

MINUTES

Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

June 17, 2013  
5:30 p.m.

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

Her Honor, Mayor Piercy, opened the June 17, 2013, City Council work session.

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Taylor, moved to adopt the following agenda for today's work session: 5:30 WORK SESSION: Discussion of MUPTE program revisions 2. Reschedule "Discussion (only) of Core Campus' project (MUPTE application and Surplus Property)" after the 7:30 Public Hearing." **FAILED** 3:5, councilors Syrett, Taylor and Brown in favor.

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

Community Development Manager Mike Sullivan and Business Loan Analyst, Amanda Flannery-Nobel presented a PowerPoint overview which covered rental housing vacancy rates, average apartment and housing rental costs, reviewed of some "if/then" scenarios previously requested by Council and provided some answers to questions posed at the last Council meeting on this topic.

**Council Discussion**

- Overall vacancy rates and student growth rates were questioned.
- Some support was expressed for the project.
- Concerns were expressed about this being student housing rather than multi-family housing.
- Some expressed opposition to the MUPTE application.

**MOTION:** Councilor Poling, seconded by Councilor Pryor moved to adopt a resolution approving a Multiple-Unit Property Tax Exemption for residential property located at 50 East Broadway, Eugene, Oregon (Core Campus/Applicant).

*A friendly amendment to amend section 1, paragraph 2 of the resolution to state that it is the intent of this council that funds received pursuant to this paragraph shall be used, in*

*whole or in part, to fund emergency and temporary shelter was accepted. . Councilors Poling and Pryor both accepted this as a friendly amendment.*

**VOTE:** PASSED 5:3, councilors Zelenka, Taylor and Brown opposed.

**B ACTION: Surplus Property**

**MOTION:** Councilor Poling, seconded by Councilor Pryor, moved to authorize the City Manager to negotiate and enter into a lease, with an option to purchase, the 901 Franklin Blvd. property to Core Campus consistent with the terms outlined in the Agenda Item Summary.

A friendly amendment to state that the City Manager would enter into a lease of up to 50 years with an option to include as escalation of lease payments with an increase in property values over time was accepted.

**VOTE:** PASSED 6:2, councilors Brown and Taylor opposed.

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Evans, moved to hold the work session on MUPTE revisions at the end of tonight's public hearing. **PASSED:** 5:3, councilors Pryor, Poling and Taylor opposed.

The meeting adjourned at 7:05 p.m.

Respectfully Submitted,

Michelle Mortensen  
Deputy City Recorder