

MINUTES
Eugene City Council
Work Session
Eugene, Oregon 97401

March 10, 2025
5:30 p.m.

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

Mayor Knudson opened the March 10, 2025, work session of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. WORK SESSION AND POSSIBLE ACTION: MUPTE Applications – Riverfront Parcels 9A and 10A

City Manager Sarah Medary introduced Dylan Huber-Heidorn, Development Analyst, Will Dowdy, Community Development Director, and Anne Fifield, Economic Development Section Manager, to present on the two proposed Multiple-Unit Property Tax Exemptions (MUPTE) for Downtown Riverfront Parcel 9A and Parcel 10A.

Councilor Discussion:

- Councilor Groves – asked about the effects of recent national natural disasters on the price of building materials; asked how many new projects were built during the time the MUPTE was suspended; stated the tax exemption does not reduce existing revenues; clarified the project will provide significant tax revenue when it does come to the tax rolls.
- Councilor Kashinsky – asked about the factors affecting the scale of the development; noted the banks determined the financial feasibility of the project.
- Councilor Zelenka – noted enthusiasm for the increase in projects in downtown; stated his support for the use of MUPTE's for affordable housing projects; asked about the utilities for the building's amenities; asked if there are setbacks around the buildings for landscaping; asked if it has ever been shown that a property receiving a MUPTE could have been built without the subsidy.
- Councilor Clark – noted the historical underutilization of the riverfront area; expressed gratitude for staff efforts to revitalize it; noted the long-term tax base benefits of the project; stated his support for the MUPTE.
- Councilor Groves – asked if Council only received MUPTE applications for projects that would not pencil out without the subsidy; asked if the projects being considered today would be financially feasible without a MUPTE.
- Mayor Knudson – noted the quality of the construction work; stated the benefits of adding shading and vegetation around the buildings; asked about the height

of the first floor as compared to other nearby buildings; noted the long-term tax benefit to these projects moving forward.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt A Resolution Approving a Multiple-Unit Property Tax Exemption for Residential Property Located on Lot 12 of the Town Run Plat in Eugene, Oregon (Assessor's Map 17-03-32-22, Tax Lot 02800) (Applicant ERD Block 9, LLC) and moved to adopt A Resolution Approving a Multiple-Unit Property Tax Exemption for Residential Property Located on Lot 13 of the Town Run Plat in Eugene, Oregon (Assessor's Map 17-03-32-22, Tax Lot 02900) (Applicant ERD Block 10, LLC).

VOTE: 7:1 PASSED

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

OPPOSED: Zelenka.

The meeting was adjourned at 6:06 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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