Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Metropolitan Exposition Recreation Commission (MERC) agenda

Wednesday, April 1, 2026 **12:30 PM** **Zoom: https://us02web.zoom.us/j/81464909852**

1. Call To Order and Roll Call

2. Public Communication

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing amy.nelson@oregonmetro.gov.Testimony on agenda and non-agenda items will be taken at the beginning of the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting Amy Nelson by phone at 503-314-2360 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to amy.nelson@oregonmetro.gov. Those wishing to testify in person should fill out a card located on the table directly outside the meeting room door.

Those requesting to comment virtually during the meeting can do so by joining the meeting using this link: https://us02web.zoom.us/j/81464909852 and using the "Raise Hand" feature in Zoom or emailing amy.nelson@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting

3. Commission/Council Liaison Communication

4. Financial Update

4.1 MERC Finance Report — MERC 26-55

Presenter(s): Ashley Sloan, MERC Finance Manager

Attachments: Financial Report

5. Consent Agenda

5.1 In Consideration of the March 4, 2026 MERC Meeting Minutes — MERC 26-56

Attachments: Meeting Minutes

6. Presentations

6.1 FY26-27 Proposed Budget Presentation MERC 26-57

Presenter(s): Ashley Sloan, MERC Finance Manager

Attachments: P5 Proposed Budget Overview
OCC Proposed Budget Overview
Expo Proposed Budget Overview

7. Action Agenda

7.1 Resolution No. 26-01: For the purpose of approving the Metropolitan Exposition Recreation Commission ("MERC") Fiscal Year (FY) 2026-27 Proposed Budget MERC Res 26-01

Presenter(s): Ashley Sloan, MERC Finance Manager

Attachments: Resolution 26-01
Attachment A to Resolution 26-01

7.2 Resolution No. 26-02: For the purpose of approving rental rates at Portland'5 Centers for the Arts (Portland'5) for Fiscal Year 2027-2028 MERC RES 26-02

Presenter(s): Rachael Lembo, Executive Director, Portland'5 Centers for the Arts

Attachments: Resolution 26-02
Staff Report for Resolution 26-02
Attachment A to Resolution 26-02

7.3 Resolution No. 26-03: For the purpose of approving rental rates for the Portland Expo Center in fiscal years, years 2029-30, 2030-31, and 2031-32. MERC RES 26-03

Presenter(s): Cindy Wallace, Executive Director, Portland Expo Center

Attachments: Resolution 26-03
Staff Report for Resolution 26-03
Attachment A to Resolution 26-03

7.4 Resolution No. 26-04: For the purpose of approving rental rates for the Oregon Convention Center in fiscal years, years 2029-30, 2030-31, and 2031-32. MERC RES 26-04

Presenter(s): Cindy Wallace, Executive Director, Oregon Convention Center

Attachments: Resolution 26-04
Staff Report for Resolution 26-04
Attachment A to Resolution 26-04

8. Adjourn

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964, Title II of the Americans with Disabilities Act , Section 504 of the Rehabilitation Act and other statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit oregonmetro.gov/civilrights or call 503-797-1890. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1890 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. Individuals with service animals are welcome at Metro facilities, even where pets are generally prohibited. For up-to-date public transportation information, visit TriMet's website at trimet.org

Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1700 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights. або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1700 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧視公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1700（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullan dadweyne, wac 503-797-1700 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqo ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1700를 호출합니다.

Metroの差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください公開会議で言語通訳を必要とされる方は、Metroがご要請に対応できるよう、公開会議の5営業日前までに503-797-1700（平日午前8時～午後5時）までお電話ください。

សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលពាក្យបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ: សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ
ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحترم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءاً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1700 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights . Si necesita asistencia con el idioma, llame al 503-797-1700 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1700 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1700 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1700 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lwm ua ntej ntawm lub rooj sib tham.

January 2021

Agenda #: 4.1

File #: MERC 26-55 **Agenda Date:**4/1/2026

MERC Finance Report

Ashley Sloan, MERC Finance Manager

Metropolitan Exposition Recreation Commission

Date: April 1, 2026

To: Commissioner Karis Stoudamire-Phillips, Chair
Commissioner Damien Hall, Vice Chair
Commissioner Deidra Krys-Rusoff, Secretary-Treasurer
Commissioner Chris Oxley
Commissioner Dañel Malán- González
Commissioner Dave Parulo
Commissioner David Penilton
Councilor Gerritt Rosenthal

From: Ashley Sloan, MERC Finance Manager

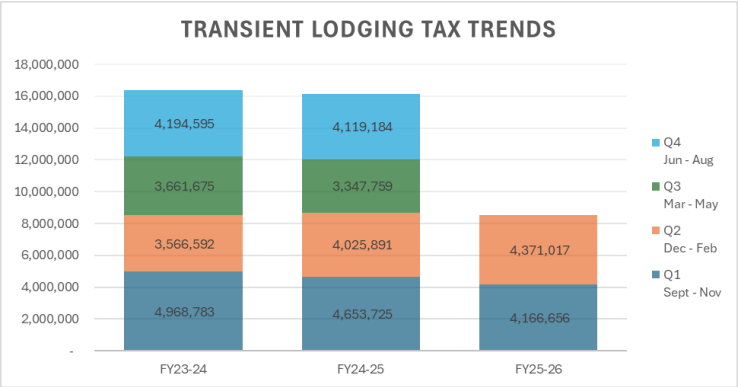
Subject: February 2026 Financial Update

Introduction

February was a standout month across all three venues, driven by several of the largest annual events at the Oregon Convention Center and Expo. OCC hosted major gatherings including Snowflake and the Oregon International Auto Show, both of which generated significant financial outcomes. At Expo, the Pacific Northwest Sportsmen's Show drew strong attendance and revenue. Meanwhile at P'5, Broadway's *The Wiz* and Oregon Ballet Theatre's presentation of *Sleeping Beauty* anchored a robust event schedule. Collectively, these events generated the highest monthly revenue of FY25-26 to date.

Transient Lodging Tax

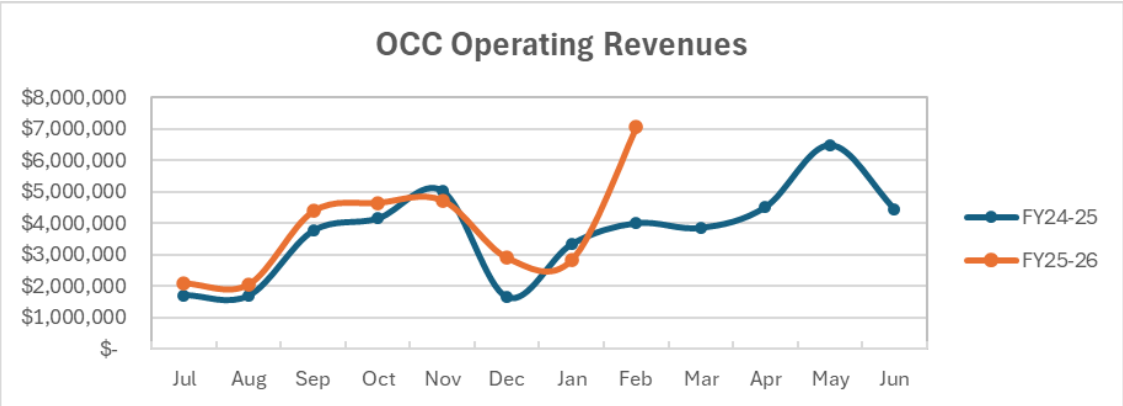
February Transient Lodging Tax collections were down $23,000 (1 percent) versus collections in February 2025. The forecast continues to anticipate annual collections totaling $366,000 (2 percent) below the prior year and $900,000 (5 percent) below budget.

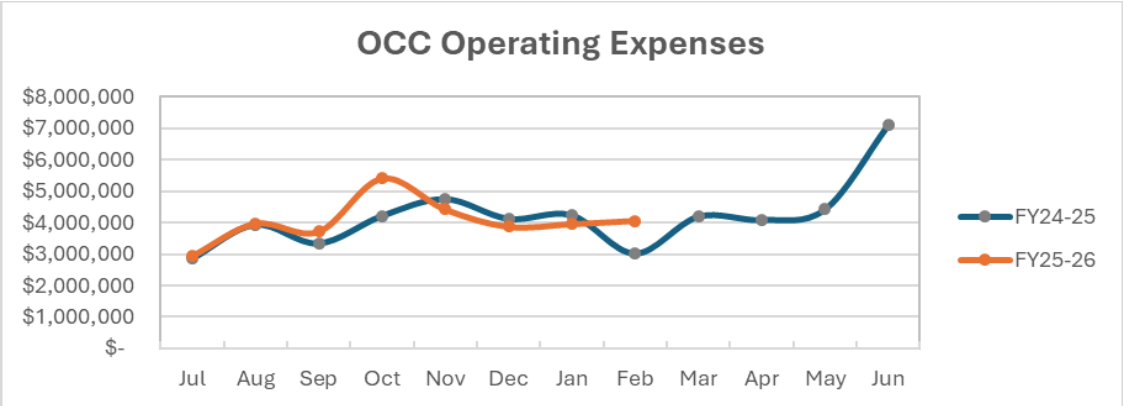


Oregon Convention Center

February marked a strong rebound from the typical seasonal slowdown seen in December and January, driven largely by major events including Snowflake and the Oregon International Auto Show, together generating the highest monthly revenue of the fiscal year to date. With this surge, OCC's year to date revenue is now outperforming the prior year by $5.4 million (21 percent). Food and beverage event expenses lag by one month, so corresponding expense increases will be reflected in the March report. Currently, all expense categories remain below budget through February.

