

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING) RESOLUTION NO. 94-1990A
AN ADVISORY COMMITTEE TO EXAMINE)
THE REGION'S FUTURE OPTIONS FOR) Introduced by Councilor
A STADIUM) Sandi Hansen

WHEREAS, Civic Stadium is owned by the City of Portland and is now nearly 70 years old; and

WHEREAS, the Metropolitan Exposition-Recreation Commission has operated Civic Stadium for five years and is knowledgeable about its operation and condition; and

WHEREAS, the loss of the financial support of the Memorial Coliseum's profits in the last two years, which were used to subsidize operations and capital improvements at Civic Stadium, has caused Civic Stadium to operate at a substantial loss and to diminish its financial reserve; and

WHEREAS, The Civic Stadium Business Plan developed by the MERC outlines the need for major capital improvements of as much as \$10 million over the next five years; and

WHEREAS, the MERC has entered into a 3-year lease with the Portland Rockies baseball team which will begin in the spring of 1995; and

WHEREAS, The MERC is pursuing a strategy to effect operating and capital improvements to attract more spectators to Civic Stadium, increase per capita revenues at events held in the Stadium and maximize financial performance of the facility; and

WHEREAS, A Major League or Triple-A baseball franchise would require a new or largely renovated stadium as a condition for selecting Portland; and

WHEREAS, Metro and the City of Portland plan to review the Consolidation Agreement that assigned Civic Stadium management responsibility to Metro, through MERC, which review could result in changes to the Stadium's ownership or management; and

WHEREAS, The MERC, at its meeting September 14, 1994, reviewed these issues and recommended a public process to develop a public consensus regarding the future of Civic Stadium before a financial crisis occurs that leaves no choice but to close the facility;

WHEREAS, The MERC adopted Resolution No. 94-71 at its meeting of November 9, 1994, which recommends that Metro and the City of Portland in 1995 examine the need for location of and cost for an outdoor stadium in the Portland metropolitan region; now, therefore,

BE IT RESOLVED, That the Metro Council:

1. Declares its intent to establish an advisory committee to consist of representatives of Metro, MERC, the Portland Metropolitan Sports Authority, representatives of the City of Portland as may be warranted by the results of the review of the Consolidation Agreement, and citizens from throughout the Metro area, whose charge will be to:

- Analyze the Portland metropolitan region's need for an outdoor stadium and make findings on the need for a stadium in the region;
- Analyze the condition of Civic Stadium, including the cost to renovate it for continued use and for use by a Major League or Triple-A franchise;
- Analyze the current costs and opportunities of Civic Stadium versus a stadium at a different location;
- Recommend a course of action on continuing or ceasing use of Civic Stadium;
- Recommend in favor or against steps to build a new stadium, either at the existing site of Civic Stadium or an alternate location;
- Project the costs of ongoing operating and capital costs of all recommended actions, including a recommendation to close Civic Stadium;
- Recommend a way to provide ongoing operating and capital revenue to sustain a stadium operation.

2. Directs that this committee shall be formed and start its work no later than January 1, 1996 or within 30 days of adoption of revisions to the Consolidation Agreement if later than January 1, 1996, and complete its work and present a report and recommendations to Metro and the City within 18 months.

3. Directs that adequate resources be provided to the committee to assist it in making determinations about the cost of renovating Civic Stadium, the cost of siting and building a new stadium and the ongoing operating and capital expense of a stadium facility.

ADOPTED by the Metro Council this 22nd day of November, 1994.



Judy Wyers, Presiding Officer

REGIONAL FACILITIES COMMITTEE REPORT

RESOLUTION NO. 94-1990A, ESTABLISHING AN ADVISORY COMMITTEE TO EXAMINE THE REGION'S FUTURE OPTIONS FOR A STADIUM

Date: November 17, 1994 Presented by: Councilor McFarland

COMMITTEE RECOMMENDATION: At its November 16, 1994 meeting the Regional Facilities Committee voted 3-0 to recommend Council adoption of Resolution No. 94-1990A. Councilors Hansen, McFarland, and Moore voted in favor. Councilors Gates and Washington were absent.

