

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 96-41

Authorizing and approving rental rates for Civic Stadium effective July 1, 1996 through June 30, 1997 and July 1, 1997 through June 30, 1998.

The Metropolitan Exposition-Recreation Commission finds:

1. Current Civic Stadium rental rates expire June 30, 1996;
2. Staff has done an event cost analysis, polled user groups and conducted a survey of other facilities;
3. Staff has developed rates which are market sensitive, cover non-reimbursed facility costs and are consistent and uniform;
4. Two-year rates allow for user planning and coincide with M.E.R.C. Labor Rates and Schedule of Extra Charges Rates;

BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission adopts the attached two year rental rates for Civic Stadium effective July 1, 1996.

Passed by the Commission on June 12, 1996.


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: Civic Stadium Rental Rates: FY 1996-97 and FY 1997-98

Resolution No. 96-41 .

DATE: June 12, 1996

Presented by: Candy Cavanagh

Background and Analysis: At the May 1996 meeting, staff presented a report and accompanying worksheets listing the spectrum of Civic Stadium users, non-reimbursed facility costs related to user events and recommended rental rates for FY 1996-97 and FY 1997-98. The same packet of information was sent out to all users for their review and comments.

In the time since the May 1996 Commission meeting, staff has contacted users either by phone or in face-to-face meetings. All users who responded find the proposed rental rates acceptable.

The three goals staff has tried to meet with the recommended rental rates are:

1. To remain market sensitive
2. To the extent possible, cover non-reimbursed facility costs directly associated with the event.
3. To gain uniformity and consistency in rental rates.

Discussion with the Commission Liaisons and/or User Groups: Staff met with a representative from Portland State University and reviewed all rates which affect their athletic program. Telephone calls were made to Portland Public Schools, Central Catholic High School and Oregon School Athletic Association.

Fiscal Impact: Over the two years of the recommended rental rates, the increase will help to better cover the actual facility costs of putting on each type of event. Staff has isolated labor intensive costs that are associated with out-of-season field conversions and set-ups, including these costs in the Stadium's Schedule of Extra Charges which would then be billed to the client as an additional cost.

Recommendation: Staff recommends the Commission approve the recommended Civic Stadium rental rates and authorize staff to implement them beginning July 1, 1996.

**CIVIC STADIUM
PORTLAND, OREGON**

RENTAL RATES

Effective: July 1, 1996 - June 30, 1997

<u>EVENT TYPE</u>	<u>RENTAL RATES: TICKETED</u>	<u>RENTAL RATES: NON-TICKETED</u>
FOOTBALL:		
Professional	\$5,500 vs. 12% of gross ticket sales/game	\$5,500/game
College/Semi-Pro	\$3,000 vs. 12% of gross ticket sales/game	\$3,000/game
High School	\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales	\$500 for 1st game, \$200 for each additional game
Youth/Community	\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales	\$500 for 1st game, \$200 for each additional game
BASEBALL:		
Professional	\$5,500 vs. 12% of gross ticket sales/game	\$5,500/game
College/Semi-Pro	\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales	\$750 for 1st game, \$250 for each additional game

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

Rental rates include: In-season field preparation, housekeeping, locker room facilities, press box, public address systems 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.

EVENT TYPE**RENTAL RATES: TICKETED****RENTAL RATES: NON-TICKETED****BASEBALL: (contd.)**

High School

\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales

\$500 for 1st game, \$200 for each additional game

Youth/Community

\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales

\$500 for 1st game, \$200 for each additional game

SOCCER:

Professional

\$5,500 vs. 12% of gross ticket sales/game

\$5,500/game

College/Semi-Pro

\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales

\$750 for 1st game, \$250 for each additional game

High School

\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales

\$500 for 1st game, \$200 for each additional game

Youth/Community

\$750 for 1st game, \$250 for each additional game vs. 12% of gross ticket sales

\$500 for 1st game, \$200 for each additional game

CONCERTS:With no field seating setup

\$4,500 vs. 12% of gross ticket sales

\$4,500/event

With field seating setup

\$5,500 vs. 12% of gross ticket sales

\$9,000/event

**CONVENTION/
PUBLIC ASSEMBLY
EVENTS:**With no field seating setup

\$4,500/day vs. 12% of gross ticket sales

\$4,500/day

With field seating setup

\$5,500/day vs. 12% of gross ticket sales

\$9,000/day

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

Rental rates include: In-season field preparation, housekeeping, locker room facilities, press box, public address systems with microphones 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.

