

August 1, 1956

TO THE COUNCIL.

Gentlemen:

At a meeting of the Exposition-Recreation Advisory Committee held July 31, 1956, the following motion was made:

"I move that we recommend to the City Council that a ballot measure be prepared which will nullify the results of the last election, Ballot Measure No. 52, and will allow the Exposition-Recreation Commission to again function with full power as originally intended; that the measure would instruct the Exposition-Recreation Commission to pursue the development of a campus-type facility, and the construction of an arena and other facilities, including parking at Delta Park, which would include sufficient area to be offered to the P. I. or any other type of show, exposition or exhibit requiring large floor area; to offer to work out an arrangement with any group or groups desiring to participate in this project; to also pursue the development of a sports arena at the downtown auditorium site; and to complete as much of these combined projects as their funds will allow.

"It is further recommended that the Park Bureau take immediate steps to acquire sufficient land on the edge of the Willamette River in the Oaks East Bank site, to be developed into an area to be used for a marina, water sports, swimming picnic and park area." Upon motion being put, 5 members voted in the affirmative and 1 in the negative.

Respectfully submitted,

EXPOSITION-RECREATION
ADVISORY COMMITTEE

Edward E. Werlein, Chairman

Gordon V. Pefley

Don Chapman

William C. Foster

Frank E. Andrews

Members

(This report is two pages)

TO THE COUNCIL

August 1, 1956

Dr. Pefley advises he has been informed by the Park Bureau that no funds before 1960 would be available to the completion of the recommendation relative to the Oaks Park site marina project. He, therefore, requests his name to be removed from the petition.



CITY OF PORTLAND
OREGON

RECEIVED
MAY 23 1956
EXPOSITION RECREATION COMM.

May 21, 1956

Exposition-Recreation Commission
Park Building
Portland, Oregon

Gentlemen:

The outcome of the recent election concerning the Exposition-Recreation Commission, which is your responsibility under the City Charter, seems to be that the facility shall be built on the East Side of the Willamette River.

I would suggest that you proceed at the earliest possible moment with the construction and operation of the facility. The official outcome of the election for which you must wait will be upon the canvass and certification of the votes by the City Auditor. This he will report to the City Council and the choice of the electorate will be declared by the Mayor.

As most of you know, the declaration to build an exposition-recreation center came about from the activities of the Mayor's Advisory Committee with regard to a war memorial and exposition building, which committee was appointed by me to make studies and recommendations. I am of the firm conviction that the Commission should not lose sight of the fact that this is a living war memorial to the dead from Portland during the several great wars.

It is also my firm conviction that the establishment of this facility without further delay is necessary to the economy of the city. During its construction, there will be employed a large number of persons, and its availability will bring to Portland many conventions and trade fairs which do not come here now because of the lack of proper facilities.

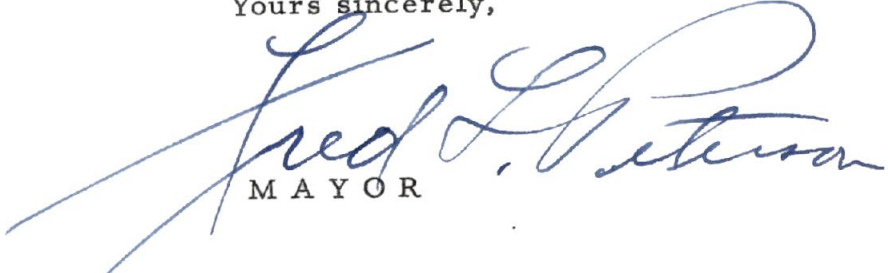
Do not interpret this letter as an effort on my part to influence your Commission in its decisions, its choice of location or type of facility. I do believe, however, that inasmuch as your Commission is

Exposition-Recreation Commission

May 21, 1956

a department in the City, it is my duty to encourage you to early action.

Yours sincerely,


MAYOR

FLP:b

*5/6/56 Brought before Commission meeting
Jalk.*



CITY OF PORTLAND
OREGON

RECEIVED
FEB 27 1956
EXPOSITION RECREATION COMM.

February 23, 1956

Exposition-Recreation Commission
Park Building
Portland, Oregon

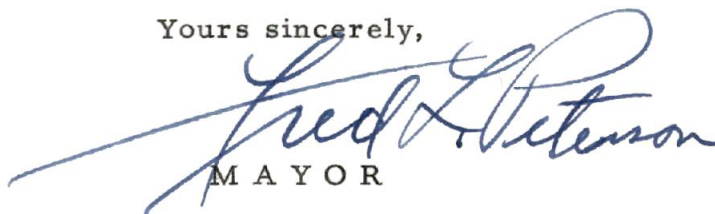
Gentlemen:

While in Washington, D. C., I contacted the G. S. A. and found that the West Vanport property is to be available for sale and I thought you might be interested in knowing of this.