Highest Grossing Events	Current Month Event Revenue	% of Event Revenue
Snowflake FY 27 SKO	3,751,783	73%
2026 Oregon International Auto Show	596,064	12%
Oregon Wine Symposium 2026	188,164	4%
FAN EXPO Portland 2026	127,568	2%
All Other Events	471,905	9%
	$ 5,135,483	**100%**

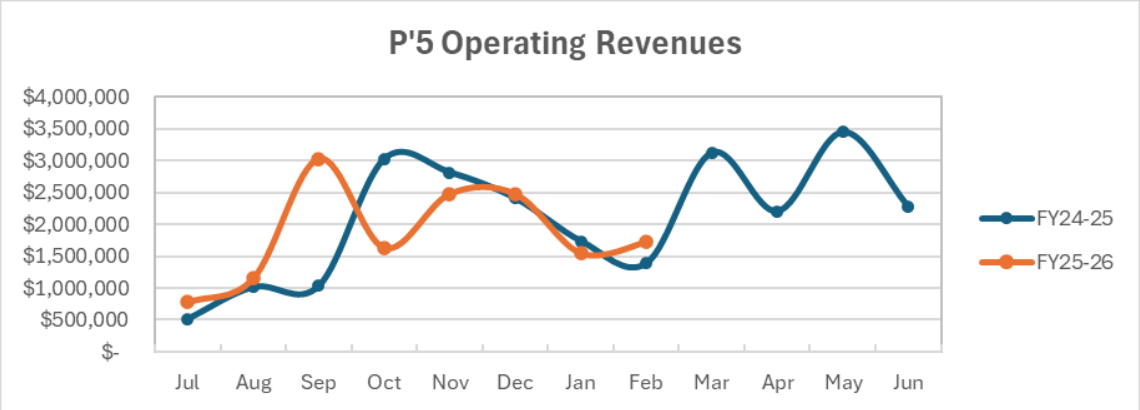


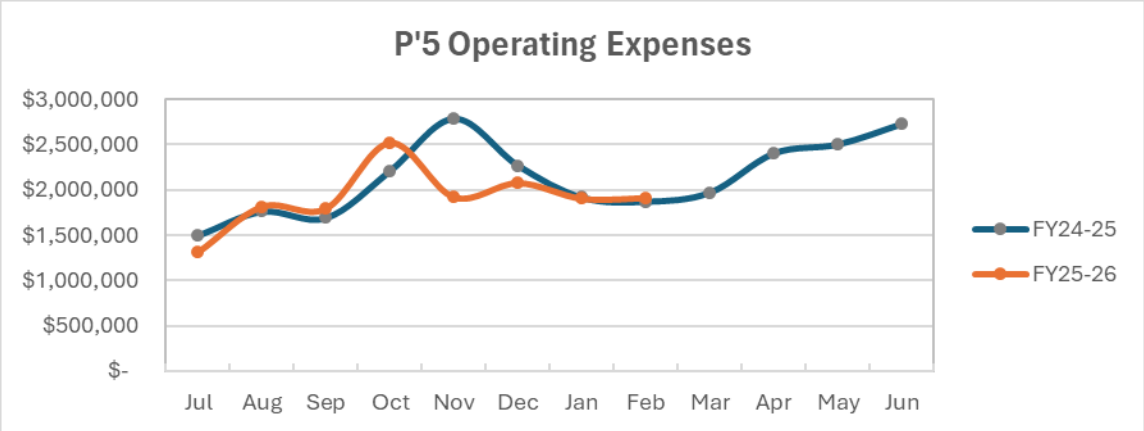


Portland'5

P'5 delivered steady results in February, supported by a mix of Broadway and performing arts events. *The Wiz* was the top revenue generator for the month, contributing 26 percent of total event revenue. Year to date, revenue remains ahead of FY24-25, up $905,000 (6 percent). Attendance is up 27,000 (5 percent) year to date, even with 44 fewer events than last year. All major expense categories continue to track below budget. With six of the 14 Broadway weeks ahead, P'5 remains positioned for stable performance through the remainder of the fiscal year.

Highest Grossing Events	Current Month Event Revenue	% of Event Revenue
The Wiz	336,693	26%
The Sleeping Beauty	197,594	15%
Matteo Lane	70,781	6%
Michelle Buteau	60,227	5%
All Other Events	615,230	48%
	$ 1,280,525	**100%**

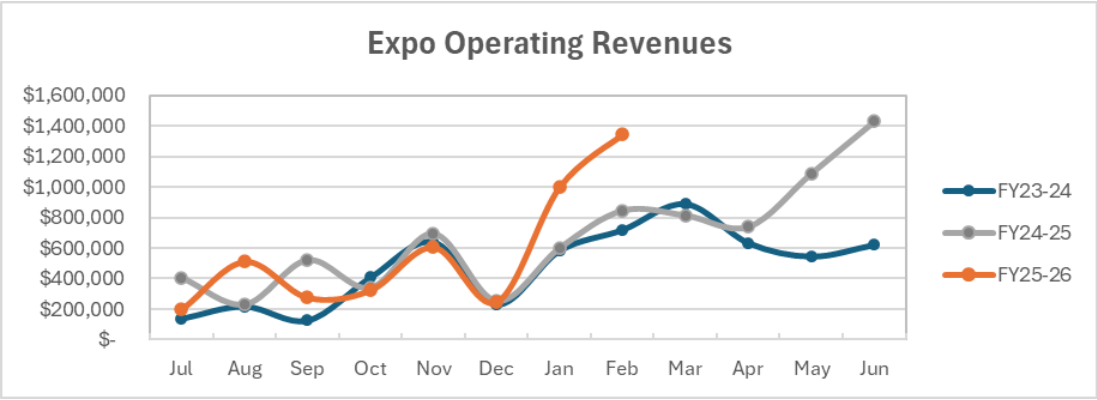


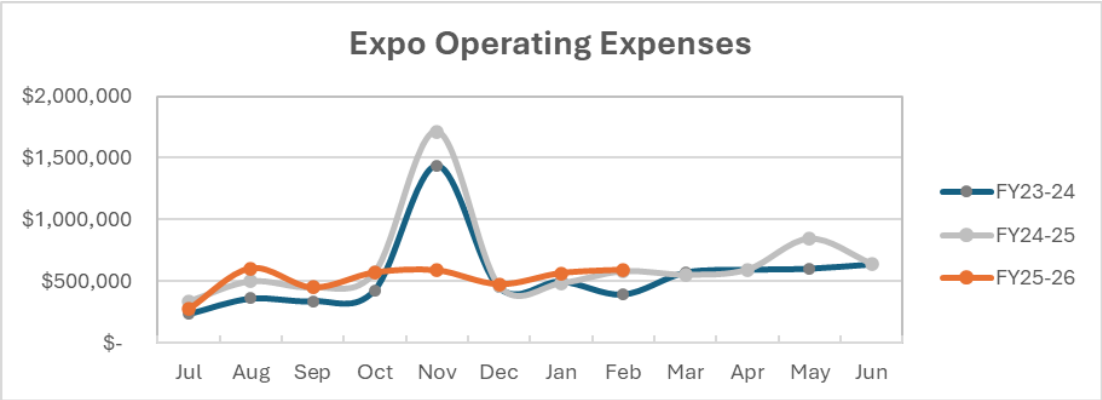


Portland Expo Center

Expo followed a strong January with an even better February, driven by the Pacific Northwest Sportsmen's Show. This is the largest event of the year at Expo. This momentum pushed year to date revenue $616,000 (16 percent) above FY24-25 levels. Personnel expenses remain below budget, while materials and services are trending above budget. This pattern is known, monitored, and incorporated into the current forecast plan. In addition, Expo's fund balance increased due to general fund transfers supporting the Halls D & E facility conditions assessment and the Expo Futures project.

Highest Grossing Events	Current Month Event Revenue	% of Event Revenue
2026 Pacific Northwest Sportsmen's Show and Sport Fishing Boat Show	$ 755,236	63%
Portland Spring Home and Garden Show 2026	$ 120,699	10%
CEVA Power League	$ 116,528	10%
Now More than Ever	$ 71,585	6%
All Other Events	$ 57,005	5%
	$ 1,196,273	**100%**





MERC Capital Projects

OCC Capital Project Status Report FY25-26					
Project	**Phase**	**Budget**	**Actual**	**Forecast**	**Notes**
Safety MLK & Holladay Entrance	In Progress	200,000	9,400	200,000	
OCC Waterproof: Rain Garden	In Progress	35,000	33,772	35,000	Receiving last invoices
Electrical Vehicle Infrastructure	Contracting	200,000	153	200,000	
Integrated Door Access Controls & Door Replacement	In Progress	578,000	139,401	578,000	
Facility Condition Assessment	In Progress	500,000	162,228	500,000	
Holladay Lobby Exterior Door Threshold & Waterproofing	Design	198,000	50,015	150,000	
EST 4 Fire Alarm System Upgrade	In Progress	585,000	462,557	585,000	
Food & Beverage: Design & Projects	Design	575,000	-	575,000	Ginko Marketplace Front of House Remodel planning
Technology Office & MDF Space Renovation	Design	95,000	7,623	95,000	
Website Redesign & Drupal Platform	Complete	125,000	109,576	125,000	
F&B: Orbit Market Remodel	Complete	52,000	20,620	52,000	
Public Safety Front of House Programming	Complete	225,000	158,849	225,000	Receiving last invoices
Total		**3,368,000**	**1,154,194**	**3,320,000**	
% of Budget			*34%*	*99%*	

Portland'5 Capital Project Status Report FY25-26					
Project	**Phase**	**Budget**	**Actual**	**Forecast**	**Notes**
P5 F&B Levy Cap Investment	Planning	215,000	229	215,000	
F&B Upgrade A Art Bar	Planning	-	-	-	
F&B Upgrade B Displays	Planning	-	-	-	
F&B Upgrade C Keller G&G	Planning	-	-	-	
Keller FOH Elevators Upgrade	Paused	250,000	115,676	250,000	
P5 Website - Drupal upgrade	In Progress	250,000	182,893	215,000	
ASCH Rigging Upgrade	Planning	250,000	-	250,000	
ASCH gas boiler replacements	Paused	-	-	-	
ASCH N Annex Air Supply Unit	Planning	40,000	-	40,000	New identified project
ASCH Chiller Project	Planning	150,000	-	150,000	New identified project
ASCH Roof and Drains	Complete	715,000	714,129	715,000	$74k rebate received
Newmark House PA Replacement	Complete	25,000	21,581	21,581	Carryforward from FY25
ASCH house lighting controls	Complete	245,000	206,350	206,350	Carryforward from FY25
Total		**1,870,000**	**1,012,927**	**1,835,000**	
% of Budget			*54%*	*98%*	

