

## MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, September 9, 1998

Metro Council Chamber

Members Present: Ruth McFarland (Chair), Patricia McCaig (Vice Chair), Rod Monroe

Chair McFarland called the meeting to order at 1:34 PM.

### 1. INTRODUCTIONS

None.

### 2. CITIZEN COMMUNICATIONS

None.

### 3. CONSIDERATION OF MINUTES OF AUGUST 5, 1998

**Motion:**

Councilor McCaig moved to adopt the Regional Facilities Committee minutes of August 5, 1998.

**Vote:**

Chair McFarland and Councilor McCaig voted aye. Councilor Monroe abstained. The vote was 2/0/1, and the motion passed.

### 4. RESOLUTION NO. 98-2691, FOR THE PURPOSE OF SUPPORTING STATE FUNDING FOR MODERNIZATION OF CIVIC STADIUM

Chair McFarland noted that this resolution had been in committee, been sent on to Council, and sent back to committee for consideration. She said that although she knew at least one Councilor wanted changes to the resolution, he had not suggested anything specific yet.

Councilor McCaig summarized what has happened with this resolution. She said it had come before the committee when only she and Chair McFarland were present. She said if the two of them had voted, it would have been a tie. To move the resolution along, she agreed to vote it out of committee without a recommendation. It then went to Council. Two Councilors were absent, and the vote count of those present did not look promising, so to salvage the resolution, Chair McFarland had removed it from Council consideration and sent it back to committee again.

Mark Williams, MERC General Manager, and Maria Rojo de Steffey, Civic Stadium Manager, were present to answer questions. Councilor Monroe asked Mr. Williams to summarize the entire funding package.

Mr. Williams said that the Civic Stadium Advisory Committee, after deliberating for a year, had recommended retaining the Stadium as a valuable public asset and finding a way to make it self-sustaining. Out of a range of possibilities, the Committee decided on a middle course that calls for about a \$45 million fix-up. In addition to improving the Stadium, the Committee recommended using it as the focus of a "Stadium District." This district, with light rail nearby, could support more housing, more retail, more parking, and more amenities for both the Stadium and the neighborhood.

Mr. Williams said that the funding package was assembled by first identifying the stakeholders. Among the principal stakeholders is the City of Portland, which owns the facility. The funding package calls for the City to provide about one-third of the improvement costs, or \$15 million. Another major stakeholder is the State of Oregon, because the Stadium serves as the home field for Portland State University's (PSU) football team. PSU plans to upgrade its football program, and it needs a large enough venue in the city to accommodate more than 25,000 people. The Committee felt that the state's interest warranted bearing another one-third of the cost. The remaining \$15 million would potentially come from a mix of private investment, from naming opportunities, and from creating the Stadium District.

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Councilor Monroe clarified that the resolution refers to the state's share, which presumably would come from lottery money. Mr. Williams said yes. He said approval of this resolution would indicate Council support for the concept of state funding for the Stadium and would then put it on the list of legislative priorities. It does not say this is *the* legislative priority. Councilor Monroe asked what effect the Council's indication of support would likely have. Mr. Williams said this action would lend itself toward putting this project in the governor's budget.

Chair McFarland said that the Civic Stadium is used not only by PSU, but also for state high school play-offs. This further supports the state's interest.

Councilor McCaig referred to the \$15 million gap that would come from a variety of sources. She asked if Metro would be asked to contribute to that gap. Mr. Williams said he had no intention of asking Metro to contribute.

Councilor McCaig also commented on the \$15 million that would be requested from the state and the \$15 million that would be asked of Portland. She said the lottery is overburdened. She said this project would have to compete for money with a variety of worthy programs including education. She said she does not believe the state and city governments have the resources to support this kind of program. She said she believes the state faces more pressing demands to fund more important projects, such as growth management and transportation. She said she does not intend to vote for this resolution and these are some of the reasons.

**Motion:**

Councilor Monroe moved to recommend Council adoption of Resolution No. 98-2691.

