

**Council Convention Center Committee Minutes**

Tuesday September 13, 1988

4:00 p.m.

Metro, Convention Center Project Office

Attending: Councilors Cooper, Kelley, Knowles, Waker,  
Staff: Neil McFarlane, Sandy Stallcup  
Guests: Jim Durham, Don Rocks, Don Carlson, Jessica  
Marlitt, Nancy Meyers, Greg McMurdo

Councilor Knowles, Chairman, called the meeting to order at 4:10 p.m. and thanked the staff and the committee for their time and efforts in completing the General Contract bid package.

Agenda Item 1. Review of Scope of Work - Jim Durham Contract

Chairman Knowles invited Jim Durham to talk to the committee regarding his findings and inquiries of the consolidation process of regional facilities with the Oregon Convention Center.

Durham said that there is very strong support for consolidation with almost unanimous community support. Technically and intellectually the process is easy. However, when people are added it is immediately a very complex issue.

In Durham's research, he talked with Robert Ridgley to find out what the Committee on Regional Convention, Trade, and Spectator Facilities (CTS) intent was on consolidation. Their intent was for consolidation to be a phased process with management responsibilities for the E-R Commission's general manager. Joint management will take care of the more difficult issues. He gave advice on how to reach consolidation. The guarantee is to follow logical steps with open communication making each step successful. All players cannot jump in at once.

The result of Durham's investigation is that consolidation is "do-able". He said Ridgley's committee is ready to assist to assure consolidation. Ridgley has talked with Rena Cusma and the Mayor. A memorandum of understanding will be coming in the near future. Durham talked with Lee Fehrenkamp and requested a check list and has talked with Chris Thomas, attorney, who is working with the City requesting similar materials. He noted the City is doing a study at the

present time which will look at all aspects of consolidation. Consolidated management is easier to do than to decide who is going to own the building site, etc.

There was some discussion. Councilor Waker stated that felt that there is a need for a summit conference to get all governments started in the right direction.

Durham stated that in joint management, money is the real issue. Councilor Waker stated that Metro would be willing to consider consolidation, but not any any cost. The Mayor's staff and Commissioner Lindberg's staff are very optimistic about the outcome supporting consolidation. Councilor Kelley asked if the committee would be receiving a financial study. Councilor Knowles stated that his intent is to work toward a financial study--to be discussed later in the agenda. Councilor Kelley also was concerned about citizen interest in districts such as hers, who had not had an opportunity to vote on assuming performing arts center costs.

Chairman Knowles asked Durham if he met with individual members of the Council. Durham answered that he was just finding out what was "do-able" or not, and had not talked to each councilor. He talked with the CTS Committee, Chris Thomas, Paul Yarbough, etc. He told the committee he would be transition his duties to another person. That person would draft the memorandum of understanding. Durham was mainly finding out what the job was, what is possible and what would be successful. The new person will be transferred over in a timely manner. Durham suggested that a minimum trial period of two years as one part of a phased approach to consolidation. Knowles asked what are the terms of the contract, and can you put your ideas on paper? Durham responded that it is too early in the game, but he has been working very closely with Chris Thomas who is representing the City and he will be doing that soon.

Chairman Knowles asked for smooth transition. He wants to talk to the executive management regarding a study of the financial involvement and performance that has been prepared by the E-R Commission staff, who is consolidating systems. He also wants to review the revenue side to understand what sort of revenue options Metro will have. In addition Chairman Knowles requested outside analysis of all of the facts and figures so that the committee can make judgment about the impact and report at the next meeting. Knowles has talked to representatives of the City. Knowles said Don Carlson met with Ray Phelps regarding the proposed analysis. There would be an advantage to all of the parties to be in agreement and to jointly contract for this information. This

would require agreement on who would do the study and what is the objective. He then introduced Don Carlson.

Don Carlson presented a draft Scope of Work on the financial implications of the consolidation of the convention, trade and spectator facilities under the management of the Metro E-R Commission. The Council needs to know what revenues are needed to operate the system for the next ten years. The facilities include the Memorial Coliseum, Civic Stadium, Portland Center for Performing Arts (including the Civic Auditorium, Arlene Schnitzer Concert Hall, Intermediate and Winningstad Theaters), Multnomah County Exposition Center and the Oregon Convention Center.

There was discussion. Councilor Waker asked to have paragraph 3 of the Scope of Work changed by deleting the word "develop" and replaced with the words "compile and evaluate". Councilor Cooper asked to be reassured that Metro E-R Commission would fit in and that both Ted Runstein and Lee Fehrenkamp know the plan. Don Rocks objected to the letter and the draft Scope of Work. He preferred to take the matter up at a future summit meeting with the City and the other players.

VOTE: All councilors present voted aye to approve sending the Scope of Work to Commissioner Lindberg.

Agenda Item No. 2. Additional Consideration of a Contract with Preston, Thorgrimson, et al.

Neil McFarlane presented the contract for Kim Duncan of Preston, Thorgrimson, et al. Councilor Kelley had requested additional justification for the contract and a memo was presented to the committee with justification. He introduced Greg McMurdo, Government Relations Manager, of Metro to describe policies of the legislature working procedures. McMurdo also discussed the time consumed in lobbying and said that approval of the contract with Kim Duncan would be very advantageous to Metro because of her institutional memory in working with the first \$7.5 million. Guiding the second \$7.5 million is just as important. Councilor Waker questioned starting the contract at this time. McMurdo indicated that it is getting late as the legislative committees are submitting their budgets now and it would be very beneficial if Kim were following the budgeting process currently. Councilor Cooper was concerned about the termination date. McFarlane said the contract states "through the passage and enactment of the 1989-91 Lottery Funding Bill". There was

discussion of the travel and other expenses associated with the contract.

MOTION: Councilor Waker motioned, Councilor Cooper seconded the motion to approve the agreement between Metro and Preston, Thorgrimson, et al.

VOTE: Ayes: Cooper, Knowles and Waker  
Abstain: Kelley

Agenda Item 3. General Contract Status Report.

Neil McFarlane told the committee the General Contract, Bid Package No. 3, was awarded to and signed by Hoffman (Oregon) - Marmolejo, A Joint Venture, on September 18, 1988, and Notice to Proceed was given at the same time. Hoffman was on the site with supplies Friday morning, September 19, 1988. Chairman Knowles noted appreciation for both the council members and the staff for their work on this particular item. Councilor Waker indicated that he had received a letter from the I.A.C. regarding the selection of the folding doors. The items had been discussed at the council meeting and the matter is moot. McFarlane said that all indications were that there would not be a lawsuit filed by either I.A.C. nor Hensel Phelps.

Chairman Knowles reminisced that Rena Cusma was going to discuss organization of the project staff at two previous meetings. There was discussion that Tom Walsh had also requested appointment of a project director. Councilor Knowles requested that executive management address this at the next meeting. There was query if the new Project Coordinator and the new Engineering Assistant positions were in the Convention Center Project budget. Neil McFarlane stated that the construction coordinator position is in the budget, and that resources exist to cover the costs of temporary part-time engineering assistant.

Meeting was adjourned at 5:40 p.m.

Respectfully submitted,



Sandy Stallcup