

RESOLUTION No.

Declare the City of Portland's support for the renovation of Veterans Memorial Coliseum (VMC) and authorize the City, Rip City Management, LLC, doing business as Portland Arena Management, successor in interest to Oregon Arena Corporation (PAM), and Portland Winter Hawks, Inc. (PWH) to continue to negotiate a redevelopment agreement for such renovation. (Resolution)

WHEREAS, VMC was placed on the national registry of historic places in September of 2009; and

WHEREAS, on November 2, 2009, the Rose Quarter Stakeholder Advisory Committee (RQSAC) began soliciting ideas from the public for the renovation or adaptive reuse of the Veterans Memorial Coliseum, which were rated and prioritized by the RQSAC and the public and subsequently reduced to three recommended concepts; and

WHEREAS, after determining that two of the concepts were not economically viable given the limitation in available funding and the historic status of the building, the Mayor and the RQSAC recommended the renovation of the facility as an "enhanced spectator facility," which is reflected in the current VMC renovation plan; and

WHEREAS, on January 5, 2011, by Resolution 36839, Portland City Council unanimously voted in favor of renaming the facility previously known as "Memorial Coliseum" to "Veterans Memorial Coliseum"; and

WHEREAS, on August 10, 2011, by Resolution 36875, Portland City Council approved the 19th Amendment to the Oregon Convention Center Urban Renewal Area, which gave the Portland Development Commission (PDC) the authority to spend tax increment financing on VMC, a City-owned building, and to enter into a design contract with Opsis Architecture for the renovation of VMC; and

WHEREAS, the renovation of VMC will allow needed capital repairs and improvements to be performed at VMC; and

WHEREAS, the renovation of VMC will generate economic benefit to the City through construction jobs and the generation of increased event-related economic activity at VMC by enhancing the fan experience and increasing attendance; and

WHEREAS, the renovation of VMC is intended to create a more vibrant VMC that is expected to catalyze future Rose Quarter Development and grow the tax base; and

WHEREAS, the enhancement and renovation of VMC is expected to provide additional community access to gathering space and recreation that will support neighborhood livability and attract new area businesses to create jobs; and

WHEREAS, as part of the project, the Veterans Memorial and gardens located at VMC (Memorial Gardens) will be repaired and renovated; and

WHEREAS, the Mayor's office, PDC and the Regional Arts and Culture Council are working with a veterans focus group to establish a vision and design for the

enhancement of the Memorial Gardens to reflect the values and emotions linked with the memorial aspect of VMC; and

WHEREAS, subject to the parties agreeing upon a binding redevelopment and other agreements, PWH will commit significant private capital to the renovation costs; and

WHEREAS, PAM is willing to manage construction of the renovation without fee compensation; and

WHEREAS, pursuant to an intergovernmental agreement with the City's Office of Management and Finance, PDC will provide tax increment financing from the Oregon Convention Center Urban Renewal Area to partially fund the cost of renovation; and

WHEREAS, the proposed financing package protects the City's General Fund from increased exposure because the City is not incurring any indebtedness related to the project other than potentially securing a bridge loan to facilitate an anticipated historic tax credit transaction; and

WHEREAS, the parties acknowledge that the City will not agree to bear risk for cost overruns that will materially increase risk to the City's General Fund.

NOW, THEREFORE, BE IT RESOLVED that the Portland City Council affirms its support for the renovation of VMC; and

BE IT FURTHER RESOLVED, that either of the Mayor or the Chief Administrative Officer is authorized to execute the Term Sheet in substantially similar form to that attached as Exhibit A; and

BE IT FURTHER RESOLVED, that the redevelopment agreement shall be brought before Portland City Council for approval when completed; and

BE IT FURTHER RESOLVED that the Portland City Council authorizes the Mayor's office and the Office of Management and Finance to continue negotiating a redevelopment agreement with PAM and PWH as generally outlined in Exhibit A attached to this Resolution.

Adopted by the Council:

Mayor Sam Adams
Prepared by: _____
November ____, 2011

LAVONNE GRIFFIN-LAVADE
Auditor of the City of Portland
By
Deputy