Expo Capital Project Status Report FY25-26					
Project	**Phase**	**Budget**	**Actual**	**Forecast**	**Notes**
Expo Futures Infrastructure	Design	2,000,000	54,712	2,000,000	
Expo F&B Levy Cap Investment	Planning	478,537	214,708	478,537	
Total		**2,478,537**	**269,421**	**2,478,537**	
% of Budget			*11%*	*100%*	

Metro

Agenda #: 5.1

File #: MERC 26-56 **Agenda Date:**4/1/2026

In Consideration of the March 4, 2026 MERC Meeting Minutes

Meeting Minutes

Meeting details:

Meeting: Metropolitan Exposition Recreation Commission Meeting

Date: March 4, 2026

Time: 12:30pm - 2:30 pm

Place: Zoom - https://us02web.zoom.us/s/81464909852

Commissioners present:
Chair Karis Stoudamire-Phillips, Damien Hall, Deidra-Krys-Rusoff, Dañel Malán-González, Chris Oxley, David Penilton and Dave Parulo

Commissioners excused:

Call to Order and Roll Call
Chair Stoudamire-Phillips called the meeting to order at 12:33pm

Public Communication

- Chair Stoudamire-Phillips opened the meeting to members of the public wanting to testify on agenda and non-agenda items

Commission / Council Liaison Communication

- Commissioner Parulo shared the Hillsboro Hops baseball stadium had their official lights on event this past Saturday, and will be open to the public April 7
- Commissioner Penilton commended P5 leadership for strong management, communication, and responsiveness
- Councilor Rosenthal provided updates on:
  - ongoing work of the Future Vision Commission, including an artist-led visioning process
  - development of a resolution to improve regional consistency for Supportive Housing Services
  - Continued acquisition of park land and progress on the Willamette Cove project
  - recent media attention involving Metro Council, with an emphasis on de-escalation and resolution

Financial Update
Ashley Sloan, MERC Finance Manager, presented an update on venues financial performance for January 2025.

- January activity was strong across all venues despite seasonal slowdown
- Transient Lodging Tax (TLT) collections increased year-over-year, though still tracking slightly below budget
- Convention Center revenue remains ahead of last year but below budget due to rental pacing
- Portland’5 remains ahead year-to-date, driven by Broadway programming
- Expo Center experienced a January revenue rebound due to major events and a one-time parking revenue adjustment

- A $74,000 Energy Trust of Oregon rebate was secured for Schnitzer Hall improvements
    - Commissioner Krys-Rusoff asked why OCC revenue is ahead of last year but behind budget
    - Sloan responded budget assumptions were more aggressive, and rentals are slightly below projections, though catering is performing well. February and March are expected to improve results
    - Commissioner Parulo asked why November expenses differ year-over-year at Expo
    - Sloan shared a prior annual bond payment is no longer required, creating the variance
    - Parulo asked how TLT is reported
    - Sloan responded collections are reported monthly with a year-end reconciliation period

Attachment: Financial Report
Financial Statement of Activity

Venue Business Reports

Portland'5 Centers for the Arts
Rachael Lembo, Executive Director, provided the following updates:

- Launch of a new, ADA accessible P'5 website
- Upcoming high profile programming, including a visit by Supreme Court Justice Ketanji Brown Jackson
- Strong performance of P5 Presents programming
- Completion of major facility maintenance projects
- Release of Facility Condition Assessments showing significant long term capital needs
- Update on City of Portland RFI process related to future operating models
- Portland Opera announced a $5 million fundraising campaign to support long term sustainability
    - Chair Stoudamire-Phillips asked how many attended the recent facility tour
    - Lembo responded about two dozen participants
    - Commissioner Malán-González asked if Portland Opera is at risk of discontinuing operations
    - Lembo clarified that no closure has been announced. The campaign is a proactive fundraising effort, and the organization has secured a $1 million lead gift and set an initial achievable goal

Oregon Convention Center and Portland Expo Center
Cindy Wallace, Executive Director, provided the following updates:

- Expansion of the Bold Reuse sustainable container program to the Expo Center
- Official address change for Expo Center to improve visitor access
- Continued progress in operational integration between OCC and Expo
- Improved parking operations resulting in increased revenue
- Pilot of autonomous floor care technology to support operations without reducing staff
- Successful delivery of multiple large-scale events with significant regional economic impact
    - Commissioner Penilton asked what drove increased parking revenue

    - Wallace responded higher attendance, pricing alignment with OCC, improved lot utilization, and expanded parking partnerships
    - Councilor Rosenthal asked about current firearm policies at events
    - Wallace responded firearms are permitted consistent with state law unless prohibited by event producers
    - Commissioner Parulo asked about the retention rate for reusable serviceware
    - Wallace responded between 83% and 89%, indicating strong program success

Consent Agenda

- **Consideration of the January 7, 2026, MERC Meeting Minutes**
  This item was approved

  Attachment: Meeting Minutes

2025 External Audit Report

Brian Evans, Metro Auditor; Ashley Osten, Principal, Baker Tilly; and Brian Kennedy, Metro Chief Finance Officer presented

- Clean, unmodified audit opinions issued across all required reports
- No findings related to internal controls, compliance, or budgeting
- Prior year recommendations fully resolved
- Overview of upcoming accounting standards that will impact future reporting
    - Commission Krys-Rusoff praised the audit results as exemplary and highlighted the importance of transparency and strong financial stewardship

Travel Portland Quarterly Report

James Jessie, Chief Operating Officer, and Andrea Markowski, Director of Convention Marketing, presented

- Strong year-to-date convention revenue performance, bolstered by major events
- Short term booking challenges persist for 2027, with improvement projected beginning in 2028
- New sports related bookings confirmed for Expo and OCC
- Marketing efforts focused on meeting planners and executive decisionmakers
- Successful trade show activation with Powell's Books at PCMA Convening Leaders resulted in new leads and significant room night potential
- Expanded use of data driven marketing, media placements, and industry partnerships
    - Councilor Rosenthal asked if new venues would have any impact or provide partnership opportunities
    - Markowski shared their sales teams are currently promoting the two new venues as potential additional draws for convention bookers
    - Commission Parulo asked about how the booth activation measurement program identifies between booth visitors and staffers
    - Markowski explained it is AI driven and takes note of the faces in the booth and staffers are excluded from the reported numbers

- Commissioner Penilton asked if the sensor data compares our data to other comparable destinations
- Markowski shared that the data shown was a comparison of similar sized booths

Attachments: Travel Portland 2nd Quarter Report

Adjourn
There being no further business, Chair Stoudamire Phillips adjourned the meeting at 2:17 p.m.

- *Minutes submitted by Amy Nelson*

Agenda #: 6.1

File #: MERC 26-57 **Agenda Date:**4/1/2026

FY26-27 Proposed Budget Presentation

Ashley Sloan, MERC Finance Manager

Proposed Budget - Department Overview
FY 2026-27

Portland'5 Centers for the Arts, 3/16/2026

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Summary of Department Budget for FY26-27 Proposed Budget

Portland'5 Centers for the Arts brings nearly 800 music, theatre, dance, and lecture performances to Portland each year. Every performance is an invitation: to laugh, to reflect, to be inspired, and to share in the extraordinary experience of live art. Whether it's a world-class symphony, an intimate theatre production, a riotous comedy show, or a lecture that sparks new ideas, we bring people together to experience magic.

Among the largest performing arts centers in the country, Portland'5 keeps art and culture thriving in the region. We operate the Arlene Schnitzer Concert Hall, Keller Auditorium, and Antoinette Hatfield Hall, which includes the Newmark, Dolores Winningstad, and Brunish Theatres. The buildings are owned by the City of Portland and operated by Metro under an intergovernmental agreement.

- **Major Programs**: Portland'5 is home to five resident companies including the Oregon Symphony, Portland Opera, Oregon Ballet Theatre, Oregon Children's Theatre, and Portland Youth Philharmonic, and host other local arts groups, Broadway Across America, and commercial events.

  Portland'5 also does a small amount of in-house programming. The Department of Culture & Community initiates socially, culturally, and politically relevant programming by rooting decision-making processes within our local communities. Portland'5 Presents offers free summer performances with our Music on Main series and presents other events with the goal of increasing theatre usage and raising net revenue.

- **Funding Sources**: Total P'5 revenue in the FY26-27 budget is $26.3 million. The majority $22.4 million (85 percent) of this revenue is either client-driven, such as theatre rental and reimbursed labor, or patron-driven, such as ticket service charges and food and beverage sales.
  - Additional funding sources include:
    - **Government Support:** $3.5 million (13 percent) from the Visitor Facilities Trust Account (VFTA) and City of Portland
    - **Other Support:** $442,000 (2 percent) from interest earnings and miscellaneous sources

  Event-related revenues are projected to be $756,000 (3 percent) lower than the current fiscal year. This reduction is driven by fewer weeks of Broadway Across America programming compared to historic averages (9 weeks vs. 14 weeks), the continued absence of Oregon Children's Theatre, which is experiencing financial challenges, and a reduced number of commercial concert and comedy events.

  Commercial concert and comedy bookings are slowing in the current fiscal year, and we anticipate further declines beginning in 2027 with the opening of two new commercial theatres: Live Nation's venue at the east end of the Hawthorne Bridge and AEG/Monqui Presents venue at Lloyd Center.

VFTA support is forecasted to decrease $38,000 (6 percent) from the current fiscal year, due to lower hotel tax revenues.

- **Accomplishments/work over the fiscal year:**
  - **Management Transition:** Metro and the City of Portland are developing a plan to transition P'5 operations to the City in July 2027. The City is running a Request for Interest (RFI) process to gather ideas about potential future operating models for P5. We are actively planning to transfer operations to City management, but the result of the RFI could lead the City to run a Request for Proposal (RFP), and potentially contract management to a non-profit or for-profit entity. We are focused on providing clear and timely communications to staff as these decisions are made.

  - **Facility Condition Assessment (FCA):** Portland'5's FCA executive summaries were released in late February 2026. The FCAs estimate 30-year capital costs of $83 to $156 million for Antoinette Hatfield Hall and $87 to $161 million for the Arlene Schnitzer Concert Hall, and 10-year capital costs of $10 to $19 million for the Keller Auditorium. Given recent City of Portland discussions about either the replacement or renovation of the Keller Auditorium, the assessment only forecast ten years into the future. The assessments note that several major assets have been replaced or rehabilitated in recent years, and that strong maintenance practices have helped keep systems operational. Full reports with additional details on these findings and recommendations are expected in mid-April.

