

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

Regular Meeting  
August 3, 1989

Committee members present: Councilors David Knowles (Chair),  
Roger Buchanan, Tom DeJardin,  
George Van Bergen

Committee members absent: None

Chair Knowles called the meeting to order at 4:00 p.m.

1. Consideration of Minutes of May 16, 1989

Motion: Councilor Buchanan moved approval of the minutes  
of May 16, 1989.

Vote: The four Committee members voted aye.

The motion carried.

2. Convention Center Construction Report

Mr. Glen Taylor, Metro Construction Coordinator, distributed Construction Status Report No. 20 to the Committee. He noted that the project was currently 39% complete and approximately 46 days behind schedule. Chair Knowles asked when the Committee could expect a schedule. Mr Taylor explained that the schedule was originally expected to be ready Friday, August 4, but it would be the following week.

Chair Knowles then suggested spending some time at the next meeting discussing pending changes. In response to questions regarding whether changes included claims, it was determined that they did.

3. Resolution No. 89-1123, Authorizing Sale of Right-of-Way on the Oregon Convention Center Site to the Highway Division, Oregon Department of Transportation

Neil McFarlane, Management Analyst, presented the staff report. Mr. McFarlane discussed the importance of building the Convention Center and still allowing ODOT to come back in and build freeway/interchange improvements. ODOT will pay \$395,000 for the needed property, an increase of \$95,000 over the \$300,000 projected revenue budgeted for this fiscal year.

In response to a question from Councilor Buchanan about reversionary clauses, Mr. McFarlane noted that there was such a clause; however, it would go into effect only if the land was not used for a convention center. The original donation from the Lloyd Corporation to the City of Portland allows for any use.

Councilor Buchanan then asked who would be responsible for the expense of street widening. Mr. McFarlane responded that ODOT was responsible for Glisan and that widening First Avenue was included in the costs. Upon inquiry as to the necessity of relocating utilities, it was determined that such relocation would not be necessary.

Motion: Councilor Buchanan moved to recommend the Council adopt Resolution No. 89-1123.

Vote: The three Committee members present voted aye. Councilor DeJardin was absent.

The motion carried unanimously.

4. Resolution No. 89-1115, Ratifying a Memorandum of Understanding Regarding Consolidation of Regional Convention, Trade, Spectator, and Performing Arts Facilities Presently Owned and Operated by the City of Portland and the Metropolitan Service District

Testimony was presented by Lee Fehrenkamp, General Manager of the City of Portland Exposition-Recreation Commission (ERC), expressing eagerness on the part of the ERC to move forward with the consolidation. As Acting General Manager of the Metro ERC, he also spoke on behalf of both Commissions, noting their combined support of this move. He noted the Commission staff had been operating with the concept of consolidation in mind. It is expected that a joint City ERC/Metro ERC concessions/catering management contract will be awarded within 10 days. This will allow for one food service provider for all of the Commissions' facilities: the Oregon Convention Center, Memorial Coliseum, Civic Stadium and the Performing Arts Center. The Commission questioned Metro General Counsel Dan Cooper as to specifics of the Memorandum of Understanding.

Concern was expressed by Councilor Buchanan about future City involvement in Metro's budget. Mr. Cooper acknowledged that joint budget review/approval was not uncommon when two governments were jointly involved in a project. He noted it was necessary to assure that funds dedicated for specific facilities were used as designated.

Mr. Fehrenkamp then noted Public Financial Management, Inc., was preparing a consolidation financial study report for review in September. The Committee questioned Mr. Cooper further regarding the proposed budget review process and legal impacts should Metro not support the Memorandum of Understanding. He noted there would be no violation of existing work orders, but without the

consolidation there could be no joint marketing agreement between the two Commissions because of Oregon Anti-Trust law. The Committee then discussed various sources of funding.

Motion: Councilor DeJardin moved to recommend the Council adopt Resolution No. 89-1115.

Councilor Van Bergen expressed his appreciation of the effort put into the Memorandum of Understanding. He felt, however, that it did not speak to the funding issue. His concern was the people in his district who had expressed opposition to supporting the City of Portland financially and would not approve this funding.

Vote: Councilors Buchanan, DeJardin and Knowles voted aye. Councilor Van Bergen voted nay.

The motion carried.

#### 5. Zoo Tax Levy Worksession

In response to questions from the Committee, Dan Cooper noted it would be improper to spend voter money from the 1987 serial levy for other than the expressed use. The levy listed two uses by name and a "general catch all" for other areas. With respect to the Zoo's "Animals Around Us" capital project recommended by staff for levy funding, money could be used for that purpose. The Committee asked Mr. Cooper to draft a letter to that effect.

Zoo Director Sherry Sheng presented the Committee with an interpretation of the "Animals Around Us" project. She noted it was intended to serve as an introduction to the current Cascade Exhibit. Beginning with animals found in the home, it would move on to animals found in our backyards, then the surrounding areas (Oaks Bottom, Sauvie's Island, etc.), and progress naturally to the Cascade Exhibit.

In response to questions from the Committee, Ms. Sheng said there would probably be a slight increase in personnel as a result of the new exhibit. It was anticipated that there would be a need for more teenagers for volunteer positions and she anticipated the Volunteer Coordinator position would need to be increased.

Chair Knowles then asked about bids for the Africa III Rainforest exhibit. Ms. Sheng said only two bids had been received, both quite a bit higher than anticipated. One was for \$3.9 million and the other for \$4.1 million. The budgeted amount was between \$3.4 and \$3.5 million, plus a 10% contingency. Because of the difference between the way the bidders submitted their bids and Council Convention, Zoo and Visitor Facilities Committee

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the way the Zoo envisioned them, the Zoo process was being re-evaluated.

Other sources of funding for Africa III were also being investigated, one of which could be Friends of the Zoo. According to Ms. Sheng, they have \$200,000 available that could be used for the "Conservation Village" project, a major feature of the Rainforest exhibit. The Friends have scheduled a meeting for next Tuesday to decide if they will fund the project. Chair Knowles noted he hoped Zoo staff was actively looking for ways to lower the Africa III bid.

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,



Ann Brunson  
Committee Clerk

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