

## MINUTES

### Eugene City Council Meeting and Eugene Urban Renewal Agency Meeting Eugene, Oregon 97401

January 27, 2025  
7:30 p.m.

**Councilors Present:** Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, and Lyndsie Leech

**Councilors Absent:** Randy Groves

Mayor Knudson opened the January 27, 2025, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

#### 1. ACTION: Election of City Council Officers for 2025

**MOTION:** Councilor Keating, seconded by Councilor Clark, moved to elect Councilor Greg Evans as President of the City Council for 2025.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**MOTION:** Councilor Evans, seconded by Councilor Zelenka, moved to elect Councilor Lyndsie Leech as Vice President of the City Council for 2025.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

#### 2. CEREMONIAL MATTERS

Mayor Knudson acknowledged Martin Luther King Jr. Day and International Holocaust Remembrance Day.

#### 3. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Evans – shared updates from the Intergovernmental Relations Committee.
- Councilor Keating – shared about the recent passing of his mother.
- Councilor Zelenka – noted the recent passing of former U.S. President Jimmy Carter.

#### 4. Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption (LIHRPTE) Renewal for Apple Orchard Village Apartments

City Manager, Sarah Medary, introduced the topic and provided background information.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a low-income rental housing property tax exemption for property located on Edgewood Drive in Eugene.

Council Discussion:

- Councilor Leech – noted all of today’s proposed Low-Income Rental Housing Property Tax Exemptions are for properties in her ward; asked about parking requirements for the projects; clarified the included projects may not be in the final planning stage; asked if the projects need approval of both the LIHRPTE and City of Eugene HOME American Rescue Plan funds to be viable; asked about the additional protections afforded by a greenway permit.
- Councilor Zelenka – asked if any affordable housing units have been developed in the city without subsidies; noted increasing the construction excise tax would increase funds available for affordable housing.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**5. Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Santa Clara Place**

City Manager, Sarah Medary, introduced the topic and provided background information.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a low-income rental housing property tax exemption for property located on Santa Clara Avenue in Eugene.

Council Discussion:

- Councilor Clark – noted he would be voting in favor of the LIHRPTEs because they will support the construction of affordable housing; stated doubts about subsidized housing as the answer to the affordable housing crisis; stated concerns about the availability of parking.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**6. Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Laurel Hill Center River Road Housing**

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a low-income rental housing property tax exemption for the property located on Hunsaker Lane in Eugene.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**7. Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for River Road Apartments**

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a low-income rental housing property tax exemption for property located on River Road in Eugene.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**8. Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Whiteaker Commons**

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a low-income rental housing property tax exemption for property located on Adams Street in Eugene.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

**9. Priority Goal Action: Recommend Approval of Resources for Housing Affordable to People with Low-Incomes**

City Manager, Sarah Medary, introduced the topic and provided background information.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to recommend awarding Homes for Good \$1,200,000 of HOME funds for The Coleman proposal and recommend awarding Laurel Hill Center the full amount of HOME-ARP Rental Housing funds (\$2,537,182) and HOME-ARP Supportive Services funds (\$300,000) for the River Road Housing proposal.

**Council Discussion:**

- Councilor Zelenka – noted today's approvals will ensure almost 400 more units of affordable housing.
- Councilor Leech – noted her excitement for the Coleman Project because it is transitional housing; stated her support for the motion.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

## 10. CONSENT CALENDAR 1

### A. Approval of City Council Minutes

- November 20, 2024 Work Session
- November 25, 2024 Meeting
- December 11, 2024 Work Session

### B. Approval of City Council Tentative Agenda

### C. Appointment to the Metropolitan Wastewater Management Commission

#### Council Discussion:

- Councilor Kashinsky – asked for a point of clarity about approving minutes for meetings she did not attend.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to approve the items on Consent Calendar 1.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

## 11. Action: Resolution Acknowledging Receipt of City of Eugene, Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024

City Manager, Sarah Medary, introduced the topic and provided background information.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to approve a resolution acknowledging receipt of the Annual Comprehensive Financial Report (ACFR) for the City of Eugene, for the fiscal year ended June 30, 2024.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

Mayor Knudson closed the meeting of the Eugene City Council and convened a meeting of the Eugene Urban Renewal Agency.

## 12. Action: Resolution Acknowledging Receipt of the Annual Financial Report of the Urban Renewal Agency of the City of Eugene for the Fiscal Year Ended June 30, 2024

Agency Director, Sarah Medary, introduced the topic and provided background information.

