

## MINUTES

Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

July 27, 2016  
12:00 p.m.

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

**Councilors Absent:** Greg Evans

Mayor Piercy opened the July 27, 2016, meeting of the Eugene City Council.

*The Mayor adjourned the meeting of the Eugene City Council and convened a meeting of the Eugene Urban Renewal Agency.*

### **A. URBAN RENEWAL AGENCY: Eugene Water & Electric Board Riverfront Update**

City Attorney Glenn Klein gave an update on the EWEB Riverfront negotiations and agreement.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved to amend the agency director authority to enter into agreement with EWEB about the Riverfront property by: (a) authorizing the purchase of property, but if only if EWEB holds the agency and city harmless for any legal claim based on environmental contamination existing as of the date title transfers to the agency, and (b) the possible elimination of the environmental mitigation fund and the remnant parcel provision provided there is sufficient reduction in price. **PASSED 6:1**, Councilor Brown opposed.

*The Mayor adjourned the meeting of the Eugene Urban Renewal Agency and reconvened the meeting of the Eugene City Council.*

### **B. WORK SESSION: Granite Properties – Application for Multiple-Unit Property Tax Exemption for Commercial/Residential Property Located at 844 Olive**

Community Development Manager Denny Braud, Senior Planner Nan Laurence, and Economic and Prosperity Manager Amanda Noble Flannery gave a PowerPoint presentation reviewing the MUPTE program, overview of the Olive Lofts, public benefit criteria, and panel recommendations.

#### Council discussion:

- Interest expressed in panel's evaluation of all areas except financial evaluation.
- MUPTE is not needed for this project; key assumptions are too high.
- It would benefit the area if the developer could attract non-alcoholic related businesses for the retail space.

- KLCC should be held financially and operationally harmless for relocation of its tower.
- More affordable housing is needed downtown.
- Review process to add public benefit greatly improved; issues with needs assessment remain.
- More time is needed to look over the proposal; act in September.
- This project fits goals to incentivize development downtown..

**MOTION:** Councilor Zelenka, seconded by Councilor Taylor, moved to adopt the resolution in Attachment F to approve the tax exemption with the change to section 1, paragraph I, adding the words or to the city at the end of the sentence.

**MOTION TO POSTPONE AND VOTE:** Councilor Brown, seconded by Councilor Taylor, moved to postpone the final decision on the MUPTE application until council returns from break. **FAILED 3:4**, Councilors Brown, Taylor, and Syrett supported.

**VOTE ON MAIN MOTION: PASSED 4:3**, Councilors Brown, Taylor, and Zelenka opposed.

**C. ACTION: An Ordinance Concerning Climate Change**

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved to adopt the July 27, 2016, version of Council Bill 5157, and ordinance concerning climate recovery. **PASSED 7:0.**

Council discussion:

- This represents a set of goals the City is going to work on and report on.
- More time is needed to consider suggestions and testimony submitted at the public hearing.
- There is urgency to pass this and get working on the Climate and Energy Action Plan.

**D. COUNCIL MOTION**

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Taylor, moved to approve a continuation of the neighborhood matching grant funds previously awarded to CCPA and that those funds be taken from the funds approved as part of the FY17 budget for the neighborhood matching grant program. **PASSED 7:0.**

Council discussion:

- CCPA has raised the matching funds and are ready to go; no further delay of project.

The meeting adjourned at 1:27 p.m.

Respectfully submitted,



Chuck Crockett  
Deputy City Recorder