  - **Adjustment to decreased staffing**: In FY26, Portland'5 reduced FTE by 12 positions, 17 percent of full-time staff. This year we have adjusted to a smaller team by re-thinking our work to be more efficient and focusing on essential event services. Our variable hour event-driven staff were not impacted by the reduction in force and continue to support our events.

- **Total Costs (appropriations budget)**
  - P'5's $26.3 million of FY26-27 operating expenses breakdown as follows:
    - **Personnel Services:** $12.3 million (47 percent)
    - **Materials and Services:** $9.3 million (35 percent)
    - **Cost Allocation Plan for Central Services:** $4.6 million (18 percent)
  - Expense increases were limited to those necessary to ensure successful management of events.
  - One FTE position is unfunded and one limited duration position ends in FY25-26.
  - The FY26-27 budget includes an operating gain of $33,000.
- **Staffing to support proposed service level**
  - P'5 has 61 full-time equivalent (FTE) positions budgeted for FY26-27. Only 59 positions are funded.
  - P'5 events are supported by hundreds of event-driven variable hour and part-time staff.

Ongoing Department Growth and/or Reductions included in FY26-27 Proposed Budget

Rental rates are increasing 3 percent and labor billing rates are increasing 1-7 percent (most 3-5 percent). Local art groups have been notified. These increases balance the need to generate revenue to cover costs and the desire to limit rate increases on clients already facing financial challenges. Portland'5 provides various discounts to non-profit clients, most significantly on theatre rental rates: 70 percent discount for resident companies, 50 percent discount for featured tenants, and 20 percent for other non-profits.

Highlighted Significant Changes from FY25-26 Budget

Portland'5 continues to face rising operational costs and lower event and attendance levels. The FY25-26 budget made many adjustments to address and realign the growing gap between revenues and expenses. With these changes made in the prior year, the FY26-27 budget is similar to the FY25-26 budget, though the operating margin has narrowed.

Any Other Overall Impacts that Require Council Direction and/or Attention : N/A

Proposed Budget - Department Overview
FY 2026-27

Oregon Convention Center, 3/16/2026

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Summary of Department Budget for FY26-27 Proposed Budget

Inspired by the region and centrally located in Portland, the Oregon Convention Center (OCC) serves as a premier venue for conventions, trade shows, consumer events, and community gatherings. The center is committed to fostering economic impact, promoting sustainability, and supporting equity and inclusion. OCC plays a pivotal role in attracting out-of-town visitors while also providing space for local events that enrich Portland's cultural and economic landscape.

- **Funding Sources**: Total OCC revenue in the FY26-27 budget is $51.4 million. The majority, $32 million (62 percent), of this revenue is enterprise activity, rental fees, parking, and food and beverage sales.
    - Additional funding sources include:
        - **Government Support:** $17 million (33 percent) from the Visitor Facilities Trust Account
            - Historically, OCC has received approximately $1.2 million in Transient Lodging Tax Pooled Capital. Due to VFTA constraints, there are no allocations projected in FY26-27.
        - **Other Support:** $2.4 million (5 percent) from interest earnings, transfers and miscellaneous sources
- **Accomplishments/work over the fiscal year:**
    - **Sustainable Events Platinum Certification:** OCC earned Platinum-level certification from the Event Industry Council's Sustainable Events Standard Certificate Program, recognizing excellence in sustainability, diversity, and social impact.
    - **Space to Grow Program**: program established to expand event access for historically underrepresented communities. $150,000 has been allocated in in-kind support.
    - **Largest National Conference in Portland**: OCC hosted the National Education Association's annual meeting, bringing 7,000 educators to Portland. This was the largest conference hosted in Portland's history.
    - **Orbit Cafe:** the cafe was remodeled and opened in July 2025, featuring a grab-and-go model
- **Total Costs (appropriations budget)**
    - The OCC's $53 million in operating expenses for FY26-27 are allocated as follows:
        - **Personnel Services:** $15 million (28 percent)
        - **Materials and Services:** $30 million (57 percent)
        - **Cost Allocation Plan (Metro Support):** $8.3 million (16 percent)
- **FTE to support proposed service level**
    - The OCC has 98.8 full-time equivalent (FTE) positions budgeted for FY26-27.

Ongoing Department Growth and/or Reductions included in FY26-27 Proposed Budget

Looking ahead, OCC faces significant financial headwinds. Soft regional tourism recovery, fewer contracted conventions in the next two years, and negative reputation and media coverage are putting pressure on Transient Lodging Tax collections and OCC enterprise revenues.

Opportunities center on deeper collaboration between OCC and the Expo Center, which enables more strategic cross-venue bookings and improved operational efficiency. Additional upside exists in capturing shorter booking-window events to help fill calendar gaps and maintain momentum. These opportunities are balanced by several risks, including flat or declining lodging tax revenues and rental car taxes distributed through the Visitor Facilities Trust Account (VFTA) to support OCC operations, continued pressure on client budgets, uneven business pace between FY26-27 and FY28-29, and Portland's national reputation, all of which can affect booking conversion and competitiveness. Further risks include unfunded capital needs, constrained staffing capacity following the FY25-26 Reduction in Force, rising personnel service costs, and fund balance limitations that reduce flexibility to absorb disruption or invest in modernization.

Highlighted Significant Changes from FY25-26 Budget

The FY26-27 OCC budget reflects modest year-over-year change, with operating revenue increasing by 1 percent and expenses rising by 2 percent, following significant cost reductions implemented in FY25-26. In that prior year, OCC reduced materials and services by $1.9 million (6 percent) and lowered personnel costs by $4 million (23 percent) to stabilize operations. Given these reductions, further cuts are no longer viable without compromising service quality, as the management team is operating at capacity while also overseeing the Expo Center. Additional reductions would jeopardize service continuity across both venues. While the FY26-27 proposed budget uses $2.4 million in fund balance, this approach is not a long-term solution.

Any Other Overall Impacts that Require Council Direction and/or Attention

In years before the pandemic, OCC annually received substantial pooled capital resources from Transient Lodging Taxes. In the years since, tax collections have not recovered and nearly no pooled capital resources have been provided to OCC to address major capital maintenance and equipment replacements. OCC has historically been maintained and updated regularly and the lack of capital funding for multiple years is now resulting in deferred maintenance and questions about how to fund several costly upcoming Capital Improvement Plan projects, including the OCC cooling system (chillers, cooling towers, etc.) expected around 2028 and OCC expansion roof replacement around 2030.

Proposed Budget - Department Overview
FY 2026-27

Expo, 3/16/2026

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Summary of Department Budget for FY26-27 Proposed Budget

- **Major Programs**: For many decades, the Portland Expo Center has been known as the Community's Gathering Place and the home for numerous sporting activities, treasured Consumer-Public Shows and Cirque du Soliel. But the Expo is more than that – it is also home to many key and significant cultural moments and memories.
- **Funding Sources**: Total Expo revenue in the FY26-27 budget is $7.2 million. The majority of this amount, $6.5 million (91 percent), is earned from enterprise activity, rental fees, parking, and event services.
    - Additional funding sources include:
        - **Government Support:** $506,000 (7 percent) from the Visitor Facilities Trust Account (VFTA).
            - Historically, Expo annually received approximately $200,000 in Transient Lodging Tax Pooled Capital. Due to soft VFTA collections, there are no allocations projected in FY26-27.
        - **Other Support:** $167,000 (2 percent) from interest earnings and miscellaneous sources
- **Accomplishments/work over the fiscal year:**
    - Successfully integrated management from the Oregon Convention Center (OCC) to Expo to create shared opportunities and leadership across both venues
    - Maintained major annual repeat events including Rose City Dog Show and Pacific NW Sportsmen's Show
    - Expo Futures Phase III has initiated planning for the acquisition of sports equipment and infrastructure to support the venue's strategic pivot toward sports programming
    - Cafes in Halls D and E are being refreshed with Levy capital investment funds to support higher customer satisfaction and speed of service
    - Facility Condition Assessments are being conducted to accurately assess the substantial list of deferred maintenance needs
- **Total Costs (appropriations budget)**
    - Expo Center's $7.1 million in operating expenses for FY26-27 are allocated as follows:
        - **Personnel Services:** $2.6 million (36 percent)
        - **Materials and Services:** $3.4 million (47 percent)
        - **Cost Allocation Plan (Metro Support):** $1.1 million (16 percent)
    - The FY26-27 budget includes a forecasted $74,000 net operating gain
- **FTE to support proposed service level**
    - The Expo Center has 14.5 full-time equivalent (FTE) positions budgeted for FY26-27.

Ongoing Department Growth and/or Reductions included in FY26-27 Proposed Budget

Expo is expecting to see a $600,000 (10 percent) increase in Charges for Services from increased event activity in FY26-27. There are no proposed program or staff reductions.

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Highlighted Significant Changes from FY25-26 Budget

Materials and Services expenses are increasing $1 million (30 percent) from the prior year budget. This increase is driven by several factors. The largest increase, $430,000, is due to a change in accounting methodology for third-party electrical services. Prior year under-budgeting totaling about $300,000 has been added to budget categories such as utilities and maintenance services based on actual costs in FY24-25. Event expenses represent a $133,000 increase.

Any Other Overall Impacts that Require Council Direction and/or Attention

Metro continues to advance the Expo Future vision adopted via two resolutions in January 2025. Design to define investments to make Expo more sport-ready with flooring and equipment purchases are underway in the current year. Additional funding to complete the improvements will be needed and as those plans are finalized and approved by Metro Council and the Metropolitan Exposition Recreation Commission (MERC), necessary budget amendments will be processed. In addition, Expo management, in partnership with Travel Portland and Sport Oregon, are revising the Expo Booking Policy to increase sports utilization, as well as engaging sporting events rights holders across the country to develop relationships that will result in more sports business.

In parallel, actions identified in the Historical Significance and Memorialization Committee resolution are underway. The Cultural Resources Assessment has been completed, and the Hall A engineering study will be completed in the current year. Also, Metro expects to complete an initial feasibility assessment of the recommendations contained the *Expo Future Historical Significance & Memorialization Committee Recommendations Report.* Once this initial assessment is completed, impacted communities will be engaged through the governance structure that is under development.

