

**PORTLAND DEVELOPMENT COMMISSION**  
Portland, Oregon

**RESOLUTION NO. 6461**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSITION LEADERSHIP FOR DEVELOPING A HEADQUARTERS HOTEL IN THE OREGON CONVENTION CENTER URBAN RENEWAL AREA, FROM THE PORTLAND DEVELOPMENT COMMISSION TO THE METRO COUNCIL**

**WHEREAS**, the Oregon Convention Center Urban Renewal Plan (Plan) was approved by City Council Ordinance No. 161925 on May 18, 1989; and

**WHEREAS**, Goal 1 of the Plan seeks to maximize the regional job potential of the Oregon Convention Center (OCC) through development of a headquarters hotel; and

**WHEREAS**, in July 2003, (Resolution No. 6040), the Portland Development Commission (PDC) Board of Commissioners (Board) approved the Headquarters Hotel Implementation Strategy (Hotel Strategy) prepared in consultation with project stakeholders including the Portland Oregon Visitors Association (POVA), the Metropolitan Exposition Recreation Commission (MERC) and the Tri-County Lodging Association; and

**WHEREAS** in January 2005, (Resolution No. 6218), the Board approved the final Headquarters Hotel Developer Selection Process which identified specific opportunities for public comment and community involvement and a schedule for deliberations by a designated evaluation committee to advise the Executive Director in the selection of a developer; and

**WHEREAS** in October 2005, the Board accepted the recommendation of the Executive Director that the proposal submitted by Garfield Traub Development/Ashforth Pacific Inc. (GTA) was the most responsive of the four proposals received to the evaluation criteria set forth in RFP #04-09, and the Executive Director was authorized to enter into exclusive negotiations with GTA, for the acquisition and development of PDC-owned property for the OCC Headquarters Hotel; and

**WHEREAS** in October 2005, the Executive Director was authorized to designate a Project Advisory Committee composed of project stakeholders, and a Finance Advisory Committee composed of finance specialists from the City of Portland and other public agencies, and other committees as necessary to advise and assist project staff; and

**WHEREAS** in May 2006, the Board was briefed on the substantial economic impacts of the Headquarters Hotel projected by the PKF Consulting Market Study (May 2006) and the ECONorthwest Estimated Impact of Portland Headquarters Hotel (May 2006); and

**WHEREAS** in October 2006, after concluding that a private-ownership hotel would not be financially feasible without a substantial public subsidy and that a public ownership/private-operation headquarters hotel model may be feasible, the Board directed the Executive Director

to explore a publicly-owned hotel in partnership with regional partners Metro, MERC, Multnomah County, and the City of Portland Office of Management and Finance; and

**WHEREAS** Metro owns the Oregon Convention Center and MERC operates it as part of its visitor facilities and could own and manage the Headquarters Hotel in conjunction and coordination with the Oregon Convention Center; and

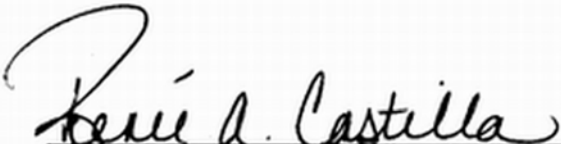
**WHEREAS** Metro Council acted to assume Headquarters Hotel project leadership at its February 8, 2007 meeting, including 1) designating the Headquarters Hotel as a Metro Council project; 2) authorizing acceptance of PDC's contracting process and developer selection; and 3) amending the MERC budget to appropriate resources for project due diligence; now, therefore, be it

**RESOLVED** that the Board authorizes the Executive Director to transition leadership for developing a Headquarters Hotel, including developing a financing plan and negotiating with the selected development team of GTA, from PDC to the Metro Council and return to the Board with a final development plan and schedule; and be it

**FURTHER RESOLVED** that the Board authorizes the Executive Director and PDC staff to continue to support, assist, and collaborate closely with Metro and other regional partners including MERC, Multnomah County, the City of Portland Office of Management and Finance, and the State to develop a Headquarters Hotel; and be it

**FURTHER RESOLVED** that this resolution shall become effective immediately upon its adoption.

**Adopted by the Portland Development Commission on March 14, 2007.**



Renee A. Castilla  
Renee A. Castilla, Recording Secretary

# PDC

PORTLAND DEVELOPMENT COMMISSION

## Resolution Number 6461

TITLE: AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSITION LEADERSHIP FOR DEVELOPING A HEADQUARTERS HOTEL IN THE OREGON CONVENTION CENTER URBAN RENEWAL AREA, FROM THE PORTLAND DEVELOPMENT COMMISSION TO THE METRO COUNCIL

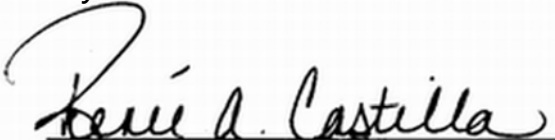
Adopted by the Portland Development Commission on March 14, 2007.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Mark Rosenbaum, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sal Kadri	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bertha Ferrán	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

### Certification

The undersigned hereby certifies that:

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and duly recorded in the official minutes of the meeting.*

  
Renee A. Castilla, Recording Secretary

Date: March 21, 2007