

MINUTES

**Eugene City Council
Meeting
Eugene, Oregon 97401**

**October 27, 2025
7:30 p.m.**

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

Mayor Kaarin Knudson opened the October 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. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Groves – reported on a recent meeting with members of the Asian American and Pacific Islander community regarding a series of targeted burglaries; expressed appreciation for Eugene Police Department for apprehending suspects; emphasized the importance of standing in solidarity with affected communities.
- Councilor Keating – expressed support for the Asian American and Pacific Islander community; reported on a joint training with the Human Services Commission and Poverty and Homelessness Board focused on trauma-informed systems; expressed solidarity with Portland City Councilor Candace Avalos following a suspected arson incident; announced an upcoming National League of Cities forum on public official safety.
- Mayor Knudson – noted recent conversations with fellow mayors and veterans regarding community-based public safety and the importance of relationships and resilience in challenging times.

**2. PRIORITY GOAL ACTION: An Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Section 2.939 of the Eugene Code, 1971.
AND**

PRIORITY GOAL ACTION: A Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5297

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Section 2.939 of the Eugene Code, 1971.

VOTE: 8:0 PASSED

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

OPPOSED: None.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt a Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5297.

VOTE: 8:0 PASSED

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

OPPOSED: None.

3. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for The Lucy Apartments

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

Council Discussion:

- Councilor Keating – noted the Western States Regional Council of Carpenters had requested to speak on this item; noted he would make a motion to postpone the vote until after public comment.

MOTION: Councilor Keating, seconded by Councilor Leech, moved to postpone priority goal action 3 until the conclusion of tonight's public comment.

VOTE: 8:0 PASSED

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

OPPOSED: None.

4. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- September 8, 2025 Meeting

B. Approval of City Council Tentative Agenda

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

VOTE: 8:0 PASSED

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

OPPOSED: None.

5. CONSENT CALENDAR 2

- A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-42, Tax Lot 00300, Located at 3241 Downing Street) (City File: A 25-07)**
- A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-44, Tax Lot 03200 And Located at 2588 Dale Avenue) (City File: A 25-9)**

Council Discussion:

- Councilor Clark – asked if the agenda item could be moved to follow public comment, so community members could speak on the proposed annexation.

MOTION: Councilor Clark, seconded by Councilor Leech, moved to postpone the annexation votes until after public comment.

VOTE: 8:0 PASSED

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

OPPOSED: None.

6. PUBLIC COMMENT

1. Tim Morris – spoke in favor of the Tenant Opportunity to Purchase Act (TOPA).
2. Celine Swenson Harris – spoke in favor of TOPA.
3. Leonard DiFranco – spoke in favor of cancelling the contract with Flock cameras.
4. Jane Lewis – spoke in favor of cancelling the contract with Flock cameras.
5. Jeremy Ray – spoke in favor of cancelling the contract with Flock cameras.
6. Kamryn Stringfield – spoke in favor of cancelling the contract with Flock cameras.
7. Ellie Urbancic – spoke in favor of cancelling the contract with Flock cameras.
8. Hava Kronen – spoke in favor of TOPA.
9. Danny Patch – spoke about local issues and council processes.
10. Molly Goulet – spoke in favor of TOPA.
11. Ky Fireside – spoke in favor of cancelling the contract with Flock cameras.
12. Jeffrey Albanese – spoke in favor of TOPA.
13. Sophie Bybee – spoke in favor of TOPA.
14. Steve Belzer – spoke in favor of decriminalizing psilocybin.
15. Ashley Wright – spoke in favor of cancelling the contract with Flock cameras.
16. Chaz Kern – spoke in favor of TOPA.
17. Pete Goldlust – spoke in favor of cancelling the contract with Flock cameras.
18. Liam O'Grady – spoke about unity and honoring Indigenous peoples and mothers.
19. Wyn Manselle – spoke in favor of cancelling the contract with Flock cameras.
20. Geoffrey Gordon – spoke in favor of cancelling the contract with Flock cameras.
21. Jeff Salata – spoke in favor of cancelling the contract with Flock cameras.
22. Henry Boyer – spoke in favor of cancelling the contract with Flock cameras.
23. Justin Filip – spoke in favor of cancelling the contract with Flock cameras.
24. Kevin Cronin – spoke in favor of TOPA.
25. Misty Bowman – spoke against light pollution.
26. Danny Huffsmith – spoke in favor of cancelling the contract with Flock cameras.
27. Eric Morgan – spoke against the Lucy Apartments tax exemption, urging labor standards to prevent wage theft and exploitation on affordable housing projects.
28. Laura Ray – spoke in favor of cancelling the contract with Flock cameras.
29. Andrew Becker – spoke in favor of TOPA.
30. Scott Lambert – spoke in favor of cancelling the contract with Flock cameras.
31. Brennan Fitzgerald – spoke in favor of cancelling the contract with Flock cameras.
32. Josh Easterlund – spoke in favor of decriminalizing psilocybin.
33. Viola Bolton-Lum – spoke in favor of cancelling the contract with Flock cameras.
34. Jacob Trewe – spoke in favor of restoring alternative crisis response.
35. Andrew Simrin – spoke in favor of cancelling the contract with Flock cameras.
36. JoJo Breslin – spoke in favor of restoring alternative crisis response.