COMMITTEE DISCUSSION/ISSUES: MERC General Manager Pat LaCrosse presented the staff report. He referred to his report on Resolution 94-1991 for background, and noted the financial problems of Civic Stadium. Those problems are both a lack of operating funds and needed capital improvement funds. The capital needs are in the \$7 to \$10 million range over the next few years for turf replacement, seismic upgrades, and ADA compliance. Mr. LaCrosse framed the issue in terms of the upcoming capital needs, noting that it is appropriate to consider the possibility of building a new stadium or renovating Civic Stadium in light of those capital needs. Facing this large potential commitment, he argued that it is not unreasonable to examine the possibility of investing some \$20 million for a new or refurbished facility, while considering the ongoing operating need at the same time. The proposal is to engage the public in consideration of the alternatives, which include building a new facility, remodeling Civic Stadium, or closing the Stadium.

Mr. LaCrosse discussed the timing of creating the task force to examine Stadium issues. He said the original proposal was to convene the task force early next summer, waiting to give the new Metro Council some time to assess and prioritize issues and to give the new Portland Rockies baseball team the chance to open its season. The revised proposal, contained in the "A" version of the resolution, calls for this task force to be formed following conclusion of the Consolidation Agreement discussions (see Resolution 94-1991A). The result of those discussions will determine whether Metro or the City will own and operate the facility and therefore have sole responsibility for considering how to address Stadium issues.

Council Analyst Casey Short said the delay raises the question of why a resolution should be considered that calls for creation of a task force in a year. He said he continues to support this resolution because it will establish a policy and timelines for addressing the needs of the Stadium, which helps frame the issues and provide clarity to the interested jurisdictions and the public about the process to be followed.

Councilor Moore asked whether Portland State has plans to build a stadium. Mr. LaCrosse said he did not know, but would find out.

Councilor McFarland noted for the record that the Committee had received a letter from Mr. Greg Flakus, asking for Clark County representation on a Stadium task force. She said that request could be considered when the task force is appointed.

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WHEREAS, the Metropolitan Exposition-Recreation Commission has operated Civic Stadium for five years and is knowledgeable about its operation and condition; and

WHEREAS, the loss of the financial support of the Memorial Coliseum's profits in the last two years, which were used to subsidize operations and capital improvements at Civic Stadium, has caused Civic Stadium to operate at a substantial loss and to diminish its financial reserve; and

WHEREAS, The Civic Stadium Business Plan developed by the MERC outlines the need for major capital improvements of as much as \$10 million over the next five years; and

WHEREAS, the MERC has entered into a 3-year lease with the Portland Rockies baseball team which will begin in the spring of 1995; and

WHEREAS, The MERC is pursuing a strategy to effect operating and capital improvements to attract more spectators to Civic Stadium, increase per capita revenues at events held in the Stadium and maximize financial performance of the facility; and

WHEREAS, A Major League or Triple-A baseball franchise would require a new or largely renovated stadium as a condition for selecting Portland; and

WHEREAS, Metro and the City of Portland plan to review the Consolidation Agreement that assigned Civic Stadium management responsibility to Metro, through MERC, which review could result in changes to the Stadium's ownership or management; and

WHEREAS, The MERC, at its meeting September 14, 1994, reviewed these issues and recommended a public process to develop a public consensus regarding the future of Civic Stadium before a financial crisis occurs that leaves no choice but to close the facility;

WHEREAS, The MERC adopted Resolution No. 94-71 at its meeting of November 9, 1994, which recommends that Metro and the City of Portland in 1995 examine the need for location of and cost for an outdoor stadium in the Portland metropolitan region; now, therefore,

BE IT RESOLVED, That the Metro Council:

1. Declares its intent [~~jointly with the City of Portland,~~] to establish an advisory committee to consist of representatives of [~~the City of Portland,~~] Metro, MERC, the Portland Metropolitan Sports Authority, representatives of the City of Portland as may be warranted by the results of the review of the Consolidation Agreement, and citizens from throughout the Metro area, whose charge will be to:

