

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO 99-2762  
THE CONSTRUCTION OF A NEW HALL )  
D AT EXPO ) Introduced by Councilor Washington  
)  
)

WHEREAS, Metro acquired ownership of the Expo Center facility from Multnomah County in 1996; and

WHEREAS, Hall D is one of five buildings comprising the Expo Center, is in disrepair and is unacceptable for many potential users; and

WHEREAS, Metro recently constructed a new Hall E, a state of the art facility, which has added new capacity and flexibility to the Expo Center, and indirectly to the Oregon Convention Center; and

WHEREAS, Metro desires to support several elements of the Expo Center 1998-2001 Business Plan by undertaking the rebuilding Hall D, and other related activities; and

WHEREAS, MERC has demonstrated the ability to operate in an entrepreneurial manner, and desires to expand enterprise opportunities at its grounds and facilities; and

WHEREAS, companion legislation, Resolution No. 99-2760, directs the Executive Officer to begin the process of financing the construction of Hall D; now, therefore

BE IT RESOLVED:

That the Metro Council finds that the construction of a new Hall D at the Expo Center is a prudent course of action, which will assist both the Expo Center and the Oregon Convention

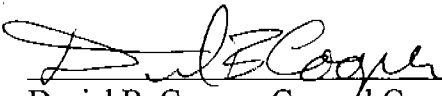
Center meet objectives in their business plans, attract an expanding and diverse clientele and further the needs of the region.

THE METRO COUNCIL FURTHER RESOLVES, that construction of the new facility begin as soon as possible, consistent with the approved financing plan, with an anticipated completion date of summer, 2,000

ADOPTED by the Metro Council this 1st day of April 1999.

  
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Rod Monroe, Presiding Officer

APPROVED AS TO FORM:

  
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Daniel B. Cooper, General Counsel

**METRO OPERATIONS COMMITTEE REPORT**

CONSIDERATION OF RESOLUTION NO. 99-2762, FOR THE PURPOSE OF  
CONSTRUCTION OF A NEW HALL D AT EXPO.

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Date: March 24, 1999

Presented by: Councilor Kvistad

**Committee Action:** At its March 17 meeting, the Metro Operations Committee voted 2-0 to recommend Council adoption of Resolution No. 92762. Voting in favor: Councilors Atherton and Washington.

**Council Issues/Discussion:** The committee acknowledged that this issue had received sufficient discussion at Council informals and elsewhere. There was no staff presentation, nor further committee discussion. The resolution will appear before the Council together with a companion bill, resolution No. 99-2760, which details and authorizes the financing plan to construct the new building.

## **STAFF REPORT**

### CONSIDERATION OF RESOLUTION NO. 99-2762, FOR THE PURPOSE OF CONSTRUCTION OF A NEW HALL D AT EXPO.

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Date: February 25, 1999

Prepared by: Michael Morrissey

**Proposed Action:** Resolution 99-2762 acknowledges the need for the construction of a new Hall D at the Expo Center, and agrees that the construction take place, consistent with an adequate financing plan and timeline, beginning as soon as possible.

**Factual Background and Analysis:** Hall D is one of five buildings comprising the Expo Center. It is a 60,000 square foot building with an asphalt floor, in disrepair and not acceptable to many potential users. Like three of the other buildings at Expo, it is also not air conditioned, and therefor underutilized during the summer months.

The Expo Centers Business Plans of 1994 and 1998 call for enhancing entrepreneurial opportunities, addressing neglected capital needs, and increasing collaboration with the Oregon Convention Center among other objectives.

Metro constructed a new Hall E at the Expo Center in 1996, a 108,000 square feet, state-of-the-art facility. It has significantly enhanced rental income at the Expo Center, by providing a qualitatively and quantitatively improved facility. A new Hall D will continue this direction by adding 72,000 square feet of exhibit space and 30,000 square feet of support space, along the lines of Hall E. Not only will this increase the rental potential, in-and-of- itself, it will also allow creative and collaborative booking in conjunction with the Oregon Convention Center.

A companion resolution 99-2760, details the financing plan for this project and authorizes the Executive Officer to issue approximately \$15.8 million of revenue bonds backed by Expo Center revenue.

Construction of the building is expected to be completed at approximately the beginning of the fiscal year 2,000.