**Vote:**

Chair McFarland and Councilor Monroe voted aye. Councilor McCaig voted nay. The vote was 2/1 in favor, and the motion passed.

Councilor Monroe will carry the resolution to a meeting of the full Council.

### 5. RESOLUTION NO. 98-2693, FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR PARKING MANAGEMENT SERVICES FOR THE GRAND AND IRVING PARKING GARAGE

Berit Stevenson, Metro Property Services, explained that this requests authorization to issue a Request for Proposal (RFP) to manage parking services for the Grand and Irving Parking Garage. The current contract terminates October 31. The RFP will be similar to past RFPs, allowing services to be based on either fixed-fee or some incentive program. She said this is for a three-year contract and fairly substantial. She said the Council needs to approve contracts of this size and substance. That is why she is here.

Councilor McFarland asked about the parking meters in front of the building. She said she understood they were intended to encourage all-day parkers to use the Metro parking garage and thereby increase parking revenues, but they hadn't. Ms. Stevenson said Chair McFarland's assessment was correct. She explained it was originally believed the all-day parkers were commuters who, after meters were installed, would switch to parking in Metro's garage. Although the all-day parkers did turn out to be commuters, it turned out they were mostly downtown commuters. They moved to downtown lots rather than to Metro's.

**Motion:**

Councilor McCaig moved to recommend Council adoption of Resolution No. 98-2693.

Dennis Keepes, Rose City Parking, 2205 No. Lombard, Portland, Oregon, 97272, requested that the minimum requirements for applicants be changed in two ways. First, he said the way the RFP reads, it is unclear whether the applicant must show accounts of \$250,000 every year for five years or cumulatively for the entire five years. He said Ms. Stevenson had told him the amount is cumulative, but he thought the wording should be changed to make it clear. Second, he said that the requirements discourage smaller firms, which include minority and women-owned enterprises. He said smaller firms might be willing to offer good and creative services. He suggested the minimum requirements be reduced to 3 years' prior

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experience and \$150,000 in accounts over five years. He said Metro used the current criteria recently, and it resulted in only two bids.

Councilor Monroe asked for comments from staff. Ms. Stevenson said the criteria are not cast in stone. She said those criteria came from a City of Portland's RFP for its "Smart Park," and it was used to solicit bids for the planned Zoo parking. She said that five years' experience and \$250,000 in expenses are intended to indicate the ability to manage this parking garage, which is a fairly large and complex operation.

Jennifer Sims, Metro Administrative Services, said that Mr. Keepens was correct in that the Zoo RFP brought in only two respondents. She said that although years of experience and size of account are important, some compromise might be acceptable. She said opening the competition would be good.

Councilor Monroe asked Mr. Keepes how long Rose City has been operating. Mr. Keepes said about eight years. Councilor Monroe asked if Rose City would qualify under the current criteria. Mr. Keepes said he did not have precise account figures. Councilor Monroe asked if accounts have been increasing. Mr. Keepes said yes. Councilor Monroe asked if Rose City would qualify if the requirement covered the past four years. Mr. Keepes said yes. Councilor Monroe asked what the accounts were last year. Mr. Keepes said he did not have numbers. Councilor Monroe said he expects and appreciates numbers from those who testify in matters like this. He said he is sorry Mr. Keepes did not come prepared to present any.

### **Motion to Amend the Main Motion:**

Councilor Monroe moved to change the minimum requirements to \$200,000 in accounts accumulated over four years.

Chair McFarland added that the language must make it clear that the \$200,000 is cumulative over four years, not per year.

### **Vote on Motion to Amend the Main Motion:**

Chair McFarland and Councilors McCaig and Monroe voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

### **Vote on Main Motion:**

Chair McFarland and Councilors McCaig and Monroe voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor McCaig will carry the resolution as amended to a meeting of the full Council.

## **9. COUNCILOR COMMUNICATIONS**

None.

There being no further business before the committee, the meeting was adjourned at 1:57 PM.

Prepared by,

Pat Emmerson  
Council Assistant