

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

May 29, 2013
12:00 p.m.

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Chris Pryor, Greg Evans

Councilors Absent: Claire Syrett

Mayor Piercy called the May 29, 2013, City Council work session to order.

A. ACTION: Ordinance Suspending Multi-Unit Property Tax Exemption (MUPTE) Program

City Attorney Glenn Klein introduced the item and provided background. He suggested that council amend the sunset date to August 31, 2013, to allow time for discussion and implementation of programmatic changes.

MOTION AND VOTE: Councilor Poling, seconded by Councilor Pryor, moved to adopt Council Bill 5093 extending the suspension of the MUPTE Program, and changing the date in the ordinance from July 31, 2013 to August 31, 2013. PASSED 6:1, Councilor Clark opposed.

B. WORK SESSION: Core Campus – Application for Multiple-Unit Property Tax Exemption for Residential Property Located at 505 East Broadway (The Hub in Eugene)

Mike Sullivan and Amanda Nobel from the Community Development Division introduced the item and provided general background on the project, including information about the proposed building site and applicant.

Council discussion:

- Support was expressed for designing the building so that it could be converted to another housing type in the future.
- Several councilors noted that the project will address the City's forecasted need for higher density housing located within the urban core.
- Councilors discussed current and projected demographic information related to student populations and housing demand and location.
- The council discussed the financial risks associated with the proposal.
- It was noted that consideration should also be given to projected growth rates at Northwest Christian University and Lane Community College.
- A request was made for comparable data that illustrates how this project compares with student housing options in other university areas.
- Concerns were expressed about lighting, public safety, bicycle and pedestrian facilities and whether a traffic impact analysis would be required.
- The council discussed the proposal to require local hiring and financial disclosure information.

- Concerns were expressed about the relative height of the building and the cost of the units.
- The council discussed the need to clarify what is meant by “public benefit” as an evaluation criterion and acknowledged that it means different things to different people.

The meeting adjourned at 1:25 p.m.

Respectfully submitted

/s/ Michelle Mortensen

Michelle Mortensen
Deputy City Recorder