

MINUTES OF THE METROPOLITAN SERVICE DISTRICT
COUNCIL CONVENTION CENTER COMMITTEE

December 3, 1987

Council Chamber

Committee Members Present:	Larry Cooper, David Knowles, Mike Ragsdale, George Van Bergen, Richard Waker
Other Councilors Present:	Jim Gardner, Tanya Collier
Staff Present:	Rena Cusma, Tuck Wilson, Kim Duncan, Don Carlson

Chair Ragsdale called the meeting to order at 5:04 p.m.

Chair Ragsdale said the purpose of the meeting was to "initiate the first independent operating commission for this regional government. The Committee will be receiving today the nominations that have been forwarded to it by the Executive Officer in cooperation with the three counties in the region, City of Portland, and some Executive Officer appointments." Chair Ragsdale said the purpose of the meeting was to learn the nominees' ideas about policy development relating to the Convention Center and other relevant issues.

Question sheets had been distributed to each of the seven candidates. Chair Ragsdale invited the nominees to give brief opening statements and then answer the questions in order if so desired.

Chair Ragsdale said the objective of the Commission was to manage the administration and marketing of the Convention Center. An operating plan will be due by mid 1988 for the Council's review and approval. The appointees will also prepare plans to merge the City's Exposition-Recreation Commission (ER) with the Metropolitan Exposition-Recreation Commission to provide for regional management of related facilities.

Chair Ragsdale said the Committee would confirm nominations of each appointee after each one gave testimony. Chair Ragsdale said the Committee had a number of choices regarding the nominees. The Committee members could recommend approval, recommend denial, or they could forward to the Council that no

recommendation would be made, which would be "statement of neutrality and would probably be an unusual action to take," Chair Ragsdale stated.

The nominees' testimony then began.

1. Barbara Klein

1. Ms. Klein said she was currently employed as a realtor in Forest Grove. For 20 years she served as a school board member active in local, state, and national levels. Ms. Klein said she had convention center experience on the "other side." Ms. Klein more specifically said she was a member of the Forest Grove schoolboard for 15 or 16 years. Ms. Klein actively worked on House Bill 2263. Ms. Klein was President of the Oregon Schools Board Association. She was elected as a member of the Board of Directors of the National School Boards Association of the nine Pacific coast states. She has served on various commissions for the state, including the Fair Dismissals Appeals Board for ten years as a hearings officer of contested dismissal cases.

2. Ms. Klein said she pictured the relationship between Metro, it's Council, and the MERC "group" as an advisory board with more authority and decision-making than most boards she had served on. She said she hadn't participated with a "group before," so she could not foresee any problems until they occurred.

3. Ms. Klein thought there were some facilities that were regional in nature. She said she needed more information about the facilities that people thought should be regional. Ms. Klein said she would need to see staff reports as they occurred. She thought an arena would definitely be a regional facility. Ms. Klein wondered about the funding of some facilities that the counties would be expected to support. Would regional considerations extend to such facilities as county fairgrounds? She said she had an open mind regarding these matters. To Chair Ragsdale's question about the potential merger of the existing ER Commission with the newly created MERC, Ms. Klein said she thought it was a logical goal.

4. Ms. Klein thought the five-year operating plan a good idea. But reiterated again that she could make no decision regarding that matter until she saw all the information available and had a chance to study it.

5. Ms. Klein "greatly" liked the idea of an arena. She was impressed with the Tacoma arena because it operated within its budget.

6. Regarding the arena, Ms. Klein said it would be "nice" to show citizens that MERC can get a facility successfully operating before MERC puts another one "upon them."

7. Ms. Klein believed there was no conflict of interest to prevent her from serving on the Metropolitan-Exposition Recreational Commission.

Motion: Councilor Van Bergen moved to recommend to the Council confirmation of the appointment of Barbara Klein to serve on the Metropolitan Exposition-Recreation Commission. Councilor Cooper seconded the motion.

VOTE: The motion was unanimously approved. Councilors Waker and Knowles were absent.

2. Mr. Sam Brooks

1. Mr. Brooks in a brief statement before he answered the written questions that it "was an honor to be nominated." Mr. Brooks said he had had two prior positions with board and commission experiences, as well as professional experience. He has served as president of a small business organization; the North/Northeast Business Boosters for three years. He is currently the vice president for 1987 for that same organization. Mr. Brooks is also the chair for the Small Business Development Center Advisory Council in Oregon. Last September he was a representative to the National Small Business Advisory Board of the United States and is currently the vice chair of Small Business.