The status as I found it was that the airforce has written a letter releasing the property, and G. S. A. surplus property has by now received that letter; and they will then contact P. H. A., who will have the first say as to whether or not it shall be declared surplus. I understand, too, that no one seems to believe that anyone will make a claim on the property for use.

I give you this information so that if this property fits into any program the Commission may have under consideration, you will know of its availability.

Yours sincerely,


MAYOR

FLP:b



HOUSING AND HOME FINANCE AGENCY

OFFICE OF THE REGIONAL ADMINISTRATOR

REGION VI

Room 919, 870 Market Street
San Francisco 2, California
February 6, 1956

RECEIVED
FEB 8 1956
EXPOSITION RECREATION COMM.

Mr. Carvel C. Linden
Chairman
Exposition-Recreation Commission
623 Park Building
Portland 5, Oregon

Dear Mr. Linden:

I have your letter of February 3 informing me of the proposed Oregon Centennial celebration.

Even though the site of the Exposition-Recreation Center may be within an urban renewal project area the City wishes to undertake, I can see no reason why the plans for such a Center could not be integrated into the urban renewal project plan. The details of such an area would, of course, have to be worked out between your Commission and probably the Housing Authority, which is the City's redevelopment agency, and probably the City Planning Commission.

I do wish to recall for you, however, two matters which have been discussed in connection with locating the Exposition-Recreation Center within an urban renewal project. In the event that a site within an urban renewal project area was developed in the normal course of carrying out such a project, the ER Commission would be in a position to purchase such a site at its fair value. The site would have been cleared of all structures and site improvements called for in the urban renewal project plan would have been installed. In these circumstances it is probable that the Exposition-Recreation Commission could secure the site for less cost than if it purchased the site with all existing improvements upon it. The other point is concerned with the Exposition-Recreation Center providing some portion of the City's share of the project. The City may receive credit towards its 1/3 share of the cost of the urban renewal project to the extent that the ER Center directly benefits the project. The course of action which your Commission should pursue is one that you will have to determine when you take these matters into account.

I anticipate being in Portland on February 14 and part of the day of the 16th. I should be very glad to discuss this entire matter with you and your Commission members. I would suggest that if you wish me to meet with you that Mr. Lloyd Keefe, Director of Planning, be present since, I understand, the Housing Authority has requested him to prepare the City's application for urban renewal funds. Mr. Keefe, of course, may desire to have other people present since, I understand, he is acting in the technical advisory capacity to the Housing Authority and the

February 3, 1956

Mr. Richard Ives, Regional Director
Urban Renewal
Housing & Home Finance Agency, Rm. 919
870 Market Street
San Francisco 2, California

Dear Mr. Ives:

The Urban Renewal program in the City of Portland has received the support of the citizens and has progressed to the stage where reality of a definite program is apparent.

The Portland City Council has by formal action authorized the Housing Authority of Portland to make application to the Housing and Home Finance Agency of the Federal government and have designated a certain area in the southwest section of the City of Portland for an urban renewal project.

The Exposition-Recreation Commission is a department of the City of Portland. This Commission is charged with building an Exposition-Recreation Center for which 8 million dollars has been allocated by vote of the people of Portland.

The E-R Commission has selected as the site for the Exposition-Recreation Center an area lying within the area designated for an urban renewal project. The E-R Center will provide a natural development for a portion of the urban renewal project and the Commission is very much interested in integrating the two programs so that each may be benefited by the other.

A factor that is of great concern to our Commission is the time element involved before the local urban renewal agency could make land available to our Commission under normal procedure, so that construction of the E-R Center can begin. Now that the people have approved the sale of bonds and the money is on hand for construction of the facilities the citizens of Portland are eager to start construction as rapidly as possible. The factor that places a target deadline on completion of construction and makes time of the essence is the proposed Oregon Centennial celebration which will occur in 1959. A nine man Oregon Centennial Commission has been appointed by the Governor of the State of Oregon after having been given authority to do so by the Oregon State Legislature.

The Centennial Commission, after having read "A Study of the Economic Feasibility for the Proposed Oregon Centennial Celebration" prepared by Stanford Research Institute has met with the Exposition-Recreation Commission and

Page Two
Richard Ives
2/2/56

pointed out that if an Oregon Centennial Celebration of any magnitude is to be held it will require the use of the Exposition-Recreation Center. This celebration is very important to the State of Oregon, the City of Portland and their trade areas and every effort is being made to expand the celebration into an International Trade Fair.

In order that the Exposition-Recreation Center be completed by 1959 it is imperative that the property on which the buildings are to be erected be obtained without delay so the site can be prepared and construction commenced. With this thought in mind the Exposition-Recreation Commission would like to know if it would be possible for this Commission to make an agreement with the Urban Renewal Agencies involved, that would allow our Commission to immediately purchase and develop part of the area needed and then have this area integrated into the urban renewal plans, retroactive, if and when the Urban Renewal program for Portland becomes a reality.

