

Metro

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Metro

Minutes

Tuesday, July 18, 2023

10:30 AM

**Metro Regional Center, Council chamber,
<https://www.youtube.com/live/0TlXn43GhEI?feature=share>,
<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or**

Council Meeting

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber. You can join the meeting on your computer or other device by using this link:

<https://www.youtube.com/live/OTIxn43GhEI?feature=share>

1. Call to Order and Roll Call

Present: Council President Peterson, Councilor Christine Lewis, Councilor Duncan Hwang, Councilor Garrett Rosenthal, Councilor Mary Nolan, Councilor Juan Carlos Gonzales

Excused: Councilor Ashton Simpson

Present Commissioners: Chair Karis Stoudmire-Phillips, Deidra Krys-Rusoff, David Martinez, David Penilton, Damien Hall, Danel Malan

2. Public Communication

3. Work Session Topics:

3.1 Venues Capital Improvements Report

Attachments: [Staff Report](#)

Council President Peterson introduced Steve Faulstick & Ryan Kinsella to present on the Capital Improvement Plan.

Staff pulled up the Capital Improvement Presentation to present to Council.

Summary of presentation: The presentation went over the capital planning and asset management programming history, goals in building asset management practices, current capital improvement planning process.

Robyn Williams then went over the Portland5 Center for the Arts CIP update. Williams went over projects, concerns, and future plans.

Cindy Wallace then went over the Oregon Convention Center projects and future projects which included a \$40,000,000 project that was recently completed.

Council Discussion:

Councilor Rosenthal asked if the glazing project was completed.

Cindy Wallace explained it will finish in October 2023 depending on weather.

Councilor Lewis asked what the time horizon is on making decisions for the next steps around the building renovations.

Cindy Wallace explained it will start in 2025-2029 and it will be in a phased approach.

Commissioner Malan asked about the bathroom renovation and if they are building more.

Cindy Wallace explained they are looking at the feasibility around that to make it single use restrooms.

Council President Peterson asked if the new Seattle convention Center is affecting business and if other states are competing with Portland.

Cindy Wallace explained other cities are in a different market that Portland does not compete with as they are larger in scale however Cindy explained Spokane is a direct competitor.

Chair Stoudamire-Phillips asked Wallace to explain more about who competes with Portland.

Cindy Wallace explained that Seattle does compete with Portland however since it is a higher term market, Long Beach, Denver, and Phoenix are more direct competitors with Portland as they are similar in size.

Councilor Nolan asked how the market demand is influencing the convention industry and what about the available inventory within new expansions in other markets are.

Cindy Wallace explained that she does not know of other major projects that have occurred in the past 3 years besides the one in Seattle.

End of Council Discussion.

Mathew Rotchford then went over the Portland Expo Center CIP Update.

Council Discussion:

Councilor Lewis asked how they finance 15 units at once.

Mathew Rotchford explained that support from Metro has helped and they are working on the plan now by working on 2 units per year.

Council President Peterson asked how they can look into the future for capital improvement and how they can help reduce the heat island effect in the parking lot of the Expo Center.

Mathew Rotchford explained they have thought about replacing trees with cherry blossoms and including solar panels.

Commissioner David Penilton asked what the top priorities are for the Expo Center renovation.

Mathew Rotchford explained halls E & D need renovations however he explained that other halls also will need work due to age.

Councilor Hwang asked about keeping up with technological advancements and if they are part of the capital improvement plan.

Mathew Rotchford explained that the Expo Center had got a higher bandwidth.

Councilor Hwang asked how that looks physically.

Mathew Rotchford explained there were physical changes and change of cost.

Robyn William explained that the theaters receive a lot of technological advancements such as cameras, screenings, and security.

End of council discussion.

3.2 MERC Venue Rate Setting Report

Attachments: [staff report](#)

Council President Peterson introduced Will Norris to present on the MERC Rate Setting Report.

Staff pulled up the MERC Rate Setting Presentation to present to Council.

Summary of presentation:

The presentation went over the core considerations, competition, public purpose, financial sustainability, the oversight and approval, operating revenues, operating costs, and public safety investments.

Council Discussion:

Councilor Rosenthal asked what the rates are for the regional competitors.

Chair Stoudamire-Phillips explained the rates are the same however Portland still has a low rate.

Councilor Hwang asked what the sentiment is for booking visitors and do other venues get to share revenue with the city.

Steve Faulstick explained they may get support from travel agencies and sports commissions may help out however with Portland no sales tax is a major help to get people booking the venues.

Councilor Gonzales asked what the next 4-5 years looks like for the conventions and what can we expect for the recovery.

Cindy Wallace explained they are behind on pace however she is very hopeful, and they have a strong strategy including incentives that Portland has no sales tax, so it is more financially attractive for clients.

Councilor Lewis asked where does community access come into play.

Cindy Wallace explained that part of the racial equity plan is to have a program and have a community engagement program to find out what they need to book, and they will have an agency to do the community engagement.

Councilor Rosenthal asked if the public perception that downtown Portland is dangerous affects the Expo Center, conventions, and theaters.

Cindy Wallace explained that it does affect business however it is improving.

Robyn Williams explained that the older audience has a hard time wanting to come back to downtown Portland however the younger audience are coming a lot more especially since 2021.

Commissioner David Penilton asked what the thoughts are to educate what the Portland market has to offer.

Cindy Wallace explained that they are hosting events, going to trade shows, and talking to planners.

Robyn Williams then went over the Portland5 Center For The Arts Rate setting Report. She went over the funding of the DEI team, history of rates such as tenant and resident rates.

No Council Discussion was given.

Alicia Crawford-Loos then went over the Expo Center Rate

Setting Report such as revenue generators, staff efficiencies, and market rate analysis

End of presentation.

3.2.1 Public Comment Opportunity on Agenda Item 3.2

Scott Showalter spoke about the costly fees, rate hikes within the P5 and the security concerns surrounding the venues.

Mont Chris Hubbard then spoke about supporting the performing arts jobs by providing a living wage.

3.3 Expo Future Project Update

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)

Item was moved to another date.

4. Chief Operating Officer Communication

No COO Communication was given.

5. Councilor Communication

No Councilor Communication was given.

6. Adjourn to Executive Session

There being no further business, Council President Peterson adjourned the Metro Work Session at 12:32pm

Respectfully submitted,

Sermad Mohamad, Legislative Assistant

This Executive Session will be held under ORS 192.660 (2)(d); To conduct deliberations with persons designated by the governing body to carry on labor negotiations

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOVEMBER 19, 2019

Item	Topic	Doc. Date	Document Description	Doc. Number
1.0	PowerPoint	07/18/2023	Capital Improvements presentation	07182023cw-01
2.0	PowerPoint	07/18/2023	Expo Future	07182023cw-02
3.0	PowerPoint	07/18/2023	Rate Setting	07182023cw-03
4.0	Testimony	07/18/2023	Mont Chris Hubbard Testimony	07182023cw-04
5.0	Testimony	07/18/2023	Sasha Reid Testimony	07182023cw-05