**MOTION:** Councilor Evans, seconded by Councilor Leech, moved to approve a resolution acknowledging receipt of the Annual Financial Report for the Urban Renewal Agency of the City of Eugene for the fiscal year ended June 30, 2024.

**VOTE: 7:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, and Leech.

**OPPOSED:** None.

Mayor Knudson closed the meeting of the Eugene Urban Renewal Agency and convened a meeting of the Eugene City Council.

### **13. PUBLIC COMMENT**

1. Lin Woodrich – spoke against a fuel storage facility in the Trainsong neighborhood and the need for a police substation in the Bethel neighborhood.
2. Joel Vaughan – spoke about various issues affecting the Trainsong neighborhood.
3. Misty Bowman – spoke in favor of reducing light pollution.
4. Zach Mulholland – spoke in favor of the proposed fire service fee and property tax reform.
5. Mica Anton – spoke in favor of affordable renewable energy and climate justice.
6. Michele Messere Legg – spoke in favor of public health development standards.
7. Linda Ague – spoke in favor of library funding.
8. Renee Buchanan – spoke in favor of library funding.
9. Dana Fleming – spoke in favor of library funding.
10. Lisa Arkin – spoke against a fuel storage facility in the Trainsong neighborhood.
11. Adam Epstein – spoke in favor of the fire service fee.
12. Debby McGee – spoke in favor of the fire service fee and building decarbonization.
13. Jesse Gandy – called for an ethics review for the City Surveyor.
14. Drew Simrin – spoke in favor of climate justice and affordable renewable energy.
15. Sarah Boom – asked if the City will stand up for minorities.
16. Mick Hornbreck – spoke about various issues affecting the Trainsong neighborhood.
17. Amie Annsa – asked for support for marginalized communities, including LGBTQ+ individuals.
18. JB Carney – spoke about the economic and social impact of local sports events.
19. Kelly Johnson – spoke in favor of library funding.
20. Gino Polvorosa – spoke in favor of climate action and building electrification.
21. Carolyn Partridge – spoke in favor of the fire service fee.
22. Chuck Areford – spoke in favor of climate action.
23. Molly Babcock – spoke in favor of climate action and building electrification.
24. Willie Friendman – spoke against the proposed fuel transfer station and in favor of public health development standards.
25. Eloise Parish Mueller – spoke in favor of climate action and building electrification.
26. Virginia Donohue – spoke in favor of funding the fire department.
27. Sue Wolling – spoke about the importance of sidewalk safety.
28. Tai Pruce-Zimmerman – spoke about core city services.
29. Tom Peck – spoke in favor of the fire service fee.
30. Katharine Hunt – spoke in favor of funding the library.
31. Susan Barnhart – spoke in favor of climate action.
32. Dylan Plummer – spoke in favor of climate action.
33. Erin Frank – spoke against the proposed fuel transfer station and in favor of public health development standards.
34. Karen Michele – asked how the City will respond to new federal policies.
35. Steve Gilbert – spoke about issues caused by homelessness.
36. Linda Kelley – spoke about the Oregon Coalition for an Environmental Rights Amendment.
37. Skip Waddell – spoke in favor of public health overlay zones.

38. Brett Deedon – spoke in favor of funding the fire department.
39. Tomoko Sekiguchi – spoke in favor of climate action and building electrification.
40. Jim Neu – spoke in favor of climate action.
41. Jack Dodson – spoke in favor of climate action and building electrification.

Council Discussion:

- Councilor Keating – congratulated Brett Deedon, new president of the local 851; thanked the firefighters who helped fight the fires in southern California; noted state representatives Manning, Prozanski, and Fragala are sponsors for Senate Joint Resolution 28, the Oregon Coalition for an Environmental Rights Amendment; noted he was the ambassador to the Ethiopian delegation at the World Athletic Championships in 2022; stated he is looking forward to the next world championships in 2026; thanked those who shared their condolences and kind words about the passing of his mother.
- Councilor Yeh – thanked those who came out to speak.
- Mayor Knudson – noted her appreciation for those who came out to speak.

Mayor Knudson adjourned the meeting at 9:47 p.m.

Respectfully submitted,



Katie LaSala  
City Recorder

*(Recorded by Cherish Bradshaw)*

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