

[VMAAC]
The **V**eterans **M**emorial **A**thletics and **A**rts **C**enter

Portland Development Commission
222 Northwest 5th Avenue
Portland, OR 97209-3859

Re: Rose Quarter Development Project: RFP Process;

To Whom It May Concern:

Thank you for allowing us the opportunity to address the upcoming RFP phase. We are pleased to be participating in the process to repurpose the Memorial Coliseum. However, we have questions about some of the proposed conditions.

1. If the City Council does not accept the Stakeholder Advisory Committee's recommendations in full or does not select the VMAAC, could we request the opportunity to appeal? In such an event, we would ask to present our concept to the Council for their more in-depth deliberation. We'd also ask that in the meantime, the start of the RFP process be held until the appeal has been heard.
2. When the RFP is issued on March 22nd, would it be possible to have more time to review the process before confirming our participation? The 24-hour period currently proposed is unrealistic. As we have multiple board members that have regular jobs, and are working with Kiewit Building Group's Honolulu office, we will need one week (7 days) to affirmatively respond.
3. Given the size and scope of the Memorial Coliseum, and the requirement to provide information on funding sources, isn't a one month turn-around on the RFP an inadequate amount of time? The various organizations and advisory groups that we are working with request 2-3 months to properly coordinate. This would also give the City time to prepare and provide market studies on the Rose Quarter, in which the results would be integrated into our response.
4. Can we come to a fair agreement on the proposed amount and conditions of the stipend? We are grateful for this resource as it enables us to better compete with larger organizations such as the Blazers. However, an amount such as \$40,000 would only skim the surface of what will be necessary. And, it should be paid at the beginning of the RFP process. Asking our group to front the money asks too much given the constraints of this process.
5. How and when can our group acquire the necessary information from PAM and the City prior to commencing the RFP phase? We require more information on the Coliseum. This would include all as-built drawings to the facility and all financial statements for the last decade (10 years) such as: parking revenue, operating costs, maintenance fees, inventory and assets allocated to the Coliseum, revenue from events and ticket sales, prices and terms for hosting events and their costs, etc.
6. What is the status on the management contract for the Coliseum? The MARC group has continually pointed out that the current arrangement held by PAM to manage the Coliseum is still an unresolved issue. While we wish to remain neutral and respect the rights of the Blazers to control their "own backyard," we also would like further clarification on what will happen in the event the VMAAC proposal is selected.

7. We have our own assumptions to this question, but what does the City view is our responsibility if we are selected? We have the City who owns the Memorial Coliseum, and the Blazers who run it, and events that are already scheduled well in advance. At the end of this process, are we being selected to own the building or to run the building for the City? In either case, can we assume that allocating revenue from the parking garages is negotiable?
8. Lastly, are the Veteran groups going to have the opportunity to weigh in prior to the RFP phase? We'd like to know if our concept (thus far) meets their needs and expectations, or if changes are necessary. Otherwise, there is a risk that the winning proposal will not adequately address the memorial aspect of the building.

We look forward to your consideration and response.

Sincerely,

The VMAAC Development Group:

(Matthew Miller, Leroy Cameron, Michael Hahn, David Tacheny, Susie Jones, Mike Gilliland, and Richard Cole)