- Analyze the Portland metropolitan region's need for an outdoor stadium and make findings on the need for a stadium in the region;
- Analyze the condition of Civic Stadium, including the cost to renovate it for continued use and for use by a Major League or Triple-A franchise;
- Analyze the current costs and opportunities of Civic Stadium versus a stadium at a different location;
- Recommend a course of action on continuing or ceasing use of Civic Stadium;
- Recommend in favor or against steps to build a new stadium, either at the existing site of Civic Stadium or an alternate location;
- Project the costs of ongoing operating and capital costs of all recommended actions, including a recommendation to close Civic Stadium;
- Recommend a way to provide ongoing operating and capital revenue to sustain a stadium operation.

2. Directs that this committee shall be formed and start its work no later than January 1, 1996 or within 30 days of adoption of revisions to the Consolidation Agreement if later than January 1, 1996. [~~August 1995~~] and complete its work and present a report and recommendations to Metro and the City within 18 months.

3. Directs that adequate resources be provided to the committee to assist it in making determinations about the cost of renovating Civic Stadium, the cost of siting and building a new stadium and the ongoing operating and capital expense of a stadium facility.

ADOPTED by the Metro Council this _____ day of _____, 1994.

Judy Wyers, Presiding Officer

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METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution 94-71

Recommending that the Portland City Council and the Metro Council in 1995 examine the need for, location of and cost for an outdoor stadium in the Portland metropolitan region.

Whereas, Civic Stadium is owned by the City of Portland and is now nearly 70 years old; and

Whereas, the Metropolitan Exposition-Recreation Commission has operated Civic Stadium for five years and is knowledgeable about its operation and condition; and

Whereas, the loss of the financial support of the Memorial Coliseum's profits in the last two years, which were used to subsidize operations and capital improvements at Civic Stadium, has caused Civic Stadium to operate at a substantial loss and to diminish its financial reserve; and

Whereas, the Civic Stadium Business Plan developed by the MERC outlines the need for major capital improvements of as much as \$10 million over the next five years; and

Whereas, the MERC has entered into a 3-year lease with the Portland Rockies baseball team which will begin the spring of 1995; and

Whereas, the MERC is pursuing a strategy to effect operating and capital improvements to attract more spectators to Civic Stadium, increase per capita revenues at events held in the Stadium and maximize financial performance of the facility; and

Whereas, a Major League or Triple-A baseball franchise would require a new or largely renovated stadium as a condition for selecting Portland; and

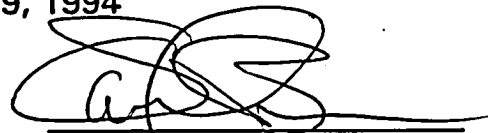
Whereas, the MERC, at its meeting September 14, 1994, reviewed these issues and recommended a public process to develop a public consensus regarding the future of Civic Stadium before a financial crisis occurs that leaves no choice but to close the facility;

NOW, THEREFORE BE IT RESOLVED that the MERC recommends that the Metro Council and the Portland City Council declare:

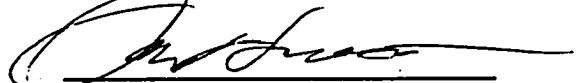
1. Their intent to establish a committee composed of representatives of the City of Portland, Metro, the MERC, the Portland Metropolitan Sports Authority and citizens from throughout the Portland metropolitan region to:

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2. That this committee be formed and start its work no later than August 1995 and complete its work and present a report and recommendations to Metro and the City within 18 months,
3. Directs that adequate resources be provided to the committee to assist it in making determinations about the cost of renovating Civic Stadium, the cost of siting and building a new stadium and the ongoing operating and capital expense of a stadium facility.

Passed by the Commission on November 9, 1994



Chairman



Secretary-Treasurer

APPROVED AS TO FORM:
Daniel B. Cooper, General Counsel

By:



Mark B. Williams
Senior Assistant Counsel

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Judy Wyers, Presiding Officer