

## MINUTES

### Eugene City Council Virtual Work Session Eugene, Oregon 97401

May 26, 2020  
5:30 p.m.

**Councilors Present:** Betty Taylor, Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Chris Pryor, Greg Evans

Mayor Vinis opened the May 26, 2020, work session of the Eugene City Council and Eugene Urban Renewal Agency.

- 1. WORK SESSION: Downtown Riverfront Development Williams & Dame Associates Terms**  
City Manager Pro Tem Sarah Medary, Planning and Development Director Denny Braud, and Community Development Director Michael Kinnison provided information on the Downtown Riverfront Development project, including concept plan modifications, proposed term modifications, right-of-way dedication, use of natural gas, and next steps for the project.

#### Council Discussion:

- Councilor Yeh – discussed the proposed affordable housing options; spoke about the placement of affordable housing in the project footprint; asked for clarification regarding the natural gas option.

*Councilor Zelenka joined the meeting at 5:54p.m.*

- Councilor Pryor – spoke about the need for flexibility in the project; expressed interest in the affordable housing options; talked about the natural gas option.
- Councilor Clark – asked about Williams & Dame’s response to the potential natural gas restriction; spoke about the use and regulation of natural gas at the project.
- Councilor Syrett – expressed support for the proposed terms; spoke about flexibility regarding the affordable housing options; discussed need clarify policies regarding natural gas.
- Councilor Zelenka – spoke about the affordable housing location options; asked about the use of Multiple Unit Property Tax Exemption for the project; inquired about the costs of infrastructure for the project.
- Councilor Taylor – expressed desire to ban natural gas expansion; discussed MUPTE exclusions; spoke about placement of affordable housing; talked about environmental impacts related to natural gas; asked about plans for sidewalks in front of housing.
- Councilor Semple – expressed disappointment in the proposed location of affordable housing; inquired about plans to build natural gas infrastructure and its potential use in the project; voiced concern about delaying the project.
- Councilor Evans – talked about natural gas usage and expressed support for scheduling a council discussion to clarify natural gas policies; spoke about the council’s carbon neutrality goals; supported moving forward with the project, particularly as a means to address the local economic crisis.
- Mayor Vinis – talked about the City’s climate action plan and its connection to natural gas usage; supported scheduling a work session on natural gas.

- Councilor Zelenka – asked for comparison of natural gas needs in similar projects; talked about CAP 2.0 and natural gas options; asked for clarification of the SDC credits; inquired about the preferred timeline for the project.
- Councilor Clark –talked about natural gas infrastructure, expressed support for suggested motion.
- Councilor Syrett – asked about connecting the high-speed fiber network to the project infrastructure; spoke about natural gas options.
- Councilor Pryor – supported a future discussion of natural gas policy; expressed support for the motion.

**MOTION AND VOTE:** Councilor Semple, seconded by Councilor Yeh, moved to approve the proposed terms that are contained in Attachment A to the AIS and to authorize the Agency Director to take all actions necessary to transfer the real property underlying the rights-of-way shown in Attachment B to the City of Eugene. **PASSED: 6:2 (Zelenka and Taylor)**

**2. DISCUSSION: A Resolution Opposing All Forms of Anti-Asian Sentiment as Related to COVID-19 and Declaring May as Asian and Pacific Islander American Heritage Month**

Council Discussion:

- Councilor Clark – asked for clarification regarding the intent of the term “blame” in the resolution.
- Councilor Evans – spoke about the impetus for the resolution and thanked Councilor Yeh for her assistance.
- Mayor Vinis – thanked Councilor Yeh and Evans for their work on the resolution.

The meeting adjourned at 6:44 p.m.

Respectfully submitted,

*Beth Forrest*

Beth Forrest  
City Recorder

*(Recorded by Carolyn Dimick-Kronberger)*

Link to the webcast of this City Council meeting [here](#).