As stated before this matter is of much importance to the City of Portland and the surrounding area. Any help and guidance that you can give us will most certainly be appreciated.

Very truly yours,

Carvel C. Linden
Chairman

CCL/jan

STANLEY W. EARL
COMMISSIONER
DEPARTMENT OF PUBLIC AFFAIRS



JOHN R. FAUST
ADMINISTRATIVE ASSISTANT

EVE K. BONEFF
SECRETARY

CITY OF PORTLAND
OREGON

November 30, 1955

Carvel Linden, Chairman
Exposition-Recreation Commission
623 Park Building
Portland 5, Oregon

Dear Mr. Linden:

Pursuant to the inquiry of the Exposition-Recreation Commission regarding the City's policy as to the acquisition of Buckman Field for E-R purposes, I have been instructed by the City Council to meet with the Exposition-Recreation Commission to ascertain the minimum conditions under which this property would be released by the City.

Therefore, this Department stands ready at any time desired by you and the Commission to meet concerning this problem. We will await your reply as to a date.

Very sincerely,

COMMISSIONER OF PUBLIC AFFAIRS

SWE.b

RECEIVED
DEC 1 1955
EXPOSITION RECREATION COMM.

OFFICE OF CITY AUDITOR



WILL GIBSON
CITY AUDITOR

RECEIVED
NOV 21 1955

CITY OF PORTLAND
OREGON

November 18, 1955

EXPOSITION RECREATION COMM.

Alden F. Krieg, Exec. Secy.
Exposition-Recreation Commission
623 Park Building
Portland 5, Oregon

Dear Mr. Krieg:

Please be advised that the City Council, at the meeting which will commence at 9:30 a.m., Wednesday, November 23, 1955, will consider the report of the Commissioner of Finance transmitting your request with regard to the proposed Exposition-Recreation site.

The Commissioner recommends that these questions be considered by the Council.

Yours very truly,

WILL GIBSON
Auditor of the City of Portland
By:

A handwritten signature in blue ink, appearing to read "S. G. Felker", is written over the "By:" line.

Chief Deputy

RLM:vp
Cal 5046

November 16, 1955

TO THE COUNCIL:

Re. C. C. 5022

Your Commissioner of Finance, taking into consideration the contents of the November 10, 1955 letter from the Exposition-Recreation Commission signed by Alden F. Krieg, Executive Secretary, suggests that the questions asked can be best answered by the Council considering them as follows:

1. If the Exposition-Recreation Commission selects the South Auditorium Site, will the Council, within its legal authority, consent to and aid in the vacation of streets in that site as recommended by the City Planning Commission or streets immediately adjacent thereto if it is decided by the Exposition-Recreation Commission that other nearby streets should be included in the project, without cost to the Exposition-Recreation Commission, except the City's out-of-pocket expenditures in carrying out the vacation proceedings?
2. If the Exposition-Recreation Commission should select the Broadway-Steele Bridge site, will vacation of streets for that site be carried out under the same conditions as stated in No. 1?
3. If the Exposition-Recreation Commission decides that the maintenance and operation of the Public Auditorium should be included in the program of the Exposition-Recreation Commission, will the Council agree to turn over that building to the Exposition-Recreation Commission on a long term lease at a nominal rental of not to exceed \$100.00 per year or in some other legal way mutually agreed to by the Council and the Exposition-Recreation Commission?
4. If the Buckman Field site is selected by the Exposition-Recreation Commission, will the Council turn the park area over to the Exposition-Recreation Commission at a cost equal to that which the City has expended in acquiring the property together with the cost of fixed improvements thereon and will vacation of additional streets for that site be carried out under the same condition as stated in No. 1 if it is found that such vacation is necessary?

Your Commissioner of Finance recommends that these questions be given consideration by the Council.

Respectfully submitted,

Ormond R. Bean /s/
Commissioner of Finance

B:a:dg

EXPOSITION-RECREATION COMMISSION
623 Park Building
Portland

November 10, 1955

TO THE CITY COUNCIL
City of Portland
Portland, Oregon

Gentlemen:

At the last meeting of the Exposition-Recreation Commission I was instructed to inquire as to the position of the Council on some matters that relate to, and may help determine the final site selection of the Exposition-Recreation Center.

In order for the Exposition-Recreation Commission to proceed in its planning on a sound basis, it will be helpful for the Commission to know the Council's attitude in regard to the following items:

1. Will the Council consent to the vacation of the streets in the South Auditorium site as recommended by the City Planning Commission, without cost to the Exposition-Recreation Commission so that the Exposition-Recreation Center may be built over such streets?
2. The same question as it pertains to the Broadway-Steel Bridge site.
3. What are the wishes of the Council in regard to the operation of the Public Auditorium in the future, when the Exposition-Recreation Center is built. Will the Public Auditorium be operated by the city as a separate undertaking, or would the Council prefer to turn it over to the Exposition-Recreation Commission to operate in conjunction with the new Exposition-Recreation facility, under one management.

