STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 19-5039, FOR THE PURPOSE OF AUTHORIZING THE EXECUTION OF A TRIMET PARK AND RIDE AGREEMENT AT THE PORTLAND EXPO CENTER

Date: October 24, 2019   Prepared by: Matthew P. Rotchford

BACKGROUND

The Portland Expo Center is the largest multi-purpose event facility in the Pacific Northwest. Located in North Portland; the Expo Center hosts a diverse line-up of consumer public shows, tradeshows, concerts and community cultural events each year. The Expo Center annually generates over $54 million in economic impact for the region and career-path jobs related to the tourism economy. The Expo Center is also the current end-of-the-line for TriMet's Max Light Rail Yellow Line. Since March 14th, 2003, both TriMet and the Portland Expo Center have partnered together to provide options for commuters wishing to utilize the Park and Ride location on the Expo campus. This provides sustainable alternatives to single occupancy commutes, reducing congestion during peak traffic hours. This positive partnership has resulted in improved infrastructure for the Expo campus and increased ridership on TriMet's award-winning transportation system. Additionally, the light rail's presence has enhanced community partnerships such as extended residencies on campus by Cirque du Soleil where the light rail system is broadly utilized by patrons for this, as well as a multitude of community gatherings held at the Portland Expo Center.

On November 1, 2019, the inter-governmental agreement between TriMet, Metro, MERC and the Portland Expo Center is set to expire. All parties realize the mutually beneficial arrangements that the agreement provides and wish to continue this relationship. Negotiations between the parties began over a six-month period and the agreement has been reviewed by the legal teams for both organizations. The agreement modifies the original Park and Ride lease agreement; providing options for a 5-year renewable term for the use of 100 spaces, M-F up to 10:a.m. The agreement additionally provides for the completion of the northernmost covered walkway to the Expo Center campus, as well as maintenance, landscaping care, security provisions and mutual cooperation regarding event impacts. The previous lease arrangement has been in effect for a period of fifteen (15) years and commenced September 1, 2004. During mutual negotiation periods, the current agreement has been extended to October 31, 2019, with a retroactive effective date of September 1, 2019 pending Council approval of this lease renewal

ANALYSIS/INFORMATION

1. **Known Opposition**

   None

2. **Legal Antecedents**

   None

3. **Anticipated Effects**

This lease agreement provides positive financial impacts, clarity in operation and campus infrastructure improvements to match funding already scheduled in the Expo's five-year capital plan.

4. **Budget Impacts**

The lease agreement will have no cost to the Expo and will experience a positive impact on the budget as a result of this renewed lease agreement. TriMet has agreed to $200,000 in capital improvement funding over five (5) years toward the completion of the covered walkway envisioned in the first lease agreement. Additionally, TriMet will provide $25,072 per year with yearly increases of $1,000 per year as Park and Ride lease payments in exchange for use of 100 spaces, M-F up until 10:a.m. The lease agreement reduces space impacts per year, and also includes contribution towards parking lot maintenance and stormwater fees incurred. The agreement also allows for another five (5) year extension to include monthly lease payments starting at $30,072 and increasing by $1,000 per year until 2029. Expo will maintain the parking lot spaces and capital maintenance for said spaces as part of Expo's campus capital planning.

RECOMMENDED ACTION

Staff recommends that the Metro Council, by Resolution 19-5039, authorize the Executive Director of the Portland Expo Center to enter into a Park and Ride agreement with TriMet substantially similar to the attached Exhibit A, or as otherwise approved by the Office of Metro Attorney.