



METRO

2000 S.W. First Avenue
Portland, OR 97201-5398
503/221-1646

MINUTES

Metro Council Convention Center Committee

Thursday July 2, 1987

The meeting was called to order at 4:10 pm by councilor Ragsdale.

Present:

Metro Council

Richard Waker
Presiding Officer
District 2

Jim Gardner
Deputy Presiding
Officer
District 3

Mike Ragsdale
District 1

Corky Kirkpatrick
District 4

Tom DeJardin
District 5

George Van Bergen
District 6

Barry Kelley
District 7

Mike Bonner
District 8

Tanya Collier
District 9

Larry Cooper
District 10

David Knowles
District 11

Gary Hansen
District 12

Executive Officer
Rena Cusma

Committee Members

Councilor Mike Ragsdale, Chairman
Councilor Larry Cooper
Councilor David Knowles
Councilor George Van Bergen
Presiding Officer Dick Waker

Staff

Tuck Wilson
Jan Schaeffer
Don Carlson

Other

Spence Benfield
Stan Jones
Jeanette Launer
Dorothy Lyon

PROCEEDINGS

1. **Property acquisition issues**

The PDC property acquisition team presented a briefing on the property acquisition process summarized in the attached chart and schedule.

Questioned about relocation benefits, Stan Jones explained all owners and tenants are eligible if they occupy the property at the time of acquisition. Actual costs of moving the business and equipment to its new location are covered. Relocation benefits are not part of the bargaining package in negotiations for property acquisition.

Dorothy Lyons explained typical oversight functions exercised by other jurisdictions PDC has acquired property for. TriMet,

for instance, leaves final purchase price to PDC; ODOT requires approval of the department chief.

Councilor Waker said he believes the full Council wishes to approve purchase price if it exceeds the appraised value. Councilor Ragsdale recommends delegation of this responsibility to the convention center committee. He will make his case for this point at the next Council meeting.

At that meeting, PDC will present for consideration (in executive session) offers requiring approval. PDC also will present a "scorecard": how many properties optioned to date, how much under or over estimates, outstanding issues.

After deliberation in executive session, the committee recommended approval of PDC's proposed purchase amounts for the Kalberer property. (The committee recommended approval of the Enebo property purchase at its last meeting.)

2. Effect of multistate lottery on convention center funding

Tuck Wilson answered a question raised by Councilor Van Bergen in a recent letter regarding whether, if Oregon enters a multistate lottery as being discussed by the legislature, in-state lottery funds would be used to pay off winners in the multistate lottery. He explained the funds would not be comingled; the Oregon lottery fund would remain separate, and this would be the source of convention center funds.

3. Schematic design approval process

The committee will review ACDC's recommendation on the schematic design, including the budget, program statement and drawings, at its July 9 meeting. Full Council will review the presentation also; approval by consensus is acceptable since the design is just a refinement of concept D2 approved in May.

4. Bond interest issue

Tuck Wilson suggested saving the interest on bond sale receipts as an emergency contingency fund. Councilor Van Bergen recalled a promise to use the interest to reduce the debt service. Tuck Wilson explained this was a representation to TSCC as a planning statement; as documented in a letter from Harvey Rogers, this planning statement is not binding. ACDC recommends preserving the interest and would like to present its case to the committee, the Council and TSCC if necessary.

5. PDC vicinity study

Councilor Ragsdale and Tuck Wilson will meet next Friday with Pat LaCrosse of PDC. A copy of the PDC draft agreement was distributed to the committee. Councilor Van Bergen said he remains opposed to the contract for the \$100,000 series of studies on development issues related to the convention center. It will be considered by Council July 23.

6. Events

The bond sale lunch July 9 will be for Councilors only. The fully-funded party will take place as planned July 15.

The meeting was adjourned at 5:50 pm.

Next meeting

The next meeting will be 4 pm Thursday July 9.