2. Mr. Brooks said in his interpretation of the ordinance, he felt it was the nominees' duty to run an efficient, effective, and profitable convention, trade, and spectator facility. He did not think the nominees would do anything else other than by resolution. He would expect to be supervised by the Council and Chief Executive.

3. Mr. Brooks said he is "totally committed" to consolidating facilities and staff in a unified regional system of convention, trade, and spectator facilities. He said it was

premature to say exactly what the commission would do.

4. Mr. Brooks said the process is clearer than what the resources will be. The Commission will have to determine what the resources are and if the resources are not there, it will be necessary to advise the Council of that fact. Regarding the process, the Commission needs to prepare the five-year plan, a budget, assess operations, evaluate rules and regulations, and get all the recommendations made to the Council within the next eight or nine months.

5. Mr. Brooks believed it was important to do everything of benefit to the region. He said he was not privy to all information. He said arena and spectator facilities should be looked at, but that the commissioners would need to discuss these facilities together.

6. Mr. Brooks said since the nominees were from all areas of the district, that in itself brings a diverse spectrum to the Commission. He felt that if their constituencies were listened to, that in itself would be a form of cooperation.

7. Mr. Brooks did not believe he had any conflict of interest that would prevent him from serving on the Commission.

Motion: Councilor Knowles moved to recommend to the Council confirmation of the appointment of Mr. Brooks to serve on the Metropolitan Exposition-Recreation Commission. Councilor Cooper seconded the motion.

Vote: The motion was unanimously approved (all five committee members were present).

3. Ms. Mitzi Scott

1. Ms. Scott said she was "flattered" to be nominated and felt it would be an honor to serve on the Commission. Ms. Scott said she worked for the Portland Energy Conservation, Inc. (PECI) which was a "quasi-public/private sector entity." She said she had worked with an architectural firm in Portland which gave her some helpful familiarity with terminology. Ten years ago, she was hired by the ER Commission to serve as a staff person responsible to the Stadium Task Force. Ms. Scott has been on the ER Commission for two years. Ms. Scott is also on the Advisory Committee for Design and Construction (ACDC).

2. Ms. Scott sees the relationship between Metro, the Council, and the Executive Officer as a partnership with a hierarchy. She saw a close-working relationship not only with the Council and the Executive, but also the involved jurisdictions. Ms. Scott thought the ordinance was very clear about the hierarchy and the issue of accountability. She felt the key to the success of the relationship was open communication.

3. Ms. Scott felt consolidation made sense. She said the various facilities complemented each other. She said the ER Commission wanted consolidation and economies of scale. To Councilor Waker's query, she said the idea for the MERC was to capitalize on the existing ER Commission's experience before a transfer of responsibility occurred. In answer to Councilor Collier, Ms. Scott said the ER Commission wanted consolidation of staff and to create the most efficient and functional facility possible. Ms. Scott said she felt the ER Commission and the MERC could work together; she did not foresee a particular conflict. She said conflicts might arise between the City and the counties.

Discussion followed between the Councilors and Ms. Scott regarding conflict of interest over her serving on the ER Commission and the MERC simultaneously. Ms. Scott pointed out that two members of the ACDC also serve as members of the Design Review Commission. Ms. Scott said it was a similar concept, in that there was an "interchange" that would speed "things along."

4. Ms. Scott there were ways to approach the five-year plan. She said the plan involved budget, marketing, and operating issues. She was aware a consultant had been hired to do a pro forma study and said she needed to review that.

Ms. Scott said the plan needed to incorporate what the projected income, revenue, and expenses will be and how marketing will be handled. Ms. Scott said the resources were existing studies already made. Ms. Scott said staff will be needed, and that the existing ER staff could be used as much as possible because it would then be easier to transition the staff. Ms. Scott felt it would be appropriate for the Greater Portland Visitors and Convention Association (GPVCA) to participate in the five-year plan because they will play an active role

5. Ms. Scott felt the regional commission will have its hands full operating the Convention Center and doing that well. MERC has an obligation to examine the possibility of an arena,

but an arena should be compared to the "fiscal measurements" that apply to the other facilities. Regarding the arena, "confident data is needed to ensure there will be a market," Ms. Scott said. The cost to the public should be measured against whether there is also a benefit to the public.

6. Ms. Scott said regarding partnership among the agencies that the key was communication and openness. The MERC should conduct all its business in public. The MERC should solicit input from affected parties, entities, jurisdictions, etc.

