

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution 95-52

Authorizing the addition of an off-season Practice/Clinics rental rate to be added to the extended Civic Stadium rental rates ending June 30, 1996.

The Metropolitan Exposition-Recreation Commission finds:

- 1. Civic Stadium is under-utilized in the winter months;**
- 2. Inclement weather prevents the use of many natural grass fields throughout the winter months;**
- 3. Staff has identified a need by youth sports groups to have consistent practice areas that are safe being well-lit with proper field conditions and wishes to capture this business;**
- 4. Youth groups, whether private or public, are cost conscious with budget constraints;**
- 5. Staff can offer a reduced rate and still realize a profit by the rescheduling of Stadium full-time staff;**

BE IT THEREFORE RESOLVED that the Commission adopts the off-season Practice/Clinic rental rates as set out in the attached Exhibit A.

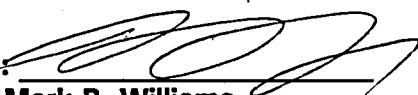
BE IF FURTHER RESOLVED that the off-season Practice/Clinic rental rates set out in Exhibit A shall extend through June 30, 1996, and shall expire thereafter unless further extended by the Commission.

Passed by the Commission on November 17, 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: Addition of Off-season Practice/Clinic Rental Rate to Civic Stadium Rental Rates

Date: November 17, 1995

Presented by: Candy Cavanagh

Background and Analysis: Recently at the November 1995 M.E.R.C. meeting, the Commission approved and authorized the extension of Civic Stadium's rental rates for an additional six months to expire June 30, 1996. Within a few days, staff was contacted by a group interested in renting the facility for an extended series of practices over the winter. This group was prompted to call Civic Stadium because the City of Portland Bureau of Parks has made the decision to severely limit use of natural grass field time in order to let the grass recover from rain and heavy use. Fields all over the city suffer from deterioration when the weather is wet and they are scheduled for high use for both soccer and football. After some discussion with this group, staff discovered that there are several clubs searching for alternative sites. Added to this information is the typical seasonal public school soccer and football practices scheduled into the facility by athletic directors from throughout the tri-county area and southern Washington looking for a useable field. Although artificial turf is less desirable for competitive play, its ability to remain useable throughout the winter makes it desirable for on-going winter practices.

Civic Stadium in-season practice rates were developed by analyzing the cost of field lighting and added staff time to monitor such practices. During the fall season, additional staff must be brought in to cover these practice times as the Stadium's fulltime staff is small and working a variety of evening and weekend shifts. However, once the fall sports season dwindles, the fulltime staff becomes more available to cover such shifts and can perform maintenance work while the teams are practicing on the field. Therefore, the cost to the Stadium to offer practice time is reduced.

By developing an off-season practice rate, the Stadium can reach this niche of users, offering them an affordable, safe practice space. By networking with athletic directors and team sports clubs, Stadium staff hopes to set up a full winter practice program which can be covered by the facility's small fulltime staff.

Fiscal Impact: To come up with an estimated revenue figure, staff used a reasonable 12 hours per week from December through March. If this goal is reached, the net revenue should be about \$18,000. The net revenue range of this program should be between \$15,000 to \$25,000.

Discussion With Commission Liaison and/or User Groups: Because of the short lead time in developing this program, staff's discussion with liaison commissioners has been limited.

Discussion with potential users has been positive. Two to three soccer club programs are ready to sign rental agreements to use the facility for several hours on Tuesday, Wednesday, and Thursday evenings. These groups have also offered to put Stadium staff in touch with other groups who may be interested in off-season practice use. If approved, these rates will be added to the extended rental rates, and all users will be contacted.

This program would not interfere with PSU's baseball program, and each rental agreement would allow Stadium staff the authority to move practice times if more lucrative, ticketed business were booked.

Recommendation: Staff recommends addition of the off-season practice/clinic rental rate to the Civic Stadium Rental Rates.

TICKETED EVENTS

Event Type

Daily Rental Rate

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 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 Rate Guidelines
Proposed 1995 Rates extended through June 30, 1996

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 are available upon request.

Educational Events

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

***Practices/Clinics (In-season)**

\$175/hour

***Practices/Clinics (Off-season)**

\$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.

***Practices/Clinics: Field access only/no grandstand use. Field to be provided as is/no conversion included.**

In-Season Use

April 1 - November 30

Field lights not included in rate

Off-Season Use

December 1 - March 31

Field lights included in rate