

COUNCIL CONVENTION CENTER COMMITTEE
Minutes
October 8, 1987
Metro, Convention Center Office

The Committee met at 4 p.m., Thursday, October 8, 1987. Present were Mike Ragsdale, Chairman; George Van Bergen, Councilor; David Knowles, Councilor; Rena Cusma, Executive Officer; Tuck Wilson, Convention Center Project Director; and Neil McFarlane, Jan Schaeffer, Kim Duncan, Convention Center staff.

1. Minutes of the September 22, 1987 meeting were approved.

2. Property Acquisition: The Committee went into Executive Session with the Portland Development Commission (PDC) to discuss property acquisition on the Convention center site.

The Committee came out of executive session. The Committee forwarded the PDC recommendation to the Metro Council for approval at the October 8, 1987 meeting.

3. PDC Area Plan: Tuck Wilson and Neil McFarlane, Convention Center staff stated that the Committee and Council would receive an update from PDC on the area plan in December. A report from Pacific Development is scheduled concurrently.

The "Oregon International Center" booklet from Pacific Development was distributed to the Committee. It is a preliminary outline of the Pacific Development ideas for the area.

Discussion moved to the absence of adequate hotel facilities near the Convention Center. The Committee clarified that Metro had no obligation to subsidize hotel development. CTS had recommended to PDC that no hotel facilities receive a subsidy for at least one year following the opening of the Convention Center. (See attached letter).

4. Lloyd Center Property Transfer: PDC has title to the six parcels of Lloyd Center properties but transfer of those properties to Metro has not yet occurred. The Executive Officer has encouraged PDC to make the transfer. The issue is whether transfer is done by lease or deed. Councilor Van Bergen stated he wants the transfer by fee simple.

5. Transportation Issues: Neil McFarlane summarized current transportation issues and discussions. All parties affected by transportation issues (metro, City, PDC, and ODOT) are examining schedules and financing issues to maximize the opportunities being presented by freeway work necessary to accommodate the Convention Center.

Transportation goals for the area include development of a "ring", similar to the "ring" around the Coliseum, to move entering and exiting traffic efficiently. Timing of ODOT freeway improvement is desirable to support development of the ring. These cooperative efforts should assist the Convention Center project in prudent management of its budget.

Discussion also covered the light rail station issue. Originally, it was anticipated that a new station would be necessary. It appears that with the design location of entrances that a new station is not imperative. The Project staff is recommending a covered walkway to the Holladay Street station as the most efficient use of existing resources. The existing station is closer to the entrance than a new station would be. Tri-Met is proceeding to explore the possibility of UMPTA funding for a new station, projected to cost \$800,000.

McFarlane discussed the need for a temporary relocation plan due to the anticipated closure of Oregon Street. The City requires that alternate routes be agreed upon before the City will agree to vacation. Metro traffic engineers are coordinating with the City staff.

6. Energy Supply Proposals: Tuck Wilson reported that the Project received proposals from PP&L and NW Gas on a heating/cooling system for the Convention Center. The proposals stated that the center's real needs are for cooling, not heating. The Center will generate heat. Options and ideas are being refined in a series of meetings scheduled for next week. PGE is helping in a review of the proposals.

7. Telecommunications: The first meeting of this advisory committee was on October 1, 1987. The telecommunications capability of the building received high marks from committee members. A discussion of future capabilities ensued. The committee members agreed that the current plans were sufficient for the needs in the foreseeable future. They cautioned against accommodating too much additional capability because of the rapidly changing technology in the field.

Councilor Van Bergen stated that planning for alternative uses of the Convention Center facility might be important in the long run.

8. Design/Budget: Wilson reported that the architect team is fourteen days behind schedule and making every effort to catch up. The architects will present a revised budget and construction schedule on November 24, 1987. The project is still quite fluid in determining potential deducts and additions. Among the issues being debated are a change in the building facade from granite and glass to Oregon brick, saving \$500,000. The size and program of the tourism

information center is unresolved; the art committee is examining a proposal for a possible small theater addition.

9. GPCVA: On a motion by Councilor Van Bergen, the Committee agreed to lift the hold on Items 4 and 7 in the current GPCVA marketing contract. The decision was based on discussion with the new GPCVA director and his opinions that the contract amount and scope of work was adequate.

10. Laventhol and Horwath: A draft of the final report from Laventhol-Horwath on the Convention Center operating plan was distributed. The report addresses the rate issues and describes the major competition. GPCVA and the ER commission are developing a preliminary rate schedule.

11. Miscellaneous: The current revenues from Multnomah hotel-motel tax are projected to be \$2.1 million as the hotel-motel market is better than originally projected.

The meeting adjourned at 5:30 p.m.

Submitted by,

Kim Duncan



Committee on Regional Convention, Trade, and Spectator Facilities

Bob Ridgley, Chairman

J.E. Bud Clark
Dennis Buchanan
Eve Killpack
Bob Schumacher
Rick Gustafson
Bob Ames
Ed Jensen
Carol Lewis
Sandra Suran
Ray Miller
Ed Colbach
Carl Halvorson
Lloyd Anderson
Larry Black

May 12, 1986

Mr. Patrick L. LaCrosse, Executive Director
Portland Development Commission
1120 S.W. 5th Avenue
Portland, OR 97204

Dear Pat:

This letter formally transmits a recommendation prepared by the CTS Hotel/Motel Tax Subcommittee for consideration by the Portland Development Commission. The following paragraphs describe the recommendation and its background.

During the formulation of the Multnomah County Convention and Trade Show Center Special Fund, representatives of the hotel industry requested that the CTS recommend a method which would ensure that an oversupply of hotel rooms would not be encouraged by subsequent CTS actions. At that time, you may recall, the hotel industry was facing poor occupancy levels and the prospects of a substantial immediate increase in room inventory due to the Morrison Street and Fountain Plaza projects. Industry spokesman feared that a third major hotel, associated with the convention center, might also come on-line in the near future and damage their prospects for recovery.

In response to the industry's concern, the CTS agreed to make the following recommendation to the Portland Development Commission:

The CTS recommends that the PDC not provide any direct financial assistance towards construction of a new convention center headquarters hotel for, at least, one year following the convention center opening date.

The Hotel/Motel Tax Subcommittee requested that I forward this recommendation to the Portland Development Commission for appropriate action, which I trust you will do by receipt of this letter.

Sincerely,

Robert Ridgley, Chairman
Committee on Regional Convention,
Trade, and Spectator Facilities

RR/SS/srs
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