In years before the pandemic, Expo Center annually received substantial pooled capital resources from Transient Lodging Taxes. In the years since, tax collections have not recovered and nearly no pooled capital resources have been provided to Expo Center to address major capital maintenance and equipment replacements. As noted above, a Facility Condition Assessment is underway at Expo. Based on previous condition assessments, Expo's deferred maintenance backlog is extensive.

Agenda #: 7.1

File #: MERC Res 26-01 **Agenda Date:**4/1/2026

Resolution No. 26-01: For the purpose of approving the Metropolitan Exposition Recreation Commission ("MERC") Fiscal Year (FY) 2026-27 Proposed Budget

Ashley Sloan, MERC Finance Manager

METROPOLITAN EXPOSITION RECREATION COMMISSION
Resolution Number 26-01

For the purpose of approving the Metropolitan Exposition Recreation Commission ("MERC") Fiscal Year (FY) 2026-27 Proposed Budget and FY 2026-27 through FY 2030-31 Capital Improvement Plan ("CIP").

WHEREAS, pursuant to Section 6.01.50 of the Metro Code, MERC must prepare and approve a budget by resolution and;

WHEREAS, MERC created the CIP as part of the budgeting process; and

WHEREAS, MERC held public meetings for the purpose of reviewing the FY 2026-27 Proposed Budget, the CIP and the FY 2026-27 through FY 2030-31 five-year budget forecast.

BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

Approves the MERC FY 2026-27 Proposed Budget and FY 2026-27 through FY 2030-31 Capital Improvement Plan attached as Exhibit A and transmits both to the Metro Chief Operating Officer for submission to the Metro Council for inclusion in the Metro budget for the Fiscal Year 2026-27.

Passed by the Commission on April 1, 2026.

_____
Chair

Approved as to Form:
Carrie MacLaren, Metro Attorney

_____
Secretary/Treasurer

By: _____
Nathan A. S. Sykes, Deputy Metro Attorney

OREGON CONVENTION CENTER					
	Actuals	Actuals	Actuals	Budget	**Proposed Budget**
	FY 22-23	**FY 23-24**	**FY 24-25**	**FY 25-26**	**FY 26-27**
Beginning Fund Balance	20,280,838	22,934,552	20,895,129	13,842,581	8,928,905
Operations					
Charges for Services	$ 29,715,440	$ 33,551,041	$ 29,526,023	$ 31,262,121	$ 32,066,626
Local Government Shared Revenues	15,522,105	16,356,558	16,560,813	17,087,690	16,910,400
Lodging Excise Tax	13,926,355	14,515,308	14,351,313	14,878,190	14,750,000
Visitor Facilities Trust Account	1,595,750	1,841,250	2,209,500	2,209,500	2,160,400
Interest Earnings	447,229	741,476	568,160	514,900	355,370
Miscellaneous Revenue	63,652	58,054	64,603	9,000	44,252
Transfers In	-	-			2,000,000
Total Operating Revenue	$ 46,346,286	$ 51,007,901	$ 46,742,725	$ 48,873,711	$ 51,376,648
Personnel Services	11,036,521	13,286,557	14,452,006	14,089,453	14,611,575
Materials & Services	25,961,288	30,212,243	29,508,700	29,440,423	29,758,472
CAP Transfers Out	5,395,824	5,541,036	6,341,845	8,066,359	8,250,893
Total Operating Expenses	$ 42,393,633	$ 49,039,836	$ 50,302,551	$ 51,596,235	$ 52,620,940
Net Operations	**3,952,653**	**1,968,065**	**(3,559,826)**	**(2,722,524)**	**(1,244,292)**
Capital					
Capital Revenue	405,648	276,180	1,368,380	615,000	-
Capital Expense	(1,704,586)	(4,283,668)	(4,861,102)	(3,664,250)	(1,201,000)
Net Capital	(1,298,938)	(4,007,488)	(3,492,722)	(3,049,250)	(1,201,000)
Change in Fund Balance	2,653,715	(2,039,423)	(7,052,548)	(5,771,774)	(2,445,292)
Ending Fund Balance	**22,934,553**	**20,895,129**	**13,842,581**	**8,070,807**	**6,483,613**

CIP Summary
Fiscal Year 2027

Department: OCC

	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	Total
CONVENTION CENTER OPERATING FUND						
Integrated Door Access Controls & Door Replacement	650,000	-	-	-	-	650,000
Cooling System Upgrade Phase ll	150,000	2,000,000	3,000,000	-	-	5,150,000
Autonomous Cleaning Equipment	76,000	190,000	198,000	150,000	-	614,000
ADA Assessment and Improvements	75,000	250,000	250,000	-	-	575,000
Reoccurring: IT Infrastructure Investment	-	200,000	-	200,000	-	400,000
Technology Office & MDF Space Renovation	-	175,000	175,000	-	-	350,000
Interior Loading Dock & Exhibit Concrete Repairs	-	100,000	250,000	-	-	350,000
Kitchen Hot Water Piping	-	90,000	90,000	-	-	180,000
Reoccurring: CCTV Infrastructure Investment	-	-	240,000	-	-	240,000
Expansion Roof Replacement	-	-	200,000	2,500,000	2,500,000	5,200,000
ABC Meeting Room Renovation	-	-	200,000	300,000	3,750,000	4,250,000
Vertical Transportation: Elevator Modernizations	-	-	175,000	350,000	350,000	875,000
Articulating Boom Lift Replacement	-	-	150,000	-	-	150,000
Boiler Plant Replacement	-	-	-	200,000	2,500,000	2,700,000
Vertical Transportation: Escalator Modernizations	-	-	-	175,000	625,000	800,000
TOTAL OCC - CONVENTION CENTER OPERATING FUND	**$951,000**	**$3,005,000**	**$4,928,000**	**$3,875,000**	**$9,725,000**	**$22,484,000**

PORTLAND'5					
	Actuals	Actuals	Actuals	Budget	**Proposed Budget**
	FY 2022-23	**FY 2023-24**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**
Beginning Fund Balance	14,672,560	14,274,663	9,485,447	4,973,120	3,744,987
Operations					
Charges for Services	$ 15,787,928	$ 19,169,467	$ 20,964,737	$ 22,982,626	$ 22,373,077
Local Government Shared Revenues	2,007,179	2,155,995	2,202,311	2,287,971	2,265,048
Lodging Excise Tax	1,513,179	1,585,995	1,518,311	1,603,971	1,619,048
Visitor Facilities Trust Account	494,000	570,000	684,000	684,000	646,000
City of Portland Contributions	1,053,584	1,119,400	1,175,255	1,206,637	1,242,353
Interest Earnings	468,637	846,239	709,725	291,050	383,000
Miscellaneous Revenue	63,205	51,854	66,972	260,190	59,190
Transfers In	-	-	75,000	50,000	-
Total Operating Revenue	$ 19,380,533	$ 23,342,955	$ 25,194,000	$ 27,078,474	$ 26,322,668
Personnel Services	9,371,678	11,642,056	12,647,555	12,719,377	12,343,942
Materials & Services	6,577,829	7,947,121	9,353,681	9,379,629	9,301,113
CAP Transfers Out	2,487,855	3,353,963	3,625,450	4,454,475	4,644,974
Total Operating Expenses	$ 18,437,362	$ 22,943,140	$ 25,626,686	$ 26,553,481	$ 26,290,029
Net Operations	**943,171**	**399,816**	**(432,686)**	**524,993**	**32,639**
Capital					
Capital Revenue	850,000	-	1,024,374	400,000	185,000
Capital Expense	(2,191,066)	(5,189,032)	(5,104,015)	(2,390,000)	(1,925,000)
Net Capital	(1,341,066)	(5,189,032)	(4,079,641)	(1,990,000)	(1,740,000)
Change in Fund Balance	(397,895)	(4,789,217)	(4,512,327)	(1,465,007)	(1,707,361)
Ending Fund Balance	**14,274,665**	**9,485,447**	**4,973,120**	**3,508,113**	**2,037,626**

CIP Summary
Fiscal Year 2027

Department: PCPA							
	ID	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	Total
PORTLAND'5 CENTERS FOR THE ARTS FUND							
ASCH Chiller Project	8R361	900,000	-	-	-	-	900,000
ASCH N Annex Air Supply Unit	8R360	250,000	-	-	-	-	250,000
P'5 Entry Scanners	8N169	200,000	-	-	-	-	200,000
F&B Upgrade C Keller G&G	85115C	125,000	-	-	-	-	125,000
ASCH Rigging Upgrade	8R349	125,000	-	-	-	-	125,000
Brunish deck/Winni roof	8R364	100,000	300,000	-	-	-	400,000
F&B Upgrade B Displays	85115B	60,000	-	-	-	-	60,000
ASCH gas boiler replacements	8R350	40,000	420,000	-	-	-	460,000
Newmark Main Speaker Replace	8R369	-	250,000	-	-	-	250,000
ASCH Fire Field Device Replace	8R363	-	150,000	300,000	-	-	450,000
Keller Lighting Replace	8R368	-	150,000	-	-	-	150,000
ASCH High Ceiling Plaster Work	8R366	-	100,000	-	880,000	-	980,000
All Venues WiFi Updates	8R365	-	100,000	-	-	-	100,000
ASCH Main Speaker Replace	8R371	-	-	-	750,000	-	750,000
RF Microphone Replace	8R370	-	-	-	120,000	-	120,000
Keller Main Speaker Replace	8R372	-	-	-	-	850,000	850,000
Newmark Lighting Replace	8R373	-	-	-	-	400,000	400,000
Keller Complete HVAC controls	8R362	-	-	-	-	250,000	250,000
Keller FOH Elevators Upgrade	8R347	-	-	-	-	134,325	134,325
TOTAL PCPA - PORTLAND'5 CENTERS FOR THE ARTS FUND		**$1,800,000**	**$1,470,000**	**$300,000**	**$1,750,000**	**$1,634,325**	**$6,954,325**