37. Austin Folnagy – spoke in favor of TOPA.

38. Rob Sheldon – spoke in favor of restoring alternative crisis response.

Council Discussion:

- Councilor Evans – asked when Council is scheduled to discuss Phase 3 of renter protections; asked if TOPA would be included in the discussion; stated his interest in including TOPA in the renter protections plan.
- Councilor Keating – stated concerns about approving the Lucy Apartments tax exemption without more information about the contractor and labor practices; noted support for stronger labor standards; noted campaign finance information can be found on the Oregon Secretary of State website; stated support for TOPA, a renewed alternative response program like CAHOOTS, and his opposition to the Flock camera contract.
- Councilor Yeh – stated support for adding TOPA to Phase 3 renter protections.
- Councilor Groves – stated support for adding TOPA to Phase 3 renter protections; asked for an update on the status of a new mobile crisis alternative response program; stated his support for living wage jobs.
- Councilor Leech – stated support for including TOPA in Phase 3 renter protections; noted a memo on alternative response services is coming by the end of the month; stated the need for broader discussion on housing incentives; stated continued interest in learning about the Flock contract and cameras; thanked the public for ongoing engagement.
- Councilor Clark – stated interest in reviewing the Lucy Apartments tax exemption application; asked for clarification on the applicant and project timeline; stated desire for a full discussion before deciding; stated intent to wait for the Mayor to bring the item back before making a motion to postpone.
- Councilor Kashinsky – stated interest in continued discussion of TOPA; asked whether concerns about the Lucy Apartments were specific to the developer or general policy issues; noted Council had already awarded funding to the project; stated the importance of distinguishing between policy review and project-specific decisions.
- Councilor Zelenka – noted the Budget Committee motion was for a report on a CAHOOTS-like services, not a work session; stated the report is expected by the end of October and discussion will follow; thanked the speakers opposing Flock; stated support for ending the contract with Flock; thanked the carpenters union for raising concerns but noted the issue seemed to be about general policy, not a specific contractor; stated concern about derailing the Lucy project over broader policy issues.
- Councilor Evans – noted experience with a project on 13th and Olive where tax breaks were given without prevailing wage; stated opposition to giving tax exemptions to developers who don't pay prevailing wage; stated he could not support the Lucy Apartments exemption without more information; asked for a pause in the decision to allow council discussion on labor standards.
- Councilor Zelenka – noted the 13th and Olive project led to a two-year tax exemption moratorium and major reforms to the Multi-Unit Property Tax Exemption (MUPTE); stated LIRHPTE is different and has been used for many projects this year; stated broader policy discussions take time and likely can't be

resolved within the current 60-day window; stated concern about delaying the Lucy project over general labor policy issues.

- Councilor Clark – noted Cornerstone Community Housing has done important work in the community; stated concern about labor issues raised by the carpenters; asked for policy improvements to ensure fair compensation; stated support for better labor standards in LIRHPTE but cautioned against assuming the Lucy project is violating them; stated the project is urgently needed and should not be delayed.
- Mayor Knudson – noted appreciation for labor representatives sharing concerns; stated wage theft is a serious issue and is not supported by City policy; noted Cornerstone Community Housing has undergone thorough public review; stated the need for broader discussion on how community benefits are delivered through housing programs.
- Councilor Yeh – noted concern about illegal labor practices; asked if the City has systems in place to detect wage theft; asked what the City's response would be if such issues were found; asked whether any issues had been found with Cornerstone and whether the City had proactively checked.
- Councilor Evans – noted LIRHPTE projects under four stories are exempt from prevailing wage; stated concern about the narrow path this creates for labor protections; stated past support for LIRHPTE but objected to exemptions that allow developers to avoid paying prevailing wage.
- Councilor Keating – asked if Council could ask questions of the representatives from the Western States Regional Council of Carpenters during this meeting.
- Councilor Clark – asked whether Council could reconsider the vote on the Lucