

ATTACHMENT D
Approval Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING A MULTIPLE-UNIT PROPERTY TAX EXEMPTION FOR RESIDENTIAL PROPERTY LOCATED AT 505 EAST BROADWAY, EUGENE, OREGON (CORE CAMPUS/APPLICANT).

The City Council of the City of Eugene finds that:

A. Venator Investments LLC (P.O. Box 1202, Clatskanie, Oregon) is the owner of real property located at 505 East Broadway, Eugene, Oregon (Assessor's Map Number 17-03-32-23, Tax Lots 1800 and 2300) and John and Gretchen Cetaras Revocable Trust (P.O. Box 68, Rumsey, California) is the owner of real property located at 505 East Broadway, Eugene, Oregon (Assessor's Map Number 17-03-32-23, Tax Lot 1900) ("the property").

B. CORE Campus (2234 West North Avenue, Chicago, Illinois) has submitted an application pursuant to the City's Multiple-Unit Property Tax Exemption Program (Sections 2.945 and 2.947 of the Eugene Code, 1971), with respect to residential units and commercial space to be constructed on the property.

C. The project as proposed consists of the development of 19 studio units, 46 one-bedroom units, 44 two-bedroom units, 25 three-bedroom units, 42 four-bedroom units, and 21 five-bedroom units, for a total of 197 residential units. In addition, the project will include approximately 4,430 square feet of commercial space.

D. The project is located within the boundaries of the downtown area as described in subsection (2) of Section 2.945 of the Eugene Code, 1971.

E. The project could not financially be built "but for" the tax exemption.

F. The applicant solicited comments from city-recognized affected neighborhood association.

G. The requirements in the Standards and Guidelines for Multiple-Unit Housing Property Tax Exemptions adopted by Administrative Order No. 53-12-01-F related to proximity to historic resources have been satisfied.

H. The applicant has complied with the provisions of the Standards and Guidelines as described in the Report and Recommendation attached as Exhibit A to this Resolution, which was prepared by the Executive Director of the Planning and Development Department (“the Executive Director”) as designee of the City Manager.

I. The project will be completed on or before January 1, 2022, and the owner has agreed to include in the construction one or more public benefits.

J. The proposed project will be at the time of completion, in conformance with all local plans and planning regulations, including special or district-wide plans developed and adopted pursuant to ORS chapters 195, 196, 197, 215 and 227, that are applicable at the time the application is approved.

K. The project is not designed for, and will not be used as, transient accommodations.

L. Granting the application is in the public interest. In making this determination, the City Council has considered the number of points awarded to the project based on the public benefit scoring system contained in the Standards and Guidelines.

M. The Report and Recommendation attached as Exhibit A recommends that the application be approved and the exemption granted. In making that recommendation, the Executive Director found that the applicant submitted all required materials, documents and fees as set forth in Section 2.945 of the Eugene Code, 1971, and the Standards and Guidelines, and the applicant is in compliance with the policies contained therein.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings which are adopted, and the City Council’s review of the Executive Director of the Planning and Development Department’s Report and Recommendation which is attached as Exhibit A, the City Council approves the application of CORE Campus for an ad valorem property tax exemption under the City’s Multiple-Unit Property Tax Exemption Program for the residential units to be constructed at 505 East Broadway, Eugene, Oregon (Assessor’s Map Number 17-03-32-23, Tax Lots 1800, 1900 and 2300), subject to the following conditions:

1. The project will consist of the development of approximately 200 units with a total of approximately 500 bedrooms, and no more than 5,000 square feet of commercial space. In addition, the project will include at least 4 ADA accessible units.
2. Payment in Lieu of Affordable Housing. In years 6-10 of the tax exempt period, in addition to any other fees, taxes or charges owed to the City, the owner of the property shall make the following payments to the City by July 15 of each year:
 - Year 6 = \$30,000
 - Year 7 = \$60,000
 - Year 8 = \$165,000
 - Year 9 = \$300,000
 - Year 10 = \$475,000If the payment is not made by the due date, the City Manager shall follow the process in Section 2.947 of the Eugene Code, 1971, to initiate proceedings for Council to terminate the exemption.
3. Local hiring. Core Campus shall provide a plan with local hiring goals on:
 - a. The percent of the dollar volume of the combined professional services and construction contracts to include local firms (based in Oregon), and
 - b. The percent of on-site construction jobs performed by local residents (residing in Oregon). Exceptions for specialty work not available in the local market will be reviewed on a case by case basis.Core Campus shall also demonstrate a good faith effort to solicit bids for professional services and construction contracts from qualified women and minority business enterprises.
4. Bicycle and Pedestrian Access and Safety. Core Campus has committed to:
 - 4.1 Design elements to facilitate safety and access, such as a streetscape barrier along East Broadway so residents and visitors are not tempted to cross the street mid-block.
 - 4.2 Working with the City on options for safe pedestrian crossings.
 - 4.3 Lighting, signage, and maps for residents and visitors.
5. The project shall be completed on or before January 1, 2022.
6. No later than 18 months after receiving a Certificate of Occupancy, the applicant shall submit to the City's Planning and Development Department documentation of Leadership in Energy & Environmental Design (LEED) Silver certification (copy of U.S. Green Building Council Rating Certificate and final LEED review).

Section 2. Subject to the conditions in Section 1 of this Resolution, 100% of the residential units and commercial space (up to 5,000 square feet) described in Section 1 are declared exempt from local ad valorem property taxation beginning July 1 of the year following issuance of a Certificate of Occupancy and continuing for a continuous period of ten years unless earlier terminated in accordance with the provisions of Section 2.947 of the Eugene Code, 1971.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicants within ten days, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2014.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted and effective the ____ day of _____, 2013.

City Recorder