EXPO					
	Actuals	Actuals	Actuals	Budget	**Proposed Budget**
	FY 2022-23	**FY 2023-24**	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**
Beginning Fund Balance	2,145,976	3,303,758	1,976,859	661,660	676,985
Operations					
Charges for Services	$ 2,145,976	$ 3,303,758	$ 1,976,859	$ 5,934,690	$ 6,536,556
Local Government Shared Revenues	373,750	431,250	517,500	517,500	506,000
Visitor Facilities Trust Account	373,750	431,250	517,500	517,500	506,000
Interest Earnings	66,987	99,418	22,600	50,000	27,000
Miscellaneous Revenue	97,622	68,223	63,925	91,500	140,257
Transfers In	480,000	-	1,200,000	430,000	-
Total Operating Revenue	$ 6,531,651	$ 5,754,133	$ 7,963,063	$ 7,023,690	$ 7,209,813
Personnel Services	1,847,708	2,236,885	3,116,324	2,592,164	2,603,433
Materials & Services	2,189,200	2,364,829	2,673,012	2,379,757	3,387,478
CAP Transfers Out	1,866,679	1,906,222	1,966,032	1,025,488	1,144,814
Total Operating Expenses	$ 5,903,587	$ 6,507,936	$ 7,755,368	$ 5,997,409	$ 7,135,725
Net Operations	**628,064**	**(753,803)**	**207,695**	**1,026,281**	**74,088**
Capital					
Capital Revenue	568,926	-	64,284	2,818,537	340,000
Capital Expense	(39,212)	(573,096)	(1,587,178)	(2,778,537)	(300,000)
Net Capital	529,714	(573,096)	(1,522,894)	40,000	40,000
Change in Fund Balance	1,157,778	(1,326,899)	(1,315,199)	1,066,281	114,088
Ending Fund Balance	**3,303,754**	**1,976,859**	**661,660**	**1,727,941**	**791,073**

CIP Summary
Fiscal Year 2027

Department: EXPO

	ID	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	Total
EXPO FUND							
Expo D&E Sports Infrastructure	8N168	1,500,000					1,500,000
Metro Outfalls Decommissioning	8N106	300,000	-	-	-	-	300,000
Expo Hall E HVAC	8R287	-	700,000	750,000	500,000	-	1,950,000
Expo - Rolling Stock	8N166	-	110,000	85,000	-	-	195,000
Facility Security Improvements	8R288	-	100,000	200,000	-	-	300,000
Facility Asphalt Replacement / Repair	8R290	-	95,000	105,000	115,000	125,000	440,000
ADA Facility Study	8R294	-	25,000	50,000	-	-	75,000
Expo - Hall C Roof Recoat	8R227	-	-	-	575,000	500,000	1,075,000
Expo Hall D HVAC	8R287a	-	-	-	-	800,000	800,000
Expo Electrical Review	8R292	-	-	-	-	150,000	150,000
Expo Hall E Flat Roof	8R234	-	-	-	-	100,000	100,000
TOTAL EXPO - EXPO FUND		**$1,800,000**	**$1,030,000**	**$1,190,000**	**$1,190,000**	**$1,675,000**	**$6,885,000**

Agenda #: 7.2

File #: MERC RES 26-02 **Agenda Date:**4/1/2026

Resolution No. 26-02: For the purpose of approving rental rates at Portland’5 Centers for the Arts (Portland’5) for Fiscal Year 2027-2028

Rachael Lembo, Executive Director, Portland'5 Centers for the Arts

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 26-02

For the purpose of approving rental rates at Portland'5 Centers for the Arts (Portland'5) for Fiscal Year 2027-2028.

WHEREAS, the Metropolitan Exposition Recreation Commission (MERC) sets facility rental rates for the MERC venues, and;

WHEREAS, the Portland'5 Booking Department will continue to contract future events to ensure a smooth transition to the new operator beginning July 1, 2027, and;

WHEREAS, the Portland'5 Booking Department will begin contracting events for summer 2027 now, and;

WHEREAS, rates for Fiscal Year 2027-2028 are needed in order to contract events occurring in Fiscal Year 2027-2028, and;

WHEREAS, Portland'5 seeks increased rental rates for Fiscal Year 2027-2028 per Attachment A.

BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

> Approves rental rates for Portland'5 Centers for the Arts per Attachment A for Fiscal Year 2027-2028.

Passed by the Commission on April 1, 2026.

Approved as to form:

_____
Chair

By:_____
Nathan A. S. Sykes, Deputy Metro Attorney

_____
Secretary/Treasurer

IN CONSIDERATION OF RESOLUTION NO. 26-02, FOR THE PURPOSE OF APPROVING RENTAL RATES AT PORTLAND'5 CENTERS FOR THE ARTS FOR FISCAL YEAR 2027-2028.

Date: March 11, 2026

Department: Portland'5 Centers for the Arts (Portland'5)

Meeting Date: April 1, 2026

Prepared by: Rachael Lembo, Executive Director Portland'5 Centers for the Arts

Presenter(s): Rachael Lembo, Executive Director Portland'5 Centers for the Arts

Length: 10 minutes

ISSUE STATEMENT

Rental rates are adjusted annually and approved by MERC. While Portland'5 will transition to a new operator on July 1, 2027, the booking department will begin contracting events for summer 2027 now. Setting FY2027-28 rates ensures Portland'5 can continue booking to support a smooth transition to a new operator.

In setting new rates, Portland'5 looks at operational costs, rates charged by comparable venues, and the impact of rate increases on non-profit arts organizations. Portland'5 aims to balance fiscal responsibility with venue accessibility.

Portland'5 uses a tiered system for rental rates:

- Tier 1: Commercial rates
- Tier 2: Non-profit rates, 20% discount from Tier 1
- Tier 3: Featured tenants, 50% discount from Tier 1
- Tier 4: Resident companies, 70% discount from Tier 1

Tier 1 and Tier 2 clients pay a flat rate or a percentage of adjusted gross ticket sales for performances, whichever is greater. Tier 3 and Tier 4 clients pay a flat rate.

Portland'5 proposes 3% annual increases to the flat rental rates for FY2027-28. There is no proposed change to the percentage charged on adjusted gross ticket sales, currently 10% for Tier 1 and 5% for Tier 2.

In addition, Portland'5 is proposing to eliminate the "Half House Performance Evening" rate. This rate, previously available to Tier 1 and Tier 2 clients at Keller Auditorium and Arlene Schnitzer Concert Hall, provided a nearly 25% discount off the standard evening performance rate for events anticipating lower attendance. However, events with lower attendance also generate lower patron-driven revenues, and Portland'5 is no longer able to

financially sustain this rental discount. Only one client has utilized this rate within the past two years, and that client has been informed of the proposed change.

Other significant event charges include ticketing (e.g. service charges and user fee) and pass-through costs (e.g. event labor and production charges). These rates are set by Portland'5 as part of the annual budget process.

ACTION REQUESTED

Adoption of Resolution 26-02 which will increase rental rates for FY2027-28 as shown in Attachment A.

BACKGROUND AND ANALYSIS

In 1995, the Commission established criteria that would allow for four tiers of rental rates at Portland'5 facilities: resident company, preferred non-profit (featured tenants), non-profit and commercial in 1998. The rates were based on a percentage of the commercial base rate. The Commission approved an extension of these four tiers that are in effect today.

In June 2002, the Commission approved an increase of rental rates by CPI for every year beginning July 1, 2002 for all P5 users. At the time CPI was running at 3% and continued to do so for several years so this became the standard annual increase for all rent.

In June 2009, the Commission approved a "0%" increase for the resident companies and non-profit user groups for FY09-10 and FY10-11, but allowed increases by CPI or a minimum of 3% going forward.

In March 2020, the Commission approved rental rate increases for all tiers. Commercial rates increased 30%, non-profits increased 15%, featured tenants increased 20% and resident companies increased 30%.

In June 2020, due to forced closures as the result of COVID-19, the Commission suspended the March increase and froze rates for non-profits and resident companies.

In April 2022, the Commission approved commercial rate increases of 3% per year for three years, FY2022-23 through FY2024-25. In addition, the Commission approved an adjustment to the non-profit arts organizations rates to be a percentage of the commercial rate: Non-profit (Tier 2) discounted 20%, Featured tenants (Tier 3) discounted 50%, and Resident companies (Tier 4) discounted 70%. The changes to the non-profit arts organization rates were implemented over the same three-year period.

In February 2025, the Commission approved 3% increases for FY25-26 and FY26-27 for all tiers.

FISCAL IMPACT
The proposed 3% increase to flat rental rates will result in an estimated $45,000 of additional revenue in FY2027-28.

ATTACHMENTS
Attachment A – Portland'5 Centers for the Arts Rental Rates for FY2027-28

RECOMMENDATIONS
Staff recommends that the Metropolitan Exposition Recreation Commission adopt Resolution 26-02, For the purpose of approving rental rates at Portland'5 Centers for the Arts (Portland'5) for Fiscal Year 2027-2028.

Attachment A

2027/2028 Rental Rates

	Keller	Schnitzer	Newmark	Winningstad	Brunish
Tier 1 - Commercial Rates					
Performance - Evening	$7,970 vs. 10%	$7,970 vs. 10%	$2,730	$1,245	$625
2nd Performance - Same Evening	$6,115 vs. 10%	$6,115 vs. 10%	$2,170	$910	n/a
Non-Ticketed Event	$11,155	$11,155	$3,545	$1,520	$755
Performance - Matinee	$6,115 vs. 10%	$6,115 vs. 10%	$1,500	$1,065	$520
Performance - Morning	$3,415	$3,415	$1,230	$995	$490
Rehearsal/Load-in Day	$3,990	$3,990	$1,495	$645	$325
Tier 2 - Non-Profit Rates					
Performance - Evening	$6,380 vs. 5%	$6,380 vs. 5%	$2,185	$995	$500
2nd Performance - Same Evening	$4,890 vs. 5%	$4,890 vs. 5%	$1,735	$730	$0
Non-Ticketed Event	$8,925	$8,925	$2,835	$1,215	$605
Performance - Matinee	$4,890 vs. 5%	$4,890 vs. 5%	$1,200	$855	$415
Performance - Morning	$2,730	$2,730	$985	$795	$390
Rehearsal/Load-in Day	$3,195	$3,195	$1,195	$515	$260
Tier 3 - Featured Tenant Rates					
Performance - Evening	$3,985	$3,985	$1,365	$625	$310
2nd Performance - Same Evening	$3,055	$3,055	n/a	n/a	n/a
Non-Ticketed Event	$5,575	$5,575	$1,770	$760	$380
Performance - Matinee	$3,055	$3,055	$750	$535	$260
Performance - Morning	$1,705	$1,705	$615	$495	$245
Rehearsal/Load-in Day	$1,995	$1,995	$745	$320	$160
Tier 4 - Principal/Resident Company Rates					
Performance - Evening	$2,390	$2,390	$ 820.00	$375	$185
2nd Performance - Same Evening	$1,835	$1,835	n/a	n/a	n/a
Non-Ticketed Event	$3,345	$3,345	$ 1,065.00	$455	$225
Performance - Matinee	$1,835	$1,835	$ 450.00	$320	$155
Performance - Morning	$1,025	$1,025	$ 370.00	$300	$145
Rehearsal/Load-in Day	$1,195	$1,195	$ 450.00	$195	$95
Premium Rehearsal	$2,390	$2,390	$ 820.00	$375	$185

Note: Other rental rates may apply in special situations.