7. Ms. Scott did not feel that there was a conflict of interest to prevent her from serving on the MERC.

Motion: Councilor Cooper moved to recommend to the Council confirmation of the appointment of Mitzi Scott to serve on the Metropolitan-Exposition Recreation Commission. Councilor Knowles seconded the motion.

Vote: Councilors Cooper, Knowles, and Ragsdale voted aye. Councilors Van Bergen and Waker voted nay. The motion carried.

4. Mr. Ben Middleton

1. Mr. Middleton has been a Certified Public Accountant (CPA) for approximately 25 years. He has served as a professional advisor to directors and officers of numerous private and nonprofit organizations offering services in budgeting, planning, financial advice, financial reporting and other advice. Mr. Middleton said he was active in leadership activities for the Oregon Society of CPA's. In 1985, he was appointed to the Ethics Committee for the Society of CPA's. In 1986, he was appointed chairman of that committee. He is an active member of the Society for the CPA Legislative Committee. His public service experience was in the 1970's when he served on the board of directors and as also as chairman for the McKay Creek Water Control District.

2. Mr. Middleton felt that the Council has the authority to repeal any or all resolutions made by MERC, according to the ordinance. He perceived the Executive Officer's role as that of an administrative authority; one who would provide staff and other support services.

3. Mr. Middleton saw convention, trade, and spectator facilities are regional in nature and said they would best be operated administratively and financially under a regional governing body. He said differing governmental bodies for these facilities would be costly and a hindrance in a rapidly growing area.

4. Mr. Middleton felt that MERC should avail itself of all existing resources including the GPCVA, any studies already made, the Metro Council, and Metro itself. MERC should have consultation with Metro staff and the Executive Officer on appropriate budget policies and services.

5. Mr. Middleton felt that an arena was important to the region. He had not had an opportunity to view the existing information and felt it was premature to speculate what the Commission should do at this point, he said. He felt an arena and the CTS Master Plan were good ideas, but the operating and marketing of the Convention Center should be "primary" due to the financial commitment and time constraints.

6. Mr. Middleton said the partnership among the agencies should rely on communication. He said groundwork had been done by the various agencies within the region. He said the Commissioners should acquaint themselves with the published concerns expressed to date by the agencies in the region, to assist the Commission in relating to the concerns of those agencies. The Commission should begin to discuss merging of county and city facilities.

7. Mr. Middleton did not believe he had any conflict of interest that would prevent him from serving on the Commission.

Motion: Councilor Waker moved to recommend to the Council confirmation of the appointment of Ben Middleton to serve on the Metropolitan-Exposition Recreation Commission. Councilor Ragsdale seconded the motion.

Vote: The motion carried unanimously.
(Councilor Knowles was absent).

5. Mr. Ted Runstein

1. Mr. Runstein said he has had carnival and restaurant experience and has always been interested in hospitality

services. He is an attorney with Kell, Alterman & Runstein. He served on the Exposition Commission for Mayor Goldschmidt and is currently serving on the ER Commission. He was appointed chairman of the Anti-Defamation League. He was also involved in the Urban League and has an interest in public matters in general.

2. Mr. Runstein felt if everyone was committed to making the Convention Center work, it would work. If not, it wouldn't. If Metro, the City, and the counties work together, MERC and the Convention Center together will be a successful venture. Mr. Runstein believed the all the parties were in agreement.

3. Mr. Runstein said if all parties were committed to making the facilities work, they will work. If there is division, the people who will suffer will be the community.

4. Mr. Runstein said the five-year operating plan has to be planned in conjunction with the CTS Master Plan. It will have to be in combination with the ER Commission, GPCVA, and Metro's staff.

5. Mr. Runstein said the CTS Master Plan should be based on feasibility studies if they are feasible. He thought some streets could be shut off by the Convention Center and that could be a potential arena site.

6. Mr. Runstein said objectives had worked so well thus far that the partnership among all parties would continue. He mentioned the shortfall in potential revenues. He was not sure that all revenue needed would be there. He said a partnership cannot end with the completion of the Convention Center; the partnership must continue. In answer to a query from Councilor Waker, Mr. Runstein said the hotel-motel tax should go to the hospitality industry. He felt it should earmarked for regional entertainment because the hospitality industry provides many jobs.

