

MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE

May 19, 1993
Metro Regional Center
Council Chamber

Committee Members Present: Ruth McFarland (Chair), Jim Gardner, Sandi Hansen, Susan McLain, Ed Washington

Committee Members Absent: none

Other Councilors Present: George Van Bergen

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

1. Consideration of Resolution No. 93-1804, Authorizing Transfer of Real Property Interests to Tri-Met to Allow Construction the Westside Light Rail Line Including a Station to Serve the Metro Washington Park Zoo

Dan Cooper, General Counsel, presented the staff report.

Motion: Councilor Gardner moved to recommend Council adoption of the resolution.

Motion to Amend: Councilor Gardner moved to amend the resolution by replacing the attachment with the May 19, 1993 draft distributed by Mr. Cooper.

Vote on Motion to Amend: Councilors Gardner, Hansen, Washington, and McFarland voted aye. Councilor Hansen was absent. The vote was 4/0 and the motion to amend passed.

Vote: Councilors Gardner, Hansen, Washington, and McFarland voted aye. Councilor Hansen was absent. The vote was 4/0 and the motion to amend passed.

2. Consideration of Draft Resolution Establishing Public Policy Objectives for the MERC

Don Rocks, Executive Assistant, presented the staff report included in the agenda and the record of this meeting. He read the public policy objectives included in Exhibit C of the agenda and included in the record of this meeting.

The Committee discussed the MERC issues.

Councilor Van Bergen expressed his concern about phase two implementation of the intergovernmental agreement between Metro and the City of Portland for the operation of the MERC by Metro. He questioned when implementation would occur.

Chair McFarland noted that during discussions, the City of Portland expressed concern about Metro's approach for operating the facilities, considering the limited financial resources. She said policy development might alleviate some of the City's concerns and allow phase two to proceed.

Mr. Rocks noted that Metro might also be concerned about assuming the facilities. He said the financial issues were addressed.

Councilor Gardner stated he concurred with Chair McFarland and Councilor Van Bergen. In response to Councilor Gardner, Mr. Rocks stated that it would be desirable to have the City adopt or approve the Metro resolution. Mr. Rocks said that an amendment to the intergovernmental agreement might be necessary to implement phase two. Councilor Gardner said he desired to amend the budget approval process performed by the City.

Don Carlson, Council Administrator, asked Mr. Rocks if the City had taken a position on the budget process issue. Mr. Rocks said a letter signed by Commissioner Lindberg and Executive Officer Cusma spoke to the issue.

Chair McFarland continued discussion of the item for the second meeting in June.

3. Review of MERC Resolutions

Jeff Blosser, Oregon Convention Center (OCC) General Manager, summarized the MERC Resolution Nos. 225 through 229, copies of which are included in the record of this meeting. He discussed technical corrections to Resolution No. 225 and stated he would forward corrected copies to the Council.

Mr. Blosser discussed the process used for qualifying marketing providers for the OCC. He noted the contract with Portland Oregon Visitors Association (P/OVA) needed to strengthen marketing with culturally and ethically diverse groups.

Councilor Washington stated he requested a review of Resolution Nos. 226 and 227 be conducted at the May 27, 1993 Council meeting.

Councilor Hansen spoke to splitting contract services to allow providers to obtain experience.

Councilor McLain spoke to the marketing of only one facility. She noted it might be beneficial to combine efforts to achieve maximum results. Mr. Blosser noted the hotel/motel tax was designated to the OCC only.

Related to Resolution No. 229, Mr. Blosser said the vendor selected for security was the higher bidder. He said the reasons included that the vendor was local and had provided good services to date.

Councilor Hansen asked if statistical information was available related to the security services. Mr. Blosser discussed factors included in the retention of the firm. He stated concert related security complaints had been reduced. Councilor Hansen stated that she would prefer to contract with a vendor who provided services that reduced potential liability.

4. Consideration of Draft Resolution No. 93-1807, Authorizing Exemption from Competitive Bidding Pursuant to Metro Code 2.04.041(b) to allow Competitive Proposal Process and for Authorization to Issue the Request for Proposal for Parking Management Services for the Metro Parking Garage

Berit Stevenson, Project Manager, presented the staff report. She noted the scope of work was similar to the current operations. She discussed the invoicing requirements proposed in the RFP.

Motion: Councilor Hansen moved to introduce the resolution with the Council Clerk and recommend Council adoption of the resolution.

Councilor Hansen asked that past performance be considered when awarding the contract.

Mr. Carlson noted the resolution authorized the Executive Officer to execute the contract provided it did not exceed \$68,089 and the scope of work was not materially altered.

Ms. Stevenson said the \$68,089 was estimated for one year of operation.

Councilor Gardner noted the authorization for the Executive Officer needed to be included in the title of the resolution. He discussed the increase in operation costs and the proposed projected revenue from the early estimates. Ms. Stevenson explained that the capacity had changed.

First Motion to Amend: Councilor Gardner moved to amend the evaluation criteria on page four of the RFP item one 15 points, item two 15 points, item three fifty points, and item four 20 points; and include Executive Officer authorization in the title.

Councilor McLain asked that the selection committee visit operation sites.

Councilor Washington emphasized the importance of a fair award process.

Vote on First Motion to Amend: All those present voted aye. The vote was unanimous and the first motion to amend passed.

Chair McFarland asked that the contract come back to the Regional Facilities Committee for review prior to award.

The consensus of the Committee was to change the contract amount to \$136,178 for two years.

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

Chair McFarland requested Councilor Gardner serve on the selection committee.

5. Status Report on Metro Regional Center Project

Ms. Stevenson distributed and summarized report number thirty, a copy of which is included in the record of this meeting.

Neil Saling, Regional Facilities Director, noted the contingency report was included in the agenda, a copy of which is included in the record of this meeting.

The Committee discussed building signage.

6. Status Report on Funding Task Force

Pam Erickson, Project Manager, updated the Committee on the activity of the task force. She noted a report summarizing activity to date was forthcoming. Chair McFarland scheduled the item for the next regular meeting of the Committee.

Councilor McLain asked about activity on the End of the Oregon Trail Project. Ms. Erickson said funding has been identified for the preview center from the Federal Housing and Urban Development (HUD). She said the involved parties were discussing options for financing and management of the facilities.

With no further business before the Committee, Chair McFarland adjourned the meeting at p.m.

Respectfully Submitted,



Susan Lee
Committee Recorder

RF930519.MIN

APPROVED
Date 7-7-93

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