

Minutes of the Metro Regional Facilities Committee  
November 30, 1994  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ed Washington (Vice Chair), Mike Gates, Ruth McFarland, Terry Moore

Committee Members Absent: None

Other Councilors Present: Jon Kvistad

Chair Hansen called the regular meeting to order 4:05 p.m.

**1. Review of MERC Resolution No. 94-48, Authorizing the General Manager to Bid, Award, and Enter into Contracts for the Completion of the Oregon Convention Center Concession Stands Renovation**

Allan Peters, Portland Conference Center, noted additional people would present testimony at the full Council meeting.

Jack Graves, The Holland Burgerville, 109 W 17th St., Vancouver, WA 98660, stated he objected to the food court for three reasons. He noted the bonds were issued with a promise to benefit local business. He noted the local improvement district (LID) assessment would benefit the properties including restaurants. He noted Burgerville was proposing a new restaurant in the area. He said a two story fast food restaurant was proposed and was under study for over a year. He speculated the food court would jeopardize the project. Chair Hansen asked if he had any further discussions with OCC staff with regard to menu selections. Mr. Graves stated a follow up telephone conversation occurred. He stated he was in favor of reaching a compromise situation if possible. He hoped for additional open ended conversations to discuss the issue further. He expressed concerns about continued growth of the menu and food court, noting existing facilities existed to serve convention goers.

Chuck Venard, Burgerville USA, 1135 NE MLK, Portland, stated he operated the Burgerville next to the OCC. He called for an economic impact study to be performed related to the food court. He expressed concerns about other retailers in the area suffering from the food court. He stated the OCC had a captive audience and would take a larger slice of the pie. He stated the public should not enter into competition with private restaurants. He suggested coupons, brochures, delivery services as mechanisms to improve the situation. He stated he objected to public tax dollars slitting his own throat.

Chair Hansen asked if Mr. Venard would be willing to offer funds for the economic study. He stated his restaurant could not afford it and he could not speak on behalf of the company. He explained that by providing variety in the OCC, people would not leave the building.

In response to Councilor Gates, Mr. Venard stated he had not had an opportunity to discuss alternatives with MERC/OCC staff. Councilor Gates suggested that any restaurant in the area may take away from Mr. Venard's business.

Councilor Moore asked if analysis of the food issue was performed in the initial bond issue. She asked Jeff Blosser, OCC General Manager, to provide that information.

In response to Councilor Hansen, Mr. Venard stated that Burgerville considered the area to be able to support a \$1 million new Burgerville restaurant.

Mr. Blosser discussed the chronological background information of the OCC concession stand renovation, a copy of which is included in the record of this meeting. He stated the issue related to ADA compliance was satisfied. He noted the intent of the concession stand was to expand as needed. He emphasized that the area was a concession stand, not restaurants. He noted no kitchen activities were available in the proposed project. He noted the hours of operation would only be during the scheduled events. He noted studies indicated the current food services were inadequate. He noted the original bonds did not fund the kitchen equipment, explaining that the equipment was supplied by the vendor. He discussed the development of the food services during the planning of the OCC. He noted conventioners had very explicit requirements that the OCC needed to meet to remain competitive in the convention industry. He argued that show attendees knew about the local restaurants and would continue to visit those establishments.

Councilor Gates asked if there was an opportunity to advertise local businesses as a compromise. Mr. Blosser stated a method to select or promote those advertisers would need to be established. He noted members of P/OVA were advertised in convention materials. He expressed concerns about management of the existing vendor contract would need to be considered. He noted the pricing structure in the facility would be much higher than local businesses.

Councilor Moore reviewed her understanding of the situation. She favored a directory of businesses within the LID to be displayed in the OCC. She stated the menu may be limited to reduce competition. She supported a good neighbor approach.

Motion: Councilor Moore moved to recommend Council approval of the MERC Resolution No. 94-48.

Councilor Washington stated additional conversations needed to occur prior to approval of the resolution. He stated he would not support approval at this time. Chair Hansen noted six public hearings had been held in the last five months. She favored adoption and encourage continued follow-up of the issues. Councilor Moore noted those discussions could occur between this meeting and Council consideration.

Mr. Blosser noted his understanding was the group present did not want the project to go forward. He stated he was willing to discuss mitigation efforts, but feared they were not willing to participate.

Councilor McFarland favored forwarding the resolution to the full Council. Councilor Gates concurred, calling for continued discussions. Mr. Blosser spoke to the desire to remain static. Councilor Moore again asked for a review of the original bond issue. Councilor Washington called for staff to contact the neighboring businesses and work towards resolve. He noted he would vote in favor with the understanding that additional discussions occur.

Vote: All those present voted aye. The vote was unanimous and the motion passed.

## **2. Briefing on Compliance with Americans with Disabilities Act (ADA) at Metro Facilities**

Terry Ryther, 300 NE Multnomah St. #2, Portland, OR 97232, spoke related to the issue. He noted his organization, the Community Ear, addressed issues related to the hearing impaired. He requested a copy of a transition plan. He complimented Rick Bullock, Security Officer, on his work on the plan.

Mr. Bullock presented the staff update on ADA compliance. He explained any public access facility (public or private) was required to perform a self evaluation. He discussed the proposed components of the study. He reviewed the programs by facility. He distributed and summarized a checklist prepared for facility staff, a copy of which is included in the record of this meeting.

## **3. Update on Goal 5 Revisions**

Larry Shaw, Senior Counsel, presented an update on the Goal 5 revisions. He distributed and summarized his comments, a copy of which is included in the record of this meeting.

**4. Citizen Communications**

No additional citizens appeared to testify.

**5. Executive Session Held Pursuant to ORS 192.660(1)(e), To Conduct Deliberations with Persons Designated by the Metro Council to Negotiate Real Property Transactions**

The Committee held an executive session pursuant to ORS 192.660(1)(e).

Staff present: Nancy Chase, Senior Regional Planner; Casey Short, Senior Council Analyst; and Mr. Shaw.

With no further business before the committee, Chair Hansen adjourned the meeting at 6:50 p.m.

Submitted by,



Susan Lee  
Committee Recorder

**APPROVED**  
**Date** 12-14-94