

**METROPOLITAN EXPOSITION RECREATION COMMISSION**

**Resolution No. 14-08**

For the purpose of Approving an Office Lease Agreement between the Metropolitan Exposition Recreation Commission and CarMax Business Services, LLC, to rent Oregon Convention Center office space for a term of three months.

**WHEREAS**, the Metropolitan Exposition Recreation Commission ("the Commission") operates and manages the property more commonly known as the Oregon Convention Center, located at 777 NE Martin Luther King Jr. Boulevard, Portland, Oregon 97232; and

**WHEREAS**, the Commission desires to lease approximately four thousand (4,000) rentable square feet of office space (MERC Offices) located on the second floor of the Oregon Convention Center; and

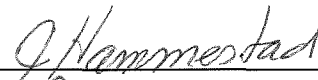
**WHEREAS**, CarMax Business Services, LLC, a Delaware limited liability company ("CarMax"), desires to lease MERC Offices for a three month period to use as a temporary office space prior to the opening of two permanent CarMax stores in the Portland, Oregon area; and


**WHEREAS**, the Commission has the responsibility to operate its facilities in as cost-effective a manner as possible;

**BE IT THEREFORE RESOLVED** as follows:

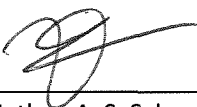
1. That the Metropolitan Exposition Recreation Commission hereby approves the leasing of MERC Offices at the Oregon Convention Center to CarMax for a term of three months, and authorizes and directs the Executive Director of the Oregon Convention Center to negotiate and execute such a lease agreement in a form approved by Metro legal counsel.

Passed by the Commission on May 7, 2014.

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Secretary/Treasurer

Approved As to Form:  
Alison R. Kean, Metro Attorney

By:   
\_\_\_\_\_  
Nathan A. S. Sykes  
Deputy Metro Attorney

## MERC STAFF REPORT

**Agenda Item/Issue:** Approving an Office Lease Agreement between the Metropolitan Exposition Recreation Commission and CarMax Business Services, LLC, to rent Oregon Convention Center office space for a term of three months.

**Resolution No.:** 14-08

**Presented by:** Scott Cruickshank

**Date:** May 7, 2014

**Background/Analysis:** The Oregon Convention Center has a suite of empty office space due to the Metropolitan Exposition and Recreation (MERC) administrative staff relocating to Metro Regional Center two years ago. The proposed tenant, CarMax, has a need for a short term office space lease to use the space as an employment center. CarMax is opening two large stores; one in Beaverton and the other in Clackamas and expects to hire over 100 new employees from the Portland area. The OCC is an ideal central location for their employment center. The OCC operations department recently painted and cleaned the space to prepare it for the tenant; all done with in-house labor and supplies at minimal cost.

**Fiscal Impact:** The monthly base rent will be \$16,500. The base rent will be \$49,500 for the dates of occupancy – June 14, 2014 – September 12, 2014. Parking, Information Systems support; Food and Beverage needs; and Audio Video support will be charged based on use.

**Recommendation:** Staff recommends approval of Resolution 14-08 for the purpose of approving an Office Lease Agreement between the Metropolitan Exposition Recreation Commission and CarMax Business Services, LLC, to rent Oregon Convention Center office space for a term of three months.