In conjunction with question No. 3 your attention is called to the reports of the Stanford Research Institute and the City Planning Commission wherein it is recommended that the Exposition-Recreation Commission acquire the control and direct the operation of the Public Auditorium. In that way the city will be able to have an integrated management of the Auditorium-type and Coliseum-type of facilities, minimizing possible conflicts of interests and affording savings to the taxpayers because the same personnel may be used for maintenance and operation of both buildings.

Page 2
To the City Council
November 10, 1955

4. Should the Exposition-Recreation Commission select the Buckman Field site would the Council consent to transferring the property in that area belonging to the Park Bureau over to the Exposition-Recreation Commission. If so, what would be the cost involved, if any.

As you will appreciate, the Commission is anxious to proceed with selecting another site for the Center. Since site selection is dependent in good part upon the Council's attitude toward the issues raised in this letter, this letter is being written in an effort to avoid a situation as arose over the Delta Park site.

Sincerely yours,

/signed/

Alden F. Krieg
Executive Secretary

AFK/jan

OFFICE OF CITY AUDITOR



WILL GIBSON
CITY AUDITOR

CITY OF PORTLAND
OREGON

RECEIVED
OCT 28 1955

EXPOSITION RECREATION COMM.

October 27, 1955

Mr. Alden F. Krieg, Exec. Secretary
Exposition-Recreation Commission
623 Park Building
Portland 5, Oregon

Dear Mr. Krieg:

Please be advised that the City Council Wednesday, October 26, 1955, denied the request of the Exposition-Recreation Commission to transfer City-owned land known as Delta Park to the Commission.

Yours very truly,

Will Gibson.

Auditor of the City of Portland

RLM:cc
Cal 4621

10/20/55
COPIES SENT TO E-R COMM

OFFICE OF CITY AUDITOR



WILL GIBSON
CITY AUDITOR

CITY OF PORTLAND
OREGON

RECEIVED
OCT 20 1955

October 19, 1955
EXPOSITION RECREATION COMM.

Alden F. Krieg, Exec. Secretary
Exposition-Recreation Commission
623 Park Building
Portland 5, Oregon

Dear Mr. Krieg:

Please be advised that the City Council Wednesday, October 19, 1955, continued the hearing on your communication requesting transfer of City-owned land known as Delta Park to the Exposition-Recreation Commission, to the meeting which will commence at 9:30 a.m., Wednesday, October 26, 1955.

Yours very truly,

Will Gibson

Auditor of the City of Portland

RLM:cc
Cal 4513

STANLEY W. EARL
COMMISSIONER
DEPARTMENT OF PUBLIC AFFAIRS



JOHN R. FAUST
ADMINISTRATIVE ASSISTANT

EVE K. BONEFF
SECRETARY

CITY OF PORTLAND
OREGON

October 12, 1955

RECEIVED
OCT 13 1955
EXPOSITION RECREATION COMM.

Clyde C. Crosby
Exposition-Recreation Commissioner
623 Park Building
Portland 5, Oregon

Dear Sir:

I received your recent letter in which you state that you do not approve of the stand I have taken against the selection of the Delta Park area as a site for the proposed Exposition-Recreation Center.

My opposition to the Delta Park location is based solely on safety factors, by which I mean the danger of flooding and engineering reports on the uncertain foundation soil. At no time have I expressed, either publicly or privately, a preference for any site. I appreciate the fact that the selection of a site is the sole prerogative of the members of the Exposition-Recreation Commission, but as far as I personally am concerned, I think I would be derelict in my duty as a City Commissioner if I agreed to let the center be built in an unsafe location.

Very sincerely,

COMMISSIONER OF PUBLIC AFFAIRS

SWE.b

C O P Y

EXPOSITION-RECREATION COMMISSION

October 13, 1955

TO THE CITY COUNCIL
Portland, Oregon

Gentlemen:

In accordance with authorization given me by Resolution No. 30 of the Exposition-Recreation Commission, a certified true copy of which is enclosed, I hereby respectfully request that the City Council authorize the transfer of control of the City-owned land known as Delta Park from the Bureau of Parks to the Exposition-Recreation Commission.

The Commission desires to acquire control over this property for use in connection with the new City of Portland Exposition-Recreation Center. However, the Commissioners wish it to be understood that no construction of said site will be commenced until it has been established by competent engineers that construction of the desired buildings and other improvements thereon is feasible from both an engineering and cost standpoint. Such engineering studies cannot, however, be commenced until the Commission is first assured of having control over this property, because without such assurance the Commissioners do not feel warranted in spending public funds for such studies. Of course, should such studies disclose that construction of the desired buildings is not feasible, this property will be returned for reassignment to the Bureau of Parks or to such other department or bureau as the Council should decide.

