

MINUTES OF THE CONVENTION, ZOO AND VISITOR FACILITIES COMMITTEE
OF THE METROPOLITAN SERVICE DISTRICT

May 2, 1989

Council Chamber

Committee Members Present: David Knowles (Chair), Tom DeJardin (V. Chair) and Sharron Kelley

Committee Members Absent: Roger Buchanan and George Van Bergen

Chair Knowles called the meeting to order at 4:06 p.m. and noted Committee members absent were excused.

1. Staff Follow-Up on Convention Center Earthquake Design Specifications

Neil Saling, Construction Projects Manager, distributed a memorandum "Oregon Convention Center Earthquake Prevention" dated May 1, 1989, from Berit Younie, Senior Management Analyst. The memorandum explained the Convention Center was designed to the specifications of the Uniform Building Code (UBC) and the Convention Center earthquake building requirements were 25 percent stricter than for an average high rise building constructed in Portland. Councilor DeJardin thanked staff for information submitted.

2. Convention Center Construction Update

Glenn Taylor, Metro Construction Coordinator, distributed the "Construction Status Report (Report No. 15)." He discussed construction progress as outlined in the report.

Councilor DeJardin referred to Ron Herndon's statement that North Portland had not benefitted from the Convention Center. Mr. Saling said Mr. Herndon's concern centered around the Portland Development Commission's (PDC) Urban Renewal Plan (URP). He said he met with the Northeast Neighborhood Coalition and discussed with them their concerns how various plans would fit together to benefit the area. With regard to the Convention Center, Mr. Saling said DBE/WBE goals were met with 9 percent minorities on-site and 2.5 percent women on-site. He said personnel fluctuated on a weekly basis and said there were limitations because the union required 90 percent of on-site personnel to be union-affiliated. He said Jeff Blosser, Convention Center Manager, was aware of hiring practices and noted Mr. Blosser met with the Northeast Neighborhood Coalition on a regular basis. He said final benefits to the area were not yet visible. Mr. Saling said Neil McFarlane, Management Analyst, would testify before the City Council May 3 on URP boundary requirements so that boundaries would be of maximum benefit to the Convention Center and conventioners. Councilor DeJardin said he wanted to reaffirm Metro had done for North Portland what it promised it would do. Mr. Taylor said DBE/WBE requirements were met, but that Hoffman/Marolejo met City of Portland, not Metro, requirements.

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Chair Knowles noted Councilor Buchanan had asked about the status of the Convention Center's building permit at the previous meeting. Mr. Taylor said the building permit would be issued the week of this meeting. Chair Knowles said it would be embarrassing to shut down construction for lack of a building permit. He said Metro would be blamed for not having it rather than the City of Portland for not having issued it. Mr. Saling said throughout construction building inspectors had come on-site and inspected, which meant implicit approval of the construction site. He said he had discussed it with Margaret Mahoney, Director of Portland's Bureau of Buildings, but that she did not have sufficient staff to review the permit. Chair Knowles said if the permit were not received this week, a discussion should be held with the appropriate City Commissioner. He said if a catastrophic event occurred, Metro would be in a difficult position. Mr. Saling discussed Convention Center goals further and said construction was down to 21 negative float days and discussed critical path. Mr. Saling said post-January 1990, the construction timeframe could be condensed.

Berna Plummer, Plummer Associates, noted Mr. Herndon was not the only person to express concern about the process used to achieve goals. She said the problem was not the URP and said concern had been expressed because Metro received \$5.6 million to build the Convention Center in North Portland to create jobs and businesses. She asked what minorities were selected and what the selection process was. She said the public should be aware of union requirements when seeking jobs at the site. She said statistics on the total hours of minority work were good, but asked how many minority work hours were utilized. She noted there were four minority groups in Portland.

Councilor Kelley referred to the proposed Headquarters Hotel and noted it was a URP project. She said there should be discussion on the level of subsidy to the hotel and where the URP would be. Chair Knowles noted Metro approved the URP in concept. Mr. McFarlane said the hotel was the cornerstone of the URP and that he was scheduled to testify before the City Council May 3, 1989, on the hotel and its importance to the URP. Councilor Kelley asked Mr. McFarlane to provide the Committee with a written record of his testimony.

3. FY 88-89 Third Quarter Program and Budget Progress Reports

* Convention Center Project

Mr. McFarlane reviewed the six missions developed at the start of the Project to guide its construction, management and ultimate operation. He explained some of those responsibilities were shared with the Metropolitan Exposition Recreation Commission (MERC). He discussed public information on the tower raising, the tower raising itself scheduled for May 18 or 19, and work with Portland Public Schools on mathematics achievement. He discussed LAD funding and right-of-way issues. He said art work unveiled at the April 25 event received a good response and said structural details

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would be worked on in conjunction with the artists. He discussed the Center's furniture, fixtures, and equipment (FF & E) budget for FY 89-90.

