

## MINUTES

### Eugene City Council Public Hearing Eugene, Oregon 97401

September 16, 2024  
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

Mayor Vinis opened the September 16, 2024, public hearing of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

#### **1. PUBLIC HEARING: An Ordinance Concerning Multi-Use Property Tax Exemption and amending Sections 2.945 and 2.946 of the Eugene Code, 1971.**

Mayor Vinis opened the public hearing.

Assistant City Manager, Matt Rodrigues, introduced the topic and provided background information on the Multi-Use Property Tax Exemption (MUPTE).

1. Chris McGhee spoke against the MUPTE due to the lack of labor standards.
2. Katie Wilgus spoke against the accelerated MUPTE proposal in its current form.
3. Irene Alltucker spoke against the accelerated MUPTE proposal in its current form.
4. Dana Siebert spoke in favor of the accelerated MUPTE proposal.
5. Garth Finley spoke against the MUPTE due to the lack of labor standards.
6. Eric Morgan spoke against the MUPTE due to the lack of labor standards.
7. Brian Obie spoke in favor of the accelerated MUPTE proposal.
8. Tiffany Edwards spoke in favor of the accelerated MUPTE proposal.
9. Joshua Burstein spoke in favor of the accelerated MUPTE proposal.
10. Nigel Francisco spoke against the accelerated MUPTE proposal.
11. David Van Der Haeghen spoke against the accelerated MUPTE proposal in its current form.
12. Jeremiah Wilgus spoke against the accelerated MUPTE proposal in its current form.
13. Greg Bryant spoke against the accelerated MUPTE proposal.
14. Stephanie Bell spoke in favor of the accelerated MUPTE proposal.
15. Sherry Schaefer spoke in favor of the accelerated MUPTE proposal.

Mayor Vinis closed the public hearing.

### Council Discussion:

- Councilor Clark – noted Council’s previous discussions about revising the benefit criteria for the full version MUPTE; stated his support for ensuring the public benefit of hiring local remained a priority; recalled being informed of a State law limiting the City’s ability to hire locally; asked which of the mentioned labor standards the City could consider in the process and which are constrained by State law; noted interest in better understanding any State laws that would limit the City’s ability to implement changes suggested by speakers, including altering the accelerated MUPTE’s footprint and eliminating certain public benefits.
- Councilor Zelenka – noted when Council revamped the MUPTE, the intent was to create clearer rules and ensure public benefits are real, quantifiable, and tangible; noted the public benefits include compact urban development, green energy efficient buildings for the future, 10 percent contribution to the moderate-income housing fund, and a local economic development plan; noted the local economic development plan has 50 percent of dollars go to local companies, ensures wage, tax, and license laws are all followed, and provides opportunities for women and minority-owned businesses; does not support further reducing the public benefit; stated public benefits have not yet been a barrier to developers receiving MUPTE incentives.
- Councilor Semple – noted previous concerns with the MUPTE but is now in favor of the accelerated MUPTE; noted interest in expanding the accelerated MUPTE boundaries but is willing to support it in its current state as the City needs housing; noted she’s not willing to remove or lessen the public benefits.
- Councilor Keating – thinks there are not enough community benefits in the accelerated MUPTE; noted interest in having locally sourced, sustainable goods, living wage jobs, full family benefits, hiring of a local workforce, and local apprenticeship programs; asked why the proposed accelerated MUPTE map does not resemble the current MUPTE map; noted desire to expand public benefits and give community members options to live, work, play, and stay in Eugene; noted desire for an online dashboard showing where dollars are going, who’s receiving an abatement, and which developers are working with in the community; noted importance of uplifting businesses following the law.
- Councilor Groves – noted some concerns with how the City pursues its downtown development; interested in considering expanding the designated MUPTE area; noted downtown needs more compact housing; noted interest in evaluating the community benefits as long as the labor factor is added in; noted concern with speaker comments about wage theft and laws that are being violated.
- Councilor Clark – noted his previous idea to certify payroll to see the zip codes of all employees working on a city project and determine if local people were hired; noted interest in discussing clawback measures and the issues raised; thinks there should be a consequence for those not adhering to their agreement.

## 2. PUBLIC HEARING: An Ordinance Concerning Public Passenger Vehicle Services and Amending Section 3.345(7) of the Eugene Code, 1971.

Mayor Vinis opened the public hearing.

Assistant City Manager, Matt Rodrigues, introduced the topic and provided background information.

There were no speakers for the public hearing.

Mayor Vinis closed the public hearing.

### Council Discussion:

- Councilor Zelenka – noted the fee was originally put into place to cover costs associated with the administration of the program and licensing public passenger vehicles; asked if the program cost is being covered by the fee and if the proposed fee closes the gap to covering the cost.
- Councilor Keating – noted his boss' experience with a driverless vehicle; asked if automated vehicles fall under the same public passenger vehicle service in the ordinance; asked what the City can do if there is an increase of driverless public passenger vehicles; asked if the City can raise significant revenue from them or have a fee high enough to minimize them to protect other taxi, Uber, and Lyft services.
- Councilor Clark – noted Council amended the Transportation Systems Plan (TSP) to study infrastructure for autonomous vehicles; noted interest in receiving more information about what the City has learned on the topic.

Mayor Vinis adjourned the meeting at 6:33 p.m.

Respectfully submitted,



Katie LaSala  
City Recorder

*(Recorded by Natalie Venhuda)*

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