7. Mr. Runstein felt there was no conflict of interest that would prevent him from serving on the MERC.

Motion: Councilor Waker moved to recommend to the Council confirmation of the appointment of Ted Runstein to serve on the Metropolitan Exposition-Recreation Commission. Councilor Ragsdale seconded the motion.

Vote: The motion was approved unanimously
(Councilor Knowles was excused).

6. Mr. Richard Ares

1. Mr. Ares said he was a strong supporter of regional support and cooperation. He said he was a representative and resident of Clackamas County. He is currently employed as general manager for the Clear Creek Mutual Telephone Company which serves the Redland area east of Oregon City. He reports to a board of directors. Prior to that, he was self-employed for seven years. Prior to that, he worked for the Xerox Corporation for eleven years. He currently serves on the Clackamas County Economic Development Commission, was its chair for the past two years, and is currently the chair of its marketing committee and still serves on its executive committee. He is a member of the City of Portland Task Force on Regional Government.

2. Mr. Ares thought MERC would work much as a planning commission would with a board of county commissioners. In some ways, he said, it was advisory to the Council, and in the way the ordinance is written they are the effective decision-makers using the Council as a hearings officer or an appeals board. He hoped the structure would be a fairly autonomous body using "as Mr. Runstein said, the Council as a fund-raiser." The Executive Officer would be relied on to provide staff. He said all effort had to be cooperative.

3. Mr. Ares said financial, political, and operational matters needed to be looked at and made as efficient as possible. He said he was a believer in prudent, economical decisions. He said being the officer of a telephone company made him more aware of planning and process.

4. Mr. Ares said the MERC would have to rely on a talented staff to facilitate the five-year operating plan. He hoped the staff would listen, and provide alternative views, but that they would agree with the ending result. He said he was not sure the five-year plan would be ready by June of 1988.

5. Mr. Ares said he was chair of the ADC when an arena study was started in Clackamas County. He said he had mixed emotions regarding the arena. Some of the locations and numbers presented in regard to a feasible arena didn't make sense to him. Mr. Ares said if an arena made sense politically and economically he would like to see one in the area. From a regional view, people who do not live in the downtown core area need to see benefits, he said. Mr. Ares said the Convention Center in the

area it is in made sense.

6. Mr. Ares said it was absolutely critical that all previous cooperation continue. There is room for dissent and discussion, as long as it works toward a unified goal.

7. Mr. Ares felt there was no conflict of interest to prevent him from serving on the MERC. He mentioned one of the telecommunications companies he worked for might have an interest in providing services to the Convention Center; in that case, he would state the conflict and not involve himself in the discussion.

Motion: Councilor Cooper moved to recommend to the Council confirmation of the appointment of Richard Ares to serve on the Metropolitan Recreation-Exposition Commission. Councilor Ragsdale seconded the motion.

Vote: The motion was approved unanimously (Councilor Knowles was excused).

7. Mr. Stephen Gale

1. Mr. Gale said he was the vice-president for Fred Meyer's real estate and property management division. He maintains all the real estate assets and land acquisition properties for Fred Meyer. He serves on the Fred Meyer Political Action Committee. Mr. Gale was a director of the International Council of Shopping Centers Governmental Affairs Committee for the State of Oregon.

2. Mr. Gale said he believed the Council established policy for theirs and the Executive Officer's actions; the Council would establish policy and the Executive Officer would administrate them. He understood those policies would be coordinated by the Executive Officer. To a query by Councilor Waker, Mr. Gale said he had a strong corporate background that would be invaluable to the Commission.

3. Mr. Gale said the ER Commission to the Convention Center; consolidation through marketing efforts; and the promotional efforts through consolidation would all be required for a successful Convention Center. He said the potential duplication of staff had to be eliminated.

4. Mr. Gale felt a five-year operating plan was needed to understand all the complexities of the Convention Center. He

said working with staff was highly "beneficial."

5. Mr. Gale felt it was fiscally responsible to structure an arena in the tri-county area. He said it deserved further study. Mr. Gale said the transportation issue was substantial; it had to be accessible to the community.

6. Mr. Gale thought the process of selecting commission members from the tri-county area was a responsible one because to address the concerns of the community in which one lives is the best thing to do.

7. Mr. Gale felt there was no conflict of interest that would prevent him from serving on the MERC. Chair Ragsdale asked Mr. Gale what Fred Meyer store will be closest to the Convention Center. Mr. Gale said it would be the Holladay Park store. Chair Ragsdale said he did not feel the Convention Center would impact the store significantly.