Mr. McFarlane discussed property acquisition issues. He noted the Venetian Blind Co. were dissatisfied with the settlement received from the PDC and had sought redress through Metro's contested case process. He said he would recommend the Council remand the case to the Hearings Officer to receive new evidence from that company. He said Rose City Plating filed a claim against Metro two months after the deadline had expired. He noted Metro had paid that company \$300,000 previously.

Mr. McFarlane said the Department of Environmental Quality (DEQ) sent a letter which stated no further action was required for site clean-up and that the site was now clean. Councilor DeJardin asked how much Metro paid to clean up the site. Mr. McFarlane estimated \$700,000, a cost which included gas tanks on-site not related to Rose City Plating.

Mr. McFarlane discussed the Center's regional operation, the concessions contract RFB, and the new computer system. He said Laventhol and Horwath would brief the Council May 11 on its financial analysis of facilities consolidation.

* Metropolitan E-R Commission

Dominic Buffeta, MERC Assistant Manager, and Julie DeWeese, MERC Marketing, briefed the committee on sales and marketing through MERC and the Portland/Oregon Visitors Association (P/OVA) and said at least 30 convention groups were booked, well ahead of projections. Ms. DeWeese said there were 72 tentatives scheduled over the next 10 years. She discussed advertisements and noted the advertisement which showed two football fields was well-received. She noted spectator and trade shows were tentatively scheduled as well.

Councilor DeJardin asked Ms. DeWeese for a report on numbers given at this meeting. Councilor Kelley asked for a listing of the group names and specific financial input. Chair Knowles asked that reports requested be sent to all five committee members.

Mr. Buffetta said 10 to 12 positions were budgeted for the next fiscal year. He said the catering RFP had been mailed to 70 to 80 vendors. He discussed budgeting and noted the memorandum "Metro ERC FY 1988-89 Budget and Actual Year-to-Date Resources and Expenditures through March 31, 1989" dated April 28, 1989, contained an error under Materials and Services due to a software malfunction.

Chair Knowles asked if budgeting done was consistent with Metro Budget Codes. Chair Knowles said he had contacted the PDC's "Jobnet" and said Metro should ensure North Portland was the first resource Metro tapped for onvention Center jobs.

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Berna Plummer asked if Jobnet would be the first job resource tapped for jobs. Chair Knowles said no. She requested the Committee analyze P/OVA's FY 89-89 DBE/WBE expenditures of approximately \$100,000 and asked if future DBE/WBE efforts would be open and competitive. She asked the committee to give minority businesses a chance to compete. She said a majority of P/OVA's funds went to companies which did not undergo a competitive process. She expressed objections to a letter she received from P/OVA soliciting a \$250 fee to join P/OVA. She requested the Committee review MERC's report on P/OVA's DBE/WBE efforts (memorandum of April 24, 1989).

Chair Knowles deferred consideration of Agenda Item No. 4 since two members of the Committee were absent. Jessica Marlitt, Council Analyst, said it would be scheduled as the first agenda item for the next scheduled meeting. Chair Knowles requested a construction progress report be scheduled also.

* Metro Washington Park Zoo

Sherry Sheng, Metro Washington Park Zoo Director, said staff had worked on two main projects. The first was to complete the Africa exhibit which took substantial staff time, and the second was budget preparation. She noted budget preparation at the Zoo was "bottoms up" and involved large amounts of staff. Ms. Sheng discussed the Zoo's involvement with the Friends of the Zoo and said it involved helping the Friends understand how best to help the Zoo.

Ms. Sheng discussed animal acquisition and education services. She discussed the Birds of Prey outreach program which 15,500 students saw last quarter. She noted in Marketing that the Chili Cook-Off raised nearly \$10,000 to rehabilitate the Insect Zoo and noted the eighth annual Valentine's Day Poetry contest entries totalled 4,000 poems. She discussed the Speaker's Bureau. She said the first weekend Africa! opened, Zoo attendance records were broken with Sunday's attendance exceeding 11,000 visitors.

Ms. Marlitt noted the Africafe basement construction contract would employ 29 percent DBE and 3 percent WBE. Councilor DeJardin asked for a list of the new Africa! animals and when they would be exhibited.

4. Discussion of Information Needed and Committee Schedule for Developing a Zoo Tax Levy Proposal for Spring 1990 Ballot

Deferred to next scheduled meeting.

Chair Knowles adjourned the meeting at 5:41 p.m.

Respectfully submitted,



aulette Allen/A:CZVF89.122