Agenda #: 7.3

File #: MERC RES 26-03 **Agenda Date:**4/1/2026

Resolution No. 26-03: For the purpose of approving rental rates for the Portland Expo Center in fiscal years, years 2029-30, 2030-31, and 2031-32.

Cindy Wallace, Executive Director, Portland Expo Center

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 26-03

For the purpose of approving rental rates for the Portland Expo Center in fiscal years, years 2029-30, 2030-31, and 2031-32.

WHEREAS, the Metropolitan Exposition Recreation Commission (MERC) sets facility rental rates for the MERC venues, and;

WHEREAS, the Portland Expo Center has a Commission mandate to operate in a fiscally responsible manner, and;

WHEREAS, the Portland Expo Center seeks increased rental rates beginning in fiscal years 2029-30, 2030-31, and 2031-32, per Attachment A, and;

BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

Approves rental rates for the Portland Expo Center per Attachment A beginning in fiscal years, 2029-30, 2030-31, and 2031-23.

Passed by the Commission on April 1, 2026.

Approved as to form:
Carrie MacLaren, Metro Attorney

By:_____
Nathan A. S. Sykes, Deputy Metro Attorney

_____
Chair

_____
Secretary/Treasurer

MERC STAFF REPORT

Agenda Item/Issue: For the purpose of approving the Portland Expo Center rental rates for fiscal years 2027-28, 2028-29, and 2029-30.

Resolution No: 26-03 **Presented by:** Cindy Wallace

Date: April 1, 2026

Background and Analysis: To support long-term financial sustainability while advancing the Portland Expo Center's (Expo) strategic direction, staff is proposing updated rental rates for the period July 1, 2027, through June 30, 2030.

Expo facility rental rates are reviewed on a three-year cycle, with the most recent adoption occurring in September 2023. Since that time, cumulative increases in labor, utilities, materials, and contracted services have significantly increased the cost of operating the facility. To maintain cost recovery and ensure rates keep pace with inflation, Expo is proposing a 4% annual increase to existing event rental rates, consistent with past practice and reflective of current economic conditions.

These adjustments apply to Expo's traditional lines of business, including consumer shows, trade shows, meetings, and cultural events, and are intended to preserve Expo's competitive position while supporting ongoing operations and future capital needs.

In addition to these standard adjustments, staff is proposing the introduction of a structured sports tourism pricing model to support Expo's evolving role as a regional hub for athletic events and tournaments.

Unlike traditional event rentals, sports tourism operates on a per-court and time-of-use basis, requiring a pricing structure that aligns with how tournament organizers, leagues, and community users engage with facilities.

The proposed model establishes three distinct pricing tiers:

1. Community Benefit (Weekday Days – Public Access)
Hourly, low-barrier pricing supports residents, schools, and community-based organizations. This tier prioritizes equitable access and aligns with Metro's community benefit goals.

2. Club / League (Weekday Nights – Regional Use)
Mid-tier hourly pricing supports organized leagues, camps, and regional programming. These users provide structured oversight and consistent scheduling, allowing Expo to activate the facility during non-peak daytime hours while maintaining operational efficiency.

3. Tournaments (Weekends – Economic Impact)
Daily per-court pricing is designed for regional and national rights holders hosting competitions. These events generate the greatest economic impact through overnight visitation, hotel stays, and visitor spending.

A review of comparable sports facilities indicates that Expo's proposed tournament pricing positions Expo slightly below market in the early years to support market entry and demand generation. Gradually aligns with market rates over the three-year period and approaches premium-tier positioning by FY29-30.

This tiered framework aligns with industry best practices and reflects the operating model identified through the Expo Futures planning process, ensuring that pricing corresponds to both user type and time of use.

The proposed rates reflect both a continuation of Expo's established pricing practices and a strategic evolution to support emerging business opportunities. This approach ensures Expo remains competitive, financially sustainable, and aligned with regional economic development goals while continuing to serve a diverse range of users.

FISCAL IMPACT: Updated rental rates would take effect July 1, 2027, with those event related rates Increasing each fiscal year by an additional 4%.

Attachment A: Reflects proposed rates for exhibit halls, meeting rooms, and parking lots in comparison to past years and new sports tourism rates.

RECOMMENDATION: Staff recommends that the Metropolitan Exposition Recreation Commission approve the proposed rental rates for the Portland Expo Center through June 30, 2030, as outlined in Attachment A.

Attachment A

Exhibit Hall Rental

SPACE	Approved Retail Rate 2026-2027	Retail Rate 2027-2028	Retail Rate 2028-2029	Retail Rate 2029-2030
Expo East Hall	$900	$936	$974	$1,013
Expo Exhibit Hall A	$4,735	$4,925	$5,122	$5,327
Expo Exhibit Hall B	$3,535	$3,677	$3,825	$3,978
Expo Exhibit Hall C	$5,950	$6,188	$6,436	$6,694
Expo Exhibit Hall D	$9,755	$10,146	$10,552	$10,975
Expo Exhibit Hall D1	$4,880	$5,076	$5,280	$5,492
Expo Exhibit Hall D2	$4,880	$5,076	$5,280	$5,492
Expo Exhibit Hall E	$14,290	$14,862	$15,457	$16,076
Expo Exhibit Hall E1	$7,145	$7,431	$7,729	$8,039
Expo Exhibit Hall E2	$7,145	$7,431	$7,729	$8,039
Expo Exhibit Halls AB	$8,270	$8,601	$8,946	$9,304
Expo Exhibit Halls ABC	$14,220	$14,789	$15,381	$15,997
Expo Exhibit Halls ABCD	$23,975	$24,934	$25,932	$26,970
Expo Exhibit Halls ABCDE	$38,265	$39,796	$41,388	$43,044
Expo Exhibit Halls ACDE	$34,730	$36,120	$37,565	$39,068
Expo Exhibit Halls CDE	$29,995	$31,195	$32,443	$33,741
Expo Exhibit Halls DE	$24,045	$25,007	$26,008	$27,049

Meeting Room Rental

SPACE	Approved Retail Rate 2026-2027	Retail Rate 2027-2028	Retail Rate 2028-2029	Retail Rate 2029-2030
Meeting Room D102	$185	$193	$201	$210
Meeting Room D201	$555	$578	$602	$627
Meeting Room D202	$305	$318	$331	$345
Meeting Room D202-3	$620	$645	$671	$698
Meeting Room D202-4	$930	$968	$1,007	$1,048
Meeting Room D203	$305	$318	$331	$345
Meeting Room D203-4	$620	$645	$671	$698
Meeting Room D204	$305	$318	$331	$345
Meeting Room E101	$235	$245	$255	$266
Meeting Room E101-2	$500	$520	$541	$563
Meeting Room E102	$265	$276	$288	$300
Meeting Rooms D101-2	$410	$427	$445	$463
Meeting Rooms D201-4	$1,485	$1,545	$1,607	$1,672
Meeting Rooms D201-5	$1,710	$1,779	$1,851	$1,926

Parking Lots

SPACE	Approved Retail Rate 2026-2027	Retail Rate 2027-2028	Retail Rate 2028-2029	Retail Rate 2029-2030
Parking Lot	$23,260	$24,191	$25,159	$26,166
Lower Parking Lot 1	$2,120	$2,205	$2,294	$2,386
Lower Parking Lot 1-2	$8,960	$9,319	$9,692	$10,080
Lower Parking Lot 1-2-3	$13,225	$13,754	$14,305	$14,878
Lower Parking Lot 2	$2,840	$2,954	$3,073	$3,196
Lower Parking Lot 3	$1,280	$4,431	$4,609	$4,794
Middle Parking Lot 1	$4,010	$4,171	$4,338	$4,512
Middle Parking Lot 3	$1,280	$1,332	$1,386	$1,442
Upper Parking Lot 1	$2,495	$2,595	$2,699	$2,807
Upper Parking Lot 1-2	$3,740	$3,890	$4,046	$4,208
Upper Parking Lot 1-2-3	$4,885	$5,081	$5,285	$5,497
Upper Parking Lot 1-4	$10,035	$10,437	$10,855	$11,290
Upper Parking Lot 2	$1,250	$1,300	$1,352	$1,407
Upper Parking Lot 2-3	$2,400	$2,496	$2,596	$2,700
Upper Parking Lot 3	$1,145	$1,191	$1,239	$1,289
Upper Parking Lot 4	$5,145	$5,351	$5,566	$5,789
Upper Parking Lot 4 South	$610	$635	$661	$688
Upper Parking Lot 5	$462	$481	$501	$522
Upper Parking Lot 6	$819	$852	$887	$923
Plaza	$485	$505	$526	$548

Sports Tourism Rates

CATEGORY	Pricing Type	Retail Rate 2027-2028	Retail Rate 2028-2029	Retail Rate 2029-2030
Volleyball Tournaments	Per Court / Day	$500	$550	$600
Basketball Tournaments	Per Court / Day	$650	$700	$775
Other Tournaments	Per Court / Day	$575	$665	$690
Championship Court	Add-on Premium	$175	$200	$250
Club/League	Per Court / Hour	$50	$55	$60
Public Access	Per Court / Hour	$30	$35	$40
Full Halls D/E Buyout	Daily Rate	$13,500	$15,000	$16,500

-END-

Agenda #: 7.4

File #: MERC RES 26-04 **Agenda Date:**4/1/2026

Resolution No. 26-04: For the purpose of approving rental rates for the Oregon Convention Center in fiscal years, years 2029-30, 2030-31, and 2031-32.

