTRACTOR?
 YES DATE _____ INITIAL _____

16. COMMENTS:

TO BE FUNDED FROM CITY OF PORTLAND LID FUNDS
 *identified as owner's elections in budget materials

GRANT/CONTRACT APPROVAL

<p>INTERNAL REVIEW</p> <p><i>Neil McFarlan</i> DEPARTMENT HEAD</p> <p><i>Donald R. Beck</i> FISCAL REVIEW 12/3/89</p> <p><i>James D. ...</i> BUDGET REVIEW 12-4-89</p>	<p>CONTRACT REVIEW BOARD (IF REQUIRED) DATE _____</p> <p>1. _____ COUNCILOR</p> <p>2. _____ COUNCILOR</p> <p>3. _____ COUNCILOR</p>	<p>COUNCIL REVIEW (IF REQUIRED)</p> <p>DATE _____</p>
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LEGAL COUNSEL REVIEW AS NEEDED:

- A. DEVIATION TO CONTRACT FORM _____
- B. CONTRACTS OVER \$10,000 _____
- C. CONTRACTS BETWEEN GOVERNMENT AGENCIES Approval of General Counsel on Agenda Submittal

Exhibit B

**CONVENTION CENTER
TRANSPORTATION
CAPITAL IMPROVEMENTS**

March 6, 1989

FINANCE AGREEMENT

CONVENTION CENTER TRANSPORTATION PROGRAM

MARCH 6, 1989

We the undersigned do hereby commit our support to implementation of a public improvement program for the Convention Center Area substantially in conformance with the attached Exhibit "A". In so doing, we recognize that the scope and breadth of individual projects remains flexible and subject to the recommendations of the Policy Team and approval of the City Council, but that our mutual intent is to implement these improvements to the highest and best interests of the redevelopment of the district and to complement the public's existing investment in the Oregon Convention Center. To that end, we pledge our combined resources as outlined in the attached Exhibit "A". Recognizing that we as individuals may not possess sole authority to commit corporate or public resources to this end, we agree to seek and obtain such authority as is necessary within forty-five days of execution of this agreement. Should any party hereto, for whatever reason, choose not to fully participate as outlined in Exhibit "A", that action, by virtue of this agreement, shall be cause for the other parties to reduce their fiscal commitment by a commensurate amount. In any case, no such reduction will be accommodated by deletion of elemental projects described in Exhibit "A" and shall be made in a way which preserves the maximum integrity of the program in attempting to meet the stated goals and objectives. In addition to the program outlined in Exhibit "A", the parties understand public safety is a priority issue that will be addressed through a separate program.

By execution of this understanding and agreement, we pledge to one another our continuing support for the overall program and agree to work in good faith to achieve the objectives set forth in Exhibit "A".

Earl Blumenauer, Commissioner
City of Portland

Loren Wyss
Tri-Met

Ted Runstein
ERC

Bill Scott
Pacific Development

Don Forbes
Oregon Department of Transportation

Harry Demorest
Portland Development Commission

Larry Troyer
Lloyd Center

Tom Walsh
Metro/OCC