

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution No. 04-14

For the purpose of setting a revised rate structure for all Theater Lobbies and Brunish Hall for the Portland Center for the Performing Arts, effective August 1, 2004.

WHEREAS, MERC Resolution 02-20 provides that rental rates for all tenants at PCPA (with the exception of rental rates for office, workshop, and storage space governed by contract) increase annually by no less than increases in the Portland area consumer price index (CPI) and any increases above CPI require further Commission approval, and;


WHEREAS, PCPA's rental fees for lobby and Brunish Hall events include insurance coverage, admissions labor and custodial staff, and insurance rates and labor costs in the past two years have increased significantly, and

WHEREAS, the proposed new rate structure will cover all cost increases and still provide rental space at a competitive rate compared to comparable space in the area;

BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission:

1. Approves new rental rates for Brunish Hall and all Theater Lobbies effective August 1, 2004, as shown on the attached Exhibit A
2. These rates will increase annually effective July 1, 2005, and thereafter, by no less than increases in the Portland area consumer price index (CPI). Any increases above CPI will require further Commission approval.

Passed by the Commission on July 28<sup>th</sup>, 2004.

  
Chair

  
Secretary-Treasurer

Approved As to Form:  
Daniel B. Cooper, Metro Attorney

By:   
Lisa Umscheid, Senior Attorney

**RESOLUTION 04-14 | EXHIBIT A**

**BRUNISH HALL**

**COMMERCIAL RATES 03-04 Proposed**

Performance - Evening	\$675	\$700
Performance - Matinee	\$475	\$500
Performance - Non-Tick.	\$775	\$800
Performance - Morning		\$400
Rehearsal - Per Day	350	\$375

**NON-PROFIT RATES 03-04 04-05**

Performance - Evening	\$310	\$325
Performance - Matinee	\$310	\$325
Performance - Morning		\$325
Performance - Non-Tick.	\$450	\$500
Rehearsal - Per Day	\$150	\$175

Performance rates include 8 portable stage units, 150 chairs, lectern, microphone, 1 table and two chairs at entry doors, coat rack, PCPA volunteer ushers and greeters.

**MEETINGS, CONFERENCES, RECEPTIONS, DINNERS**

	03-04	04-05
Half-Day Rental	\$0	\$600
Full-Day Rental	\$0	\$1,200

Meetings include 200 banquet chairs set theatre-style, lectern and microphone.

Receptions include 15 round tables and 150 banquet chairs.

**LOBBY RATES**

**03-04 04-05**

**ASCH**

Tier 1	\$1,600	\$2,200
Tier 2	\$1,450	\$1,980
Tier 3	\$800	\$1,100
Tier 4	\$310	\$1,275

**NTB & Keller**

Tier 1	\$1,275	\$1,800
Tier 2	\$1,150	\$1,620
Tier 3	\$645	\$900
Tier 4	260*	320*

Rent includes: 3 admissions staff, insurance coverage and custodial cleanup.

\*Rent includes custodial staff only.

**BRUNISH HALL LOBBY 03-04 04-05**

Meetings & Receptions	\$225	\$300
Includes tables and chairs		

All rental rates will increase annually by CPI

Note: All items in red denote changes from 2003/2004

## MERC STAFF REPORT

**Agenda item:** Approving revised rate structure for Brunish Hall and all PCPA theater lobbies effective August 1, 2004.

**Resolution No.:** 04-14

**Date:** July 28, 2004

**Presented by:** Lori Leyba-Kramer

**Background:**

In February 2000, the PCPA, with a generous donation from Corey Brunish, finished the Rehearsal Hall located in the New Theater Building (NTB) and renamed it Brunish Hall. Rate structures were established based on research of comparable facilities in downtown Portland. In October of 2002, a streamlined rate structure and annual CPI increase was approved by the Commission.

Lobby rental rates have long been in place. The last major increase was in 1995. Rates since then have only increased by CPI. The lobby rental rate for all facilities includes admissions staff, insurance coverage, set up and custodial cleanup. Labor and insurance costs have increased dramatically over the past few years so that current rates no longer cover all of these costs.

The proposed rates will cover the above mentioned costs as well as providing a reasonable rate of return to PCPA. A survey of other reception type spaces in the downtown area was conducted and PCPA's rates are comparable while still maintaining affordable rates for non-profit users. The proposed rate structure also provides a new morning performance rate for Brunish Hall as we are now getting requests for morning only usage. A new "meetings, conferences, receptions and dinners" category has been added to accommodate these non-event requests.

**Fiscal Impact:**

Based on previous years' usage, the increase will generate approximately \$6000 annually.

**Recommendation:**

Staff recommends that the Commission approve Resolution 04-14 approving a revised rate structure for Brunish Hall and all PCPA theater lobbies effective August 1, 2004.