EVENT TYPE**RENTAL RATES: TICKETED****RENTAL RATES: NON-TICKETED****COMMUNITY
EVENTS:**

With <u>no</u> field seating setup	\$4,500 vs. 12% of gross ticket sales	\$4,500/event
With field seating setup	\$5,500 vs. 12% of gross ticket sales	\$9,000/event

**CORPORATE
EVENTS:**

Attendance: 1 to 6,000 with <u>no</u> field seating setup	\$4,500 vs. 12% of gross ticket sales*	\$4,500 vs. net catering (excluding concessions revenue) back to MERC, whichever is greater
Attendance: 1 to 25,000 with field seating setup	\$5,500 vs. 12% of gross ticket sales*	\$9,000 vs. net catering (excluding concessions revenue) back to MERC, whichever is greater

*Net catering (excluding concessions revenue) back to MERC may offset portion of rental cost

**PRACTICES/
CLINICS:**

In-season: 4/1 - 11/30 (field lights <u>not</u> included)	--	\$175/hour
Off-season: 12/1 - 3/31 (field lights included)	--	\$125/hour

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

Rental rates include: In-season field preparation, housekeeping, locker room facilities, press box, public address systems 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.

**CIVIC STADIUM
PORTLAND, OREGON**

RENTAL RATES

Effective: July 1, 1997 - June 30, 1998

<u>EVENT TYPE</u>	<u>RENTAL RATES: TICKETED</u>	<u>RENTAL RATES: NON-TICKETED</u>
FOOTBALL:		
Professional	\$5,700 vs. 12% of gross ticket sales/game	\$5,700/game
College/Semi-Pro	\$3,100 vs. 12% of gross ticket sales/game	\$3,100/game
High School	\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales	\$525 for 1st game, \$225 for each additional game
Youth/Community	\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales	\$525 for 1st game, \$225 for each additional game
BASEBALL:		
Professional	\$5,700 vs. 12% of gross ticket sales/game	\$5,700/game
College/Semi-Pro	\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales	\$775 for 1st game, \$275 for each additional game

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

Rental rates include: In-season field preparation, housekeeping, locker room facilities, press box, public address systems with microphones 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.

EVENT TYPE**RENTAL RATES: TICKETED****RENTAL RATES: NON-TICKETED****BASEBALL: (contd.)**

High School

\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales

\$525 for 1st game, \$225 for each additional game

Youth/Community

\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales

\$525 for 1st game, \$225 for each additional game

SOCCER:

Professional

\$5,700 vs. 12% of gross ticket sales/game

\$5,700/game

College/Semi-Pro

\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales

\$775 for 1st game, \$275 for each additional game

High School

\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales

\$525 for 1st game, \$225 for each additional game

Youth/Community

\$775 for 1st game, \$275 for each additional game vs. 12% of gross ticket sales

\$525 for 1st game, \$225 for each additional game

CONCERTS:With no field seating setup

\$4,650 vs. 12% of gross ticket sales

\$4,650/event

With field seating setup

\$5,700 vs. 12% of gross ticket sales

\$9,300/event

**CONVENTION/
PUBLIC ASSEMBLY
EVENTS:**With no field seating setup

\$4,650/day vs. 12% of gross ticket sales

\$4,650/day

With field seating setup

\$5,700/day vs. 12% of gross ticket sales

\$9,300/day

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

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

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EVENT TYPE**RENTAL RATES: TICKETED****RENTAL RATES: NON-TICKETED****COMMUNITY
EVENTS:**With no field seating
setup\$4,650 vs. 12% of gross ticket
sales

\$4,650/event

With field seating
setup\$5,700 vs. 12% of gross ticket
sales

\$9,300/event

**CORPORATE
EVENTS:**Attendance: 1 to
6,000 with no field
seating setup\$4,650 vs. 12% of gross ticket
sales*\$4,650 vs. net catering (excluding
concessions revenue) back to MERC,
whichever is greaterAttendance: 1 to
25,000 with field
seating setup\$5,700 vs. 12% of gross ticket
sales*\$9,300 vs. net catering (excluding
concessions revenue) back to MERC,
whichever is greater

*Net catering (excluding
concessions revenue) back to
MERC may offset portion of
rental cost

**PRACTICES/
CLINICS:**In-season: 4/1 - 11/30
(field lights not
included)

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\$175/hour

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