Any expenditure by the Commission to reimburse the Bureau of Parks for the property desired shall be conditioned upon the Commission's utilization of the area.

Very truly yours,

/signed/ Alden F. Krieg

Alden F. Krieg
Executive Secretary

AFK/jan
Encl.

October , 1955

TO THE CITY COUNCIL,
Portland, Oregon

Gentlemen:

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Any expenditure by the Commission to reimburse the Bureau of Parks for the property desired shall be conditioned upon the Commission's utilization of the area.

Very truly yours,

Executive Secretary
Exposition-Recreation Commission

PC:gm

RECEIVED
OCT 7 1955

EXPOSITION RECREATION COMM.

October 6, 1955

Mrs. Fern Hilson
Sellwood-Moreland Bee
8128 S. E. 13th Avenue
Portland, Oregon

Dear Mrs. Hilson:

Thank you for sending me your letter which you say should have been delivered to me at the time Mr. Thomas brought in the petitions. The petitions were addressed "Mayor Fred L. Peterson and the City Council". Therefore, as I explained to Mr. Thomas, they were actually an official document addressed to the City Council and, under our codes, should be filed with the Auditor to become a Council matter, appear on the calendar and be referred to when they appear during an official meeting of the Council.

However, I have read the newspapers too, and I know that you know the Exposition-Recreation Commission has made a decision. I am sure that you will agree with me that the members of this Commission are public spirited citizens, well qualified and proven capable. Therefore, their decision was to the best of their beliefs and in the best interest of the City of Portland.

You seem to question whether or not the Commission had given consideration to Ross Island and Oaks Park. I have read both the report of the City Planning Commission and the Stanford Research Institute report. On page 12 of the Stanford Research Institute report is Figure 1, "Principal Sites Considered for the Proposed Exposition-Recreation Center". The legend carries Ross Island as No. 13. On page 35 there is a paragraph called "Preliminary Site Analysis", the first and second paragraphs of which read as follows:

"Numerous sites have been suggested as possible locations for the Center. Many of these were included in preliminary site analyses undertaken by the Mayor's Advisory Committee and the City Planning Commission, and in a site study for the Multnomah County Fair. All of these sites were reviewed in terms of physical and cost characteristics. Distance from the center of the city eliminated many sites considered in the County Fair Study. Where inadequate access obviously presented a problem, cost estimates for providing access were obtained. For example, the Commission did not request a detailed analysis of Ross Island because it is not accessible

COPY

at the present time. The cost to provide access to it is prohibitive under the \$8 million limitation, and even if provided, severe congestion would result on the bridges and McLoughlin Boulevard.

"After a general review of all suggested sites and consultations with realtors to determine whether other sites were available but had not been suggested, the results were presented to the Commission and a comparison of the eleven sites listed in Appendix X was requested".

This would lead me to believe that the Stanford Research Institute did give preliminary consideration to the sites in question. In the Planning Commission Staff report of July, 1955, the Ross Island-Oaks Park site is treated in Pages 33 to 54 inclusive. The estimated cost of the site alone is \$5,916,000.00; almost \$6,000,000.00. The Oaks-East Bank site is treated in pages 55 to 66 inclusive and shows an estimated cost of the site of \$2,716,000.00. While this report is dated July, 1955, the information therein mentioned was secured several months prior to the issuance of the report and was available to the Commission. I am sure that you will readily agree that with the cost estimates so high that the Commission could not, with any justification, invest additional monies for surveys which could have no bearing upon their decision, inasmuch as they are limited in their primary investment to the \$8,000,000.00 voted by the people.

I am sure everyone agrees that Ross Island should some day be fully developed and too, that it would make an ideal place for all phases of recreation. However, it would not seem logical to expect the taxpayers in the City to add an additional seven or eight million dollars to that which they have already authorized as an investment in Portland.

May I digress just to recap because you are familiar with the facts. In the last two elections the people of Portland authorized ten million dollars for street lighting; eight million dollars for a recreation and exposition center; four million dollars for a new zoo and six and one-half million for repair and improvement of dock and harbor facilities. 82% of the twelve million dollars voted for the Morrison Street Bridge (82.16% of all taxes paid in Multnomah County are paid in the city limits of the City of Portland). In the election before they authorized a continuation of the .4 of a mill public recreation areas' fund (park development and purchases) which amounts to approximately one quarter of a million dollars a year for ten years. Of course, Portland needs many more things, but because for approximately thirty years we have not

Mrs. Fern Hilson

- 3 -

October 6, 1955

invested very much in governmental facilities (City), it would seem impractical to expect more tax levies or bond issues until some of these debts are dissipated. I, therefore, in all sincerity commend the Commission upon their good business acumen in that they did not obligate themselves to spend the great portion of the eight million dollars acquiring a site so that they would not be able to build a facility as directed by the voters.

