

MINUTES
Eugene City Council
Work Session
Eugene, Oregon 97401

June 12, 2023
5:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Lyndsie Leech, and Randy Groves

Councilors Absent: Greg Evans

Council President Randy Groves opened the June 12, 2023, work session of the Eugene City Council in a hybrid format at 101 W 10th Avenue, Eugene OR 97401.

1. WORK SESSION: An Ordinance Adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District.

City Manager Medary introduced Amanda D’Souza, Development Programs Manager who presented on a proposed amendment to the Urban Renewal Plan for the Downtown Urban Renewal District.

Councilor Discussion:

- Councilor Zelenka – noted a preference that at least 50 percent of funding be spent on housing; asked if Council needs to approve project spending; asked if projects listed on page 10 of the presentation need Council approval; asked how staff will adhere to budgetary guidelines; noted that some items on the emerging projects list should be handled through a different funding process due to cost.
- Councilor Groves – asked how to accelerate the building process for high-rise residential structures in the downtown area; asked about creating a streamlined Multi-Unit Property Tax Exemption (MUPTE) process; noted that a shortened but guaranteed MUPTE for builders may help drive development; asked about raising or eliminating height limits in the downtown core.
- Councilor Keating – asked if the funds marked for emerging projects can be used to make improvements at the downtown library; asked about the benefits of creating a blight report.
- Councilor Clark – stated his support for moving forward with a vote; asked when a streamlined Multi-Unit Property Tax Exemption (MUPTE) process proposal would be presented to Council; stated his support for prioritizing housing projects; asked if a new fire station in the riverfront urban renewal district would qualify under the revised statutes; asked for the annual tax revenue of the riverfront district; believes a new fire station would help with employee retention.
- Councilor Leech – stated her support for moving forward with a vote; asked staff to explain how the location of an urban renewal district is determined.
- Councilor Yeh – stated her support for moving forward with a vote.

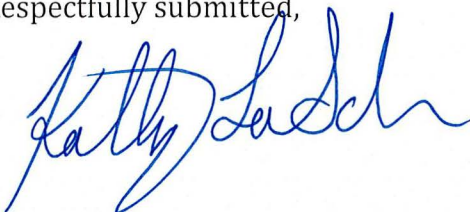
- Councilor Zelenka – noted that the City has not historically denied developers Multi-Unit Property Tax Exemption (MUPTE) applications; stated that Eugene’s building height limit is relatively high compared to other cities; noted his interest in the use of riverfront urban renewal district funds to build a fire station; asked about the process to amend the urban renewal district boundary; asked about the timeline for the next amendment process.
- Councilor Groves – stated his interest in an expanded riverfront urban renewal district.
- Councilor Zelenka – asked about the purpose of Attachment D; asked about the funding eligibility of previously proposed public safety projects; asked if urban renewal funds could be used for the creation of parking facilities.
- Mayor Vinis – noted her interest in solarization and rooftop solar being included in downtown projects; appreciated the inclusion of information about converting commercial buildings to housing.

MOTON: Councilor Groves, seconded by Councilor Keating moved to adopt Attachment A, an Ordinance Adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District, with a revision to the Ordinance’s recitals that replaces the final, bracketed sentence of Recital F with the following sentence: “The Lane County Board of Commissioners reviewed the proposed Plan amendment on May 2, 2023, and expressed support for the amendment. None of the other affected taxing districts submitted comments.”

VOTE: 7:0 PASSED

The meeting was adjourned at 6:17 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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