

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution 95-48

Authorizing the extension of current Civic Stadium rental rates for six months ending June 30, 1996.

The Metropolitan Exposition-Recreation Commission finds:

- 1. Civic Stadium rental rates are due to expire December 31, 1995;**
- 2. Studies concerning M.E.R.C. operations and, specifically, Civic Stadium's future will reach conclusions within the next six months but after current rental rates expire;**
- 3. Extension provides working rental rates for an additional six months;**
- 4. Extension provides a timeframe in which staff can research rental rates;**
- 5. Extension brings rental rate schedule in sync with M.E.R.C.'s budget year;**

BE IT THEREFORE RESOLVED that the Commission approves and authorizes the extension of Civic Stadium's rental rates for an additional six months to expire June 30, 1996.

Passed by the Commission on November 8, 1995.


Chairman


Secretary-Treasurer

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

By: 
Mark B. Williams
Senior Assistant Counsel

MERC STAFF REPORT

Agenda Item/Issue: Extension of Civic Stadium Rental Rates

DATE: November 8, 1995

Presented by: Candy Cavanagh

Background and Analysis: Civic Stadium is in the third year of a three-year rental rate structure passed by the Commission as part of Resolution No. 202 on October 14, 1992. The rental rates span the three calendar years of 1993 through 1995 and expire this December. Current Rental Rates are attached.

Our two anchor tenants, the Portland Rockies and Portland State University (football program), have negotiated multi-year rental license agreements which set them outside the application of the standard rental rate structure. Additionally, the promoter for our Summer Concert Series negotiates a cap on rental fees, so the percentage rate applies only up to that point. Users to which the rental rate structure are applied, then, are college sports (excluding PSU football), high school sports and various community activities.

The expiration of rental rates comes as the City/Metro Facilities Consolidation Advisory Committee nears its conclusions which may substantially affect the ways in which M.E.R.C. operates. Also, it is anticipated a work group will be formed specifically to explore the future of Civic Stadium and to formulate recommendations and an action plan. Staff looks for this group to be underway in late November with the goal of arriving at conclusions within the next six months.

Current rental rate increases are on a calendar year and do not correlate with our budget year process.

Discussion with the Commission Liaisons and/or User Groups: Staff has had a short discussion with Liaison Commissioner Ben Middleton. User groups will be notified of extension.

Fiscal Impact: Financial impact to Civic Stadium's budget will be minimal. The six-month extension comes during the facility's slow booking time.

Recommendation: Staff recommends extension of the current rental rate structure to expire June 30, 1996 for the following reasons:

1. Extension provides working rental rates for the six months the Stadium work group will be conducting its work on the Civic Stadium's future.
2. The six-month extension provides a timeframe in which staff can research rental rates, conducting surveys with other facilities and the facility users.
3. Extension brings the rental rate schedule in sync with M.E.R.C.'s budget year.

CIVIC STADIUM, PORTLAND, OR
Rental Rate Guidelines
Effective January 1, 1993

TICKETED EVENTS

<u>Event Type</u>	<u>Daily Rental Rate</u>
Commercial Events	\$5000 vs. 12% of gross ticket sales, whichever is greater.
Educational Events	Base rent vs. 12% of gross ticket sales, whichever is greater. Base rent is determined by event type, event length, attendance and facility operational costs associated with the event. Base rent quotes are available upon request.
Non-Educational, Ticketed Sporting Events	Base rent vs. 12% of gross ticket sales, whichever is greater. Base rent is determined by event type, event length, attendance and facility operational costs associated with the event. Base rent quotes are available upon request.

Ingress/Egress charges at one-half daily rental rate. Decorator move-in is subject to ingress/egress charges.

Rental rates include: Field preparation, housekeeping, locker room facilities, press box, public address system with microphone and field phones as necessary. (Practices are excluded from these services)

Event related labor/services: Shall be provided by the facility at Licensee's expense. All event requirements shall be approved by facility management at least fourteen (14) days prior to the beginning of the event.

Facility Management reserves the right to provide a full range of food and beverage services.

Rental rates were approved by the Metropolitan Exposition-Recreation Commission on October 14, 1992

**CIVIC STADIUM, PORTLAND, OR
Rental Rate Guidelines
Effective January 1, 1993**

NON-TICKETED EVENTS

Event Type

Daily Rental Rate

Special Events:

Base rent determined by event type, event length, attendance and facility operational costs associated with the event. Base rent quotes available upon request.

Educational:

Base rent determined by event type, event length, attendance and facility operational costs associated with the event. Base rent quotes available upon request.

Practices/Clinics:

Effective 1/1/93
\$125/hr.

Effective 1/1/94
\$150/hr.

Effective 1/1/95
\$175/hr.

Ingress/Egress charges at one-half daily rental rate. Decorator move-in is subject to ingress/egress charges.

Rental rates include: Field preparation, housekeeping, locker room facilities, press box, public address system with microphone and field phones as necessary. (Practices are excluded from these services)

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Facility Management reserves the right to provide a full range of food and beverage services.