Yours sincerely,

Lud L. Peterson

MAYOR

FLP:b

COPY



CITY OF PORTLAND
OREGON

RECEIVED
October 6 1955

Exposition-Recreation Commission
Park Building
Portland, Oregon

EXPOSITION RECREATION COMM.

Gentlemen:

Yesterday, October 5th, you made a decision as to the location of the proposed Exposition-Recreation Center and I would like to congratulate you upon making a start.

I have been pleased with the thoroughness with which your Commission has studied the problem and I am fully as much pleased with the fact that you have chosen the procedure and the location which you have determined to be in the best interest of the growth of the City of Portland. I recognize full well that the committee which studied the need for such a facility and recommended to the Council that it be placed upon the ballot for the determination of the voters was sound in its recommendation and especially when it recommended that the Commission be made up of five members and that it be a department of the City.

It also recommended that the Commission be appointed by the Mayor and the appointments be approved by the Council, and further than that, the authority of the Council over the action of the Commission ends save and except should the members of the Commission not act legally or in good faith. These recommendations were provided for in the charter amendment which was adopted by a vote of the people.

I repeat the above because I wish to comment upon the fact that the choice was made by a split decision. The 3-2 vote carried out the principles which have made this country so great, and should in no way minimize the effectiveness of the Commission's future operations. The decision has been made and it is now the responsibility of the Commission to carry on.

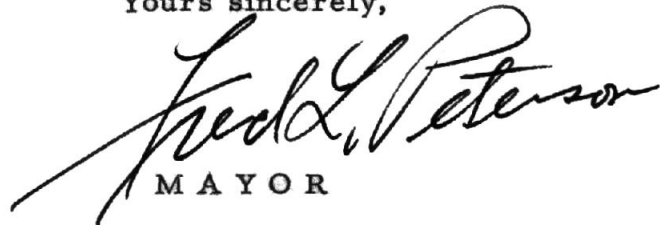
I am sure you will all agree with me, of course, there have been and still will be a great many opinions concerning the location and operation. However, your appointments have been approved by the City Council and I am sure that each member of the Council joins me in the high esteem in which we hold each of you and the Commission as a whole.

October 6, 1955

Let me sum up by saying you have given freely of a great deal of time taking it from your own individual occupations. You have made studies and have had the benefit of studies and research of capable bodies and organizations, and I am sure that even though there might be, for individual reasons or otherwise, a difference of opinion, you will find that your decision is in the best interest of the community.

Please carry on knowing that all decisions cannot, and of necessity, should not be unanimous. In knowing that men of ability often differ, you will continue to be of great service to our community.

Yours sincerely,


MAYOR

FLP:b

August 11, 1955

Commissioner Ormond R. Bean
City of Portland
City Hall
Portland, Oregon

Dear Commissioner Bean:

One major controlling factor in the selection of a site, or sites, for the Exposition-Recreation facilities is the acquisition cost.

There exists at the present time quite a wide divergence of opinion as to acquisition costs, particularly in the case of the Auditorium site.

The Exposition-Recreation Commission had an appraisal made by Leroy Draper of Woodward and Draper, Inc. of 12 blocks in the South Auditorium area. This appraisal was made on a per block basis without interior inspection. Added to the appraisal is a 50 percent contingency figure which represents the excess monies that the appraiser feels will most likely be required either by negotiated payments to avoid condemnation or by jury verdicts in condemnation. He points out that the experience of the State Highway Commission shows the necessity of such contingency.

The City Planning Commission in their report on the South Auditorium site points out that "adding a surcharge of 50 percent to the Woodward and Draper appraisals which are already a third higher than market levels does appear questionable. Nevertheless, an error in estimation could be the determining factor in a decision for or against the South Auditorium site. It certainly seems that a much more precise appraisal is necessary before any reliable estimate can be arrived at." In their cost estimates the City Planning Commission uses Draper's appraisal without any contingency as "market" value and Draper's appraisal, including the 50 percent contingency as the "maximum" site cost.

In view of the experience of the State Highway Commission particularly as it relates to purchase of properties for the Banfield Expressway, and

Commissioner Ormond R Bean
August 11, 1955
Page Two

the cost to the State of Oregon of \$325,000 for the block on which the State Office Building is located, the Exposition-Recreation Commission members are quite concerned about what the actual cost of property in the South Auditorium site would be if they were to select it as a site.

Therefore, members of the Exposition-Recreation Commission are of the opinion that the City Appraiser may be helpful in this case by using his valuable experience to establish amounts he feels would be required for purchase of this area. An appraisal on the twelve block area bounded by S. W. Market on the North, S. W. Front on the East, S. W. Hall on the South and S. W. 3rd Avenue on the West, would produce figures that can be compared with Draper's appraisal of the same area.

