

# MINUTES

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

October 12, 2020  
5:30 p.m.

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

Mayor Vinis opened the October 12, 2020, work session of the Eugene City Council.

### 1. WORK SESSION: Urban Reserves Options

Senior Planner Rebecca Gershow gave a PowerPoint presentation on the progress of the Urban Reserves process and next steps.

#### Council Discussion

- Mayor Vinis – requested clarification on average residential capacity in terms of housing and land use; acknowledged the significance of Lane County and the City coming to an agreement.
- Councilor Zelenka – asked whether there was a mechanism that could be used to ensure the Awbrey Park site is the last to be developed due to its serviceability issues; requested clarification on 30-year option and phasing of building analysis in Lane County’s recommended option; expressed concerns about Lane County’s preferred option without restriction or implementing conditions for which land is developed; supported 27-year option.
- Councilor Clark – expressed support for Lane County’s preference, noting it is a good compromise; requested clarification on what would happen if the City and Lane County do not reach an agreement; wanted to avoid lengthening the process due to lack of agreement with Lane County.
- Councilor Zelenka – asked for clarification of the process used to arrive at the staff recommendation; said Lane County should work with the City to identify a workable solution as opposed to one that City lawyers believe will not work; noted that most of the technical and legal work was done by the City.
- Councilor Clark – asked about the legality and viability of Lane County’s compromise solution.
- Mayor Vinis – thanked the Envision Eugene Technical Advisory Committee and staff for their work on this issue.

### 2. WORK SESSION and POSSIBLE ACTION: UPS Enterprise Zone Extension Request

#### Council Discussion

- Councilor Clark – asked whether the property abuts the railroad and recalled a previous discussion about that criteria being used to determine eligibility for annexation; supported state legislative action to something similar to the Getty Bill in the future; requested clarification on what UPS’s property taxes will be when it comes into City limits and the amount paid during the exemption; expressed hope that the City will continue to pursue annexation, as this will bring a lot of tax money to the City.

- Councilor Pryor – noted that the City is working now with the more robust criteria, including the number of jobs and wage rates; said the proposed extension won't cost the City anything in lost property taxes because UPS is not yet annexed into the City; stated that UPS is a stable employer and great asset, which makes it a good investment for future tax revenue.
- Councilor Zelenka – expressed his opposition to property tax exemptions in general; stated this exemption is different in that UPS is a stable company and there is public benefit to the community from this action; suggested the addition of a Subsection C to Section 2 – for the duration of the five-year property tax exemption UPS shall maintain at least 110 percent of the average employment of the firm as calculated over 12 months preceding the date of application for the initial three-year property tax exemption.
- Councilor Syrett – thanked staff and said she believes this application meets the Public Benefit Criteria and that UPS will eventually be a part of the City, making it an investment in the City's future and future tax revenues; noted that it is a union-represented workforce with good wages and expressed support for the proposed extension.
- Councilor Taylor – stated that she will be voting against the proposed extension; expressed her belief that everyone should be pay taxes; shared an idea for tax breaks for those in the Santa Clara area that would freeze their taxes for 10 years as an incentive to annex to the City.

**MOTION AND VOTE:** Councilor Semple, seconded by Councilor Yeh, moved to adopt a Resolution Approving a Two-Year Extension Request for a Property Tax Exemption to United Parcel Service, Inc./BT OH, LLC for Its Operations in the West Eugene Enterprise Zone and adding Subsection C to Section 2: For the duration of the five-year property tax exemption UPS shall maintain at least 110 percent of the average employment of the firm as calculated over 12 months preceding the date of application for the initial 3-year property tax exemption. – **PASSED 7:1.** Taylor opposed.

The meeting adjourned at 6:26 p.m.

Respectfully submitted,



Julie Adams  
Deputy City Recorder

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