

MINUTES

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

May 25, 2016
12:00 p.m.

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

Mayor Piercy opened the May 25, 2016, City Council work session.

1. **WORK SESSION: Ordinance on Downtown Urban Renewal Plan Amendment**

Assistant City Manager Sarah Medary, Community Development Manager Denny Braud, and Economic Prosperity Manager Amanda Nobel Flannery, continued the discussion on the Urban Renewal Plan Amendment process, overview, and options for moving forward.

Council discussion:

- Councilors may have differing opinions on how proposed projects are funded; agreement must first be reached on which projects to proceed with.
- Urban renewal isn't needed for any of these projects; other funds can be used.
- This action represents the next stage in the continuation of development of downtown.

MOTION: Council Clark, seconded by Councilor Poling, moved to direct the City Manager to bring back a revised proposed plan amendment that includes the fiber project, the moderate level Farmers' Market project, the low Park Blocks/open spaces project except at \$5.2 million, the moderate old LCC Building project, and project delivery/admin, for a total maximum indebtedness amount of \$18.7 million.

Council discussion:

- Many other projects have merit; decision on use of urban renewal shouldn't be rushed.
- Urban Renewal District is the most rational way to accomplish these projects.
- Termination of the district doesn't mean projects go away; find other ways to fund projects.
- This is general direction: a broad outline and not a final decision.
- Funding levels are at the right place; proposals will benefit the entire community.
- Park blocks would be more appropriately funded through a park bond.
- Before money is spent, a plan that adds a public process and specifics on projects is needed.

MOTION TO SUBSTITUTE AND VOTE: Councilor Zelenka, seconded by Councilor Brown, moved to substitute for the prior motion council expressing intent to support the four projects laid out on the matrix at moderate for fiber, moderate for Farmers' Market, low for park blocks, and moderate for the old LCC building, with the actual funding mechanisms not determined as part of the motion.

FAILED 3:5; Councilors Taylor, Brown, and Zelenka in support.

Council discussion:

- There is general support for all of these projects; urban renewal funds are not needed.
- Council should not approve of all projects at one time; more clarity around specifics of each project is needed.
- Discuss of Broadway Plaza should happen separately.
- This will become a conversation about the dollar amounts and not the merits of the projects.

VOTE ON MAIN MOTION: PASSED 5:3, Councilors Taylor, Brown, and Zelenka opposed.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Evans, moved to direct the City Manager to bring back a revised proposed plan amendment that includes boundary option B, with a prohibition on using urban renewal funds for either the City Hall building or for a parking lot in the expansion area adjacent to High Street. **PASSED 5:3**; Councilors Taylor, Brown, and Syrett opposed.

Council discussion:

- Important to retain some flexibility with regard to space for the Farmers' Market.
- Limited option is the most appropriate since the proposal already expands the zone.

The meeting adjourned at 1:29 p.m.

Respectfully submitted,

/s/ Chuck Crockett

Chuck Crockett
Deputy City Recorder