Motion: Councilor Cooper moved to recommend to the Council confirmation of Stephen Gale to serve on the Metropolitan Exposition-Recreation Commission. Councilor Ragsdale seconded the motion.

Vote: The motion was approved unanimously (Councilor Knowles was excused).

All seven appointees having been interviewed and confirmed, Chair Ragsdale adjourned the meeting at 7:39 p.m.

Respectfully submitted,



Paulette Allen, Clerk
D1/CCC.1

MERC CONFIRMATION HEARINGS

December 3, 1987

1. Please describe your prior board or commission experience or other special experience or skills that will help you carry out this assignment.

2. What is your picture of the relationship between Metro, its elected Council and Executive Officer and the MERC? How do you see the MERC working with the Council and Executive Officer?

3. What is your personal commitment to consolidating facilities and staff in a unified regional system of convention, trade and spectator facilities operated under Metro? How do you see such a system organized and operated?

4. Under the ordinance the MERC is required to submit a "five year operating plan" to the Metro Council. What resources do you believe the MERC will need to complete this task and what process do you see for developing that plan?

5. What is your view of the importance of pursuing other elements of the adopted "CTS Master Plan"--namely, an arena? How important is this aspect of the MERC's responsibilities vis-a-vis others such as operating and marketing the convention center?

6. A paramount interest for Metro is continuing the partnership among agencies in the region which led to the approval of the convention center project. How do you see the MERC operating in a manner which maintains that cooperation?

7. Do you believe there are any conflicts of interest between your personal and work interests and your service on the MERC?

METRO COUNCIL CONFIRMATION PROCEDURE FOR MERC APPOINTMENTS

Transmittal of Executive Appointment

Upon receipt of a message from the Executive Officer appointing a person to a position on the Metropolitan Exposition-Recreation Commission (MERC) requiring the confirmation by the Metro Council, the Council Administrator shall transmit the message to the chair of the Council Convention Center Committee (the Committee).

Committee Review of Appointees

All persons appointed to the MERC are subject to Council confirmation and shall appear before the Committee prior to confirmation.

Committee Reports

1. The Committee shall, after public hearing, take action on the appointment and promptly file its report with the Clerk of the Council. The Committee shall recommend that:
 - a. The Council confirm;
 - b. The Council refuse to confirm; or
 - c. Report the appointment to the Council without recommendation.
2. The Committee may include material in its report that the Committee deems appropriate.

Additional Time for Consideration

The proposed appointment shall not be considered rejected or confirmation denied if the appointment is carried over.

Minority Reports

Upon request, any member of the Committee who dissents from the Committee recommendation shall be listed in the Committee report as not concurring therein.

Consideration of Committee Report

1. A report from the Committee shall be considered in appropriate order at the next meeting of the Council.
2. The vote on confirmation shall be taken by roll call. The affirmative vote of a majority of the members of the Council is necessary for confirmation.

Confirmation en bloc

When there is more than one appointee to an individual board or commission, a motion to confirm en bloc, when recommended by the Committee, shall be in order. Any Council member may require a separate vote by requesting that an appointee be considered separately.

METRO COUNCIL CONVENTION CENTER COMMITTEE
RULES FOR MERC APPOINTMENTS

1. A majority of the members appointed to the committee shall constitute a quorum for the transaction of business.
2. Rules applicable to the committee shall be those of the Metro Council and those adopted by the majority of the committee members. Committee rules may be amended by an affirmative vote of the majority of the committee, but at least one day's notice shall be given in writing to each committee member prior to the consideration of the amendment.
3. (a) The Chair shall call meetings, set the agenda and cause notice of the time and place of the meeting to be announced. The notice shall specify whether the committee will conduct a hearing at which testimony will be taken or will conduct a work session at which the public may be present, but at which no testimony will be taken.

(b) All meetings shall be open to the public and press.

(c) In the absence of a quorum, the committee may convene as a subcommittee for the sole purpose of hearing scheduled testimony.
4. Subcommittees may be appointed by the Chair with specific instruction on matters to be investigated by the subcommittee. When referring any matter to a subcommittee, the Chair shall specify the day by which the subcommittee report should be made to the committee.
5. An affirmative vote of a majority of the members of the committee is required to report out an appointment.
6. A motion does not require a second.
7. The minutes of all meetings shall be recorded and shall be transcribed to give a true reflection of the matters discussed and shall be available to the public within a reasonable time.
8. Meetings may be adjourned or recessed upon motion or upon order of the Chair.