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**CIVIC STADIUM - PORTLAND, OR
RENTAL RATE COMPARISON WORKSHEET**

EX BIT A

NO. 275 P. 47

CIVIC STADIUM

4:20PM

NOV. 3. 1995

Event	Current Rental	Non-reimbursable Operational Costs	Proposed Rental Rates		
			Jan. '93	Jan. '94	Jan. '95

TICKETED EVENTS

Long Term Tenants

Beavers	Negotiated contract		Negotiated contract		
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PSU Football	\$3000 vs. 10% of gross ticket sales	\$1800/game	Negotiated contract		
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Commercial Events

Concerts, Pro-sports, etc.	\$3000 vs. 12% of gross ticket sales.	Varies	\$5000 vs. 12% of gross ticket sales.		
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Festival of the Bands	\$750 vs. 12% of gross ticket sales with a cap of \$3500	\$1500	\$2500 vs. 12% of gross ticket sales w/a cap of \$4000	\$1650 vs. 12% of gross ticket sales w/a cap of \$4500	\$1800 vs. 12% of gross ticket sales w/a cap of \$5000
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Slam 'n Jam '91	\$11,000 plus related expenses		Negotiated contract		
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Educational Events

PSU Soccer	\$750/2-game max + 3hrs. of practice @ \$100/hr.	\$950	\$800 - 2 game max vs. 12% + \$125/hr. practice	\$900 - 2 game max vs. 12% + \$150/hr. practice	\$1000 - 2 game max vs. 12% + \$175/hr. practice
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**CIVIC STADIUM - PORTLAND, OR
RENTAL RATE COMPARISON WORKSHEET**

NO. 275 P. 57

CIVIC STADIUM

NOV. 3. 1995 4:21PM

Event	Current Rental	Non-reimbursable Operational Costs	Proposed Rental Rates		
			Jan. '93	Jan. '94	Jan. '96
TICKETED EVENTS Cont'd					
PSU Spring Scrimmage Football Game	\$500	\$400	\$500	\$600	\$750
PSU Conference Baseball	\$200/game	\$450	\$220	\$500/1st game \$400 ea. additional game vs. 12%	\$600/1st game \$400 ea. additional game vs. 12%
OSAA Football	\$550 vs. 12%	\$500	\$650 vs. 12%	\$750 vs. 12%	\$1000 vs. 12%
OSAA Soccer	\$300 for 1st game \$200 ea. additional game	\$400 if one game, \$900 if 2+ games	\$400 1st game \$300 ea. add. game vs. 12%	\$500 1st game \$400 ea. add. game vs. 12%	\$600 1st game \$400 ea. add. game vs. 12%
OSAA Baseball	\$200/game vs. 12%	\$500	\$400 1st game \$300 ea. add. game vs. 12%	\$500 1st game \$400 ea. add. game vs. 12%	\$600 1st game \$400 ea. add. game vs. 12%
PPS/ Central Catholic Varsity Football	Based on turnstile - average rental \$350	\$500	\$500 vs. 12 % per night	\$600 vs. vs. 12% per night	\$750 vs. vs. 12% per night

**CIVIC STADIUM - PORTLAND, OR
RENTAL RATE COMPARISON WORKSHEET**

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NO. 275

CIVIC STADIUM

4:21PM

NOV. 3.1995

Event	Current Rental	Non-reimbursable Operational Costs	Proposed Rental Rates		
			Jan. '93	Jan. '94	Jan. '95

TICKETED EVENTS Cont'd

NON-EDUCATIONAL
SPORTS

Thunderbolts	\$750	\$700	Negotiated contract		
Greater Portland Soccer	\$500	\$950	\$750 vs. 12%	\$1000 vs. 12%	\$1250 vs. 12%

NON-TICKETED EVENTS

Special Events:

State Games of Oregon	\$750	\$750	\$1000	\$1200	\$1500
Billy Graham Crusade (Sept. 1992)	\$20,000 + related expenses	TBA	N/A		
Intel 25th Anniversary (July 1993)	Negotiations current	TBA	N/A		

Educational

PSU Non-Conference Baseball	\$200/game	\$450	\$220	\$500 1st game \$400 ea. additional	\$600 1st game \$400 ea. additional
PPS JV Football	\$100/game	\$200	\$200	\$300	\$400
PPS Baseball	\$100/game	\$300	\$200	\$300	\$400

**CIVIC STADIUM PORTLAND, OR
RENTAL RATE COMPARISON WORKSHEET**

<u>Event</u>	<u>Current Rental</u>	<u>Non-reimbursable Operational Costs</u>	<u>Proposed Rental Rates</u>		
			<u>Jan. '93</u>	<u>Jan. '94</u>	<u>Jan. '95</u>

NON-TICKETED EVENTS CONT'D

**Non-Educational
Sports:**

Men's Sr. Baseball	\$650/day	\$900	\$1000/day	\$1250/day	\$1500/day
Columbia River Baseball	\$650/day	\$900	\$1000/day	\$1250/day	\$1500/day
<u>Practices/Clinics</u>	\$50/hr		\$125/hr.	\$150/hr.	\$175/hr.

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CIVIC STADIUM

4:21PM

NOV. 3.1995