

MINUTES
Eugene City Council
Work Session
Eugene, Oregon 97401

April 16, 2025
12:59 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 April 16, 2025, Eugene City Council Work Session in a virtual format.

1. WORK SESSION and POSSIBLE ACTION: MUPTE Application – Station House

City Manager, Sarah Medary, introduced Development Analyst, Dylan Huber-Heidorn, who presented the Multi-Unit Property Tax Exemption (MUPTE) application for the Station House development on 5th Avenue at Oak Street.

Councilor Discussion:

- Councilor Clark – noted Council receives a lot of communication about MUPTE approvals; stated the current annual tax for the property is \$60 thousand dollars and in 11 years that property tax will increase to \$1.1 million if this MUPTE project is approved and completed; stated nothing will be developed on this property without a MUPTE approval; stated this investment makes financial sense when the City is facing revenue deficits.
- Councilor Kashinsky – asked if adding commercial parking on this property would increase the assessed value and if so, would there be an associated tax revenue increase; asked if the funds for the moderate income housing would go into a separate fund; asked if the Gordon Lofts are the same height as the proposed development; asked if the City spends any money toward this development beyond staff time to review and present the MUPTE application to Council.
- Councilor Yeh – does not believe more retail space in this location is a public benefit; asked how much of the tax reduction would be applied to the retail space; asked staff how many MUPTEs have been approved with commercial space as part of the development; believes more housing would be a greater public benefit.
- Councilor Leech – asked to confirm if the project has two retail spaces; asked if there has been any discussion of providing retail space for grocery or pharmacy locations; stated the work this developer does is valued and will benefit the neighborhood; supports approving the MUPTE as written.
- Councilor Groves – noted a MUPTE will be required for this land to be developed to increase the property value and property tax revenue; stated this project will lead to

sizable property tax increase when the exemption period ends; supports the project; believes that mixed use of the land is an improvement for the neighborhood.

- Councilor Keating – asked why Spencer’s Butte is not in the proposed drawings and whether or not the proposed building would block the view of the butte; stated that the butte is the best public benefit; would prefer to have MUPTEs approved for investment along Highway 99; noted concern over local businesses that were disrupted for new developments; noted concern over the extension of the building height limit, the lack of environmental studies, and bird migration near the butte; does not support the approval of this project; would prefer that future proposals show the impacts to local views and the landscape.
- Councilor Zelenka – noted many aspects of the proposal that he supports such as energy efficiency, interesting design, electric vehicle parking, setback, adding more housing to the area, and adding housing downtown; recommends more infrastructure for increased electric vehicle parking; asked where customers of the Spaghetti Factory will be able to park; noted that there are buildings in the area that were built without a MUPTE; noted concern for approving a MUPTE at this time with budget deficits.

MOTION: Councilor Leech, seconded by Councilor Evans, moved to extend the meeting by ten minutes.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, Groves

OPPOSED: None

Councilor Discussion:

- Councilor Groves – noted that a past presentation provided photos to show how the building would impact the view of the butte.
- Councilor Keating – stated that he voted against the original proposal when the photos mentioned were shown.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution approving a Multiple-Unit Property Tax Exemption for property located at 131 East 5th Avenue, attached as Attachment B to this AIS

VOTE: 6:2 PASSED

IN FAVOR: Kashinsky, Yeh, Clark, Evans, Leech, Groves

OPPOSED: Keating and Zelenka

Councilor Mayor Knudson adjourned the meeting at 1:33 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Katie LaSala". The signature is fluid and cursive, with the first name "Katie" and last name "LaSala" clearly distinguishable.

Katie LaSala
City Recorder

(Recorded by Sara McKinney)

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