Your cooperation in making the services of the City Appraiser available will be greatly appreciated.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AFK/jan

JH-14
MAY 13 1955

EXPOSITION-RECREATION COMMISSION
OF THE CITY OF PORTLAND, OREGON

OFFICE:
623 PARK BUILDING
ZONE 5
CAPITOL 4205

EXECUTIVE SECRETARY
ALDEN F. KRIEG

COMMISSIONERS
JAMES H. POLHEMUS, CHAIRMAN
JAMES J. RICHARDSON, VICE-CHAIRMAN
CARVEL C. LINDEN, SECRETARY-TREASURER
JOHN T. CARSON
CLYDE C. CROSSBY

May 10, 1955

Mr. James H. Polhemus, Chairman
Exposition-Recreation Commission
623 Park Building
Portland 4, Oregon

RE: Correspondence from
COUNTY OF MULTNOMAH COMMISSION
on Pacific International Livestock
Exposition

Dear Mr. Polhemus:

May I suggest that reference to the above situation, relative to the site offer by the County Commissioners to locate and house the Pacific International Livestock Exposition is purely conjectural at this time as it has been all along by either the County Commission or the Exposition-Recreation Commission.

We, the Exposition-Recreation Commission, are in no position to either accept or reject any proposition made by the County and will not be until a site is chosen for the Sports Center. This fact is well known by the County Commissioners both individually, and collectively.

One or two points relative to the whole situation may be briefly covered. They are -- while the county is offering land, no mention has been made as to buildings or which agency would build them. No mention has been made either of whose control such proposed or implied facilities would rest or in what proportion if divided.

May I suggest further, that the proposal by the County Commission is one of three things, or a combination of them.

First, the proposal was untimely and that fact is well known to the County.

Second, the proposal was made as an offensive tactic to strengthen their own apparent weak position before the voters.

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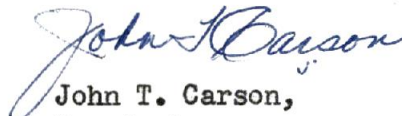
Mr. James H. Polhemus
May 10, 1955
Page 2

Third, the proposal was and is purely a political move on their part to place us in a defensive position.

Finally, may I suggest that a proper letter (publicized) be sent to the County Commissioners respectfully pointing out the situation in detail, and suggesting that if the County Commission is really sincere in their desire to cooperate with the Exposition-Recreation Commission in the interest and well being of the people in the city and county, that a proposal be made only when a site is chosen by the Exposition-Recreation Commission. Then and only then in greater detail outlining intentions and end result.

This is not to say, however, that the time table of the county evolve around the action of the Exposition-Recreation Commission but rather that we would be pleased to cooperate at any time practicable in the common good.

Sincerely,


John T. Carson,
Commissioner

JTC/jan

c.c. Mayor Fred L. Peterson
Exposition-Recreation Commissioners

Office of the Mayor
City Hall

Fred L. Peterson
Mayor

APR 11 1955

C O P Y

CITY OF PORTLAND
OREGON

April 7, 1955

Mr. James Polhemus, Chairman
Exposition-Recreation Commission
Park Building
Portland, Oregon

Dear Mr. Polhemus:

Many cities throughout the United States have or are in the process of setting up programs which will qualify them as eligible for Federal assistance under the amendments to the 1949 Housing Act, as amended in 1954. Many others have undertaken programs locally without aid from Federal sources.

The Federal act, as amended, broadens the scope of the former Urban Redevelopment program and is now known officially as Urban Renewal. Any city may qualify for aid under the Federal Act if on their own initiative they are willing to demonstrate their willingness to, insofar as possible, take effective steps to curtail blight and eliminate slum and rundown areas.

The program is in no sense a governmental program, either Federal or city, but rather a combination of the two, plus private enterprise as the third partner.

In order that private enterprise may participate under Section 220 and 221 of the Federal FHA Act, the city must qualify as stated previously. FHA may insure under these sections up to 95 percent for new relocation housing, as well as for insurance for home renovation.

The participation of the local housing authority would be necessary in acquisition of property where private developers were unable to (1) make the necessary arrangements with owners for renovating properties to be left on site (2) to acquire other property at a fair market value to be removed from the site and replaced with new structures.

In his message transmitting to Congress the recommendations now embodied in the Housing Act of 1954 (P.L. 560, approved August 2, 1954), the President said in part:

"In order to clear our slums and blighted areas and to improve our communities, we must eliminate the causes of slums and blight. This is essentially a problem for our cities. However,

Full

Federal assistance is justified for communities which face up to the problem of neighborhood decay and undertake long-range programs directed to its prevention. The main elements of such programs should include --

"First. Prevention of the spread of blight into good areas of the community through strict enforcement of housing and neighborhood standards and strict occupancy controls;

"Second. Rehabilitation of salvable areas, turning them into sound, healthy neighborhoods by replanning, removing congestions, providing parks and playgrounds, reorganizing streets and traffic, and by facilitating physical rehabilitation of deteriorated structures;

"Third. Clearance and redevelopment of nonsalvable slums."