Cindy Wallace, Executive Director, Oregon Convention Center

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 26-04

For the purpose of approving rental rates for the Oregon Convention Center in fiscal years, years 2029-30, 2030-31, and 2031-32.

WHEREAS, the Metropolitan Expostion Recreation Commission (MERC) sets facility rental rates for the MERC venues, and;

WHEREAS, the Oregon Convention Center has a Commission mandate to operate in a fiscally-responsible manner, and;

WHEREAS, the Oregon Convention Center seeks increased rental rates beginning in fiscal years 2029-30, 2030-31, and 2031-32, per Attachment A, and;

BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

Approves rental rates for the Oregon Convention Center per Attachment A beginning in fiscal years, 2029-30, 2030-31, and 2031-32.

Passed by the Commission on April 1, 2026.

Approved as to form:
Carrie MacLaren, Metro Attorney

By:_____
Nathan A. S. Sykes, Deputy Metro Attorney

_____
Chair

_____
Secretary/Treasurer

MERC STAFF REPORT

Agenda Item/Issue: For the purpose of approving the Oregon Convention Center rental rates for fiscal years 2029-30, 2030-31, and 2031-32.

Resolution No: 26-04 **Presented by:** Cindy Wallace

Date: April 1, 2026

Background and Analysis: To remain competitive while generating revenue to fund operations and future capital needs, the Oregon Convention Center (OCC) is proposing increased rental rates for the period July 1, 2029, through June 30, 2032. Identification and adoption of rental rates in a three-year cycle is OCC's historic approach. The rates provide OCC the ability to propose rental costs to clients and execute citywide convention license agreements years into the future, which aligns with industry practice for convention business. These rates are independent of the services and labor rates charged to clients, which are reviewed and updated annually.

Since 2023, cumulative inflation and cost escalation across labor, utilities, materials, and services have significantly increased the cost of operating the Oregon Convention Center. The proposed rate adjustments reflect these sustained increases and are necessary to maintain cost recovery, support ongoing operations, and ensure OCC remains competitively positioned within the marketplace.

To ensure OCC's rates are maintaining pace with inflation, OCC is proposing to increase the approved FY27-29 rental rates by 15% for FY30-FY32. Establishing rates for a three-year period allows current and potential clients to plan accordingly for increases, as well as OCC staff to prepare for the budget planning process.

FISCAL IMPACT: A 15% increase to rental rates would take effect July 1, 2029, with those rates remaining in place through June 30, 2032.

This approach provides predictable, phased adjustments while limiting year-over-year variability for clients. Rental revenue represents approximately 11% of OCC's total event-related revenues.

Attachments to Resolution and/or Staff Report: Attachment A reflects proposed rates for exhibit halls, ballrooms, and meeting spaces, as well as food and beverage minimums to waive rentals, in comparison to past years.

RECOMMENDATION: Staff recommends that the Metropolitan Exposition Recreation Commission, by Resolution No. 26-04, approve the proposed rental rates for the Oregon Convention Center through June 30, 2032, as outlined in Attachment A.

Attachment A

Exhibit Hall Rental

NAME OF ROOM	SQ. FT.	Approved Retail Rate 2026-2029	Retail Rate 2029-2032
A, A1, B or E	30,000	$5,736	**$6,597**
A/A1, A1/B	60,000	$11,472	**$13,193**
C or D	61,000	$11,688	**$13.442**
A/A1/B	90,000	$17,208	**$19,790**
B/C or D/E	93,000	$17,820	**$20,493**
A1/B/C	124,000	$23,760	**$27,324**
C/D	130,000	$24,876	**$28,608**
A/A1/B/C	155,000	$29,640	**$34,086**
B/C/D or C/D/E	162,000	$31,020	**$35,673**
B/C/D/E or A1/B/C/D	195,000	$37,224	**$42,808**
A/A1/B/C/D	222,000	$42,504	**$48,880**
A1/B/C/D/E	225,000	$42,504	**$48,880**
A/A1/B/C/D/E	255,000	$48,708	**$56,015**

Ballroom Rental

Oregon Ballroom	SQ. FT.	Approved Retail Rate 2026-2029	Retail Rate 2029-2032
201, 202, 203, 204	6,300	$2,976	**$3,423**
201-202, 202-203, 203-204	12,600	$5,952	**$6,845**
201-203, 202-204	18,900	$8,928	**$10,268**
201-204	25,200	$11,904	**$13,690**
Portland Ballroom			
251 or 256	4,000	$1,944	**$2,277**
253, 254, 257 or 258	4,200	$2,016	**$2,319**
252 or 255	4,700	$2,136	**$2,457**
251-258 or 256-257	8,200	$3,960	**$4,554**
253-254 or 253-258 or 254-257	8,400	$4,032	**$4,637**
251-252 or 255-256	8,700	$4,080	**$4,692**
252-253 or 254-255	8,900	$4,152	**$4,775**
251-257-258 or 256-257-258	12,400	$5,976	**$6,873**
252-253-254 or 253-254-255	13,100	$6,168	**$7,094**
251-256-257-258	16,400	$7,920	**$9,108**
253-254-257-258	16,800	$8,064	**$9,274**
251-252-253-258 or 254-255-256-257	17,100	$8,112	**$9,329**

252-253-254-255	17,800	$8,304	**$9,550**
251-252-253-254-257-258	25,500	$12,144	**$13,966**
253-254-255-256-257-258	25,500	$12,144	**$13,966**
251-252-253-254-255-256-257-258	34,200	$16,224	**$18,658**

Meeting Room Rental

NAME OF ROOM	SQ. FT.	Approved Retail Rate 2026-2029	Retail Rate 2029-2032
A101, A102, C127, C128	263	$132	**$152**
A103 C126	621	$348	**$401**
A104 C125	756	$420	**$483**
A103-104 C125-126	1,377	$768	**$884**
A105 C124	1,874	$1,045	**$1,202**
A106 C123	2,231	$1,248	**$1,436**
A105-106 C123-124	4,105	$2,293	**$2,637**
A107 C122	826	$464	**$534**
A108 C121	737	$420	**$483**
A107-108 C121-122	1,563	$884	**$1,017**
A109 C120	783	$436	**$502**
A108-109 C120-121	1,520	$856	**$985**
A107-109 C120-122	2,346	$1,320	**$1,518**
B110 B119	783	$436	**$502**
B111 B118	737	$420	**$483**
B110-111 B118-119	1,520	$856	**$985**
B112 B117	937	$522	**$601**
B111-112 B117-118	1,674	$942	**$1,084**
B110-112 B117-119	2,457	$1,378	**$1,585**
B113 B116	1,665	$929	**$1,069**
B114 B115	1,170	$653	**$751**
B113-114 B115-116	2,835	$1,582	**$1,820**
B114-115	2,340	$1,306	**$1,502**
B113-115 B114-116	4,005	$2,234	**$2,570**
B113 - 114 - 115 - 116	5,670	$3,163	**$3,638**
D133 E148	811	$450	**$518**
D134 E147	647	$348	**$401**
D135 E146	1,386	$784	**$902**
D136 E145	1,818	$1,016	**$1,169**
D137 E144	983	$551	**$634**
D138 E143	940	$551	**$634**
D139 E142	958	$551	**$634**
D140	814	$450	**$518**
D133-134 E147-148	1,458	$798	**$918**
D135-136 E145-146	3,204	$1,800	**$2,070**
D137-138 E143-144	1,923	$1,102	**$1,268**
D138-139 E142-143	1,898	$1,102	**$1,268**

D137-139 E142-144	2,881	$1,652	**$1,900**
D137-140	3,695	$2,102	**$2,418**
D138-140	2,712	$1,552	**$1,785**
D139-140	1,772	$1,001	**$1,152**
E141	1,212	$667	**$768**
E141-142	2,170	$1,218	**$1,401**
E141-143	3,110	$1,769	**$2,035**
E141-144	4,093	$2,320	**$2,668**
F149 F152	1,158	$638	**$734**
F150 F151	1,875	$1,060	**$1,219**
F149-150 F151-152	3,033	$1,698	**$1,953**
F149-151 F150-152	4,908	$2,758	**$3,172**
F150-151	3,750	$2,119	**$2,437**
F149-F152	6,066	$3,396	**$3,906**
G130	1,024	$581	**$669**
G131	1,228	$682	**$785**
G132	1,010	$581	**$669**
G131-132	2238	$1,262	**$1,452**

F&B Minimum to Waive Rental

NAME OF ROOM	SQ. FT.	F&B Min 2026-2029	F&B Min 2029-2032
Oregon Ballroom			
201, 202, 203, 204	6,300	$10,500	**$12,000**
201-202, 202-203, 203-204	12,600	$21,000	**$24,000**
201-203, 202-204	18,900	$31,500	**$35,250**
201-204	25,200	$42,000	**$48,000**
Portland Ballroom			
251 or 256	4,000	$6,300	**$7,200**
253, 254, 257 or 258	4,200	$6,300	**$7,200**
252 or 255	4,700	$6,300	**$7,200**
251-258 or 256-257	8,200	$12,600	**$14,500**
253-254 or 253-258 or 254-257	8,400	$12,600	**$14,500**
251-252 or 255-256	8,700	$12,600	**$14,500**
252-253 or 254-255	8,900	$12,600	**$14,500**
251-257-258 or 256-257-258	12,400	$18,900	**$21,700**
252-253-254 or 253-254-255	13,100	$18,900	**$21,700**
251-256-257-258	16,400	$18,900	**$21,700**
253-254-257-258	16,800	$25,200	**$29,000**
251-252-253-258 or 254-255-256-257	17,100	$25,200	**$29,000**
252-253-254-255	17,800	$25,200	**$29,000**
251-252-253-254-257-258	25,500	$37,800	**$43,400**
253-254-255-256-257-258	25,500	$37,800	**$43,400**
251-252-253-254-255-256-257-258	34,200	$50,400	**$58,000**

-END-