The purpose of this meeting is to bring together the various elements in our community who will be, under normal circumstances, the most interested in a "Pilot Demonstration" of the practicability of attempting to up-grade those neighborhoods within the city which now are, or which are rapidly becoming, blighted.

The suggestion is made that an area, not to exceed two blocks be selected somewhere in the city, in which presently there is a predominance of sub-standard residential units; and it is desirable that the area chosen for demonstration be one which is presently zoned as residential and which will continue in that category. This would not mean that other areas, chosen at a later date, might not be residential, commercial, industrial or a combination of all three.

It is hoped that those representing interested groups, including,

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|----------------------------------|--------------------------------------|
| Housing Authority of Portland | Realtor Appraisers |
| Federal Housing Administration | Realty Board |
| The Mayor | American Federation of Labor |
| City Planning Commission | Congress of Industrial Organizations |
| Home Builders | The Oregonian |
| American Institute of Architects | The Journal |
| Building Supply Dealers | Radio |
| Major Lending Institutions | Television |
| Exposition-Recreation Commission | |

will attend our meeting, April 14th next, at 10 a.m. in the Council Chamber of the City Hall, to which you have been invited, to participate in the detailed discussion of the broad general outline of this plan. The success of this undertaking depends directly on the cooperation and support of the above-mentioned groups.

The Housing Authority under the State Housing Act of 1939, as amended and the State Urban Redevelopment Act of 1949, as amended, provide that the Authority may undertake projects separately under each Act, or coordinated under both.

In our community's fight against blight, the legislation is broad and all-inclusive. The Housing Authority, acting under the terms of such legislation, could be of inestimable value in helping the community to rid itself of areas where both substandard housing and dilapidated structures prevail. Such areas are costing the city in tax revenues more than that received, actually adding to the tax burden of owners in good neighborhoods. Renovation of dwellings which are worth saving and the elimination of those unfit structurally for renovation is the only solution cities have in their fight for economic survival. The plight of all cities is one of movement to the urban fringes, thus the city is left to maintain worn-out areas where partial or complete stagnation exists with a constantly decreasing tax base. Prevention is less costly than cure.

A survey made by bankers, housing economists, and realty experts, in 14 key cities from Boston, Massachusetts, to Portland, Oregon, indicated that new dwellings are being erected much faster than new families are being formed to fill them. Should the prediction of some who believe too many housing starts are being made prove correct, then it seems only logical to shift some of the impetus to revamping existing run-down areas, thus helping to keep our building industry in high gear.

11 We will appreciate your points of view in this whole matter at the meeting April 14th.

Yours truly,

/signed/

Fred L. Peterson,
M A Y O R

C O P Y

December 30, 1954

Mr. Duane Hennessy, Manager
Multnomah County Fair
Board of County Commissioners
Portland 4, Oregon

Dear Mr. Hennessy:

We are in receipt of your letter stating that the Board of County Commissioners have instructed you to act as their representative in liaison to our Commission. We have been pleased to work with you and the County Commissioners in the past, and certainly welcome you to attend any of our Commission meetings. Our regular meetings are held the first and third Mondays of each month, at 2 p.m. in the Commission offices at 623 Park Building.

On January 17, the meeting will be at 1 p.m. and Stanford Research Institute will make a summary of their final report which may be of particular interest to you.

We will be interested to see and hear of your plans for the new fair grounds as they progress.

If you need any information or have any questions regarding the progress of our Commission please feel free to call us at any time.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AK/jan

December 8, 1954

Commissioner Ormond Bean
City of Portland
City Hall
Portland, Oregon

Dear Commissioner Bean:

At the regular meeting of the Exposition-Recreation Commission on December 6, 1954, a motion was passed directing me to send a letter to you requesting that either you or the Mayor of the City of Portland write to Mr. James W. Follin, Director Division of Slum Clearance or Urban Redevelopment, House and Home Finance Agency, Washington, D.C. advising him that the City of Portland is still seriously considering the redevelopment of one or more blighted areas and that if the funds previously allocated to the City of Portland cannot be retained for this purpose that consideration be given to the reallocation of other funds for the development of a project, as soon as the site of such project has been selected.

Very truly yours,

Alden F. Krieg
Executive Secretary

AK/jan

Move that the Executive Secretary be directed to send a letter to Commissioner Ormond Bean requesting that said Commissioner or the Mayor of the City of Portland write to Mr. James W. Follin, Director Division of Slum Clearance or Urban Redevelopment, House and Home Finance Agency, Washington, D.C., advising him that the City of Portland is still seriously considering the redevelopment of one or more blighted areas and that if the funds previously allocated to the City of Portland cannot be retained for this purpose that consideration be given to the reallocation of other funds for the development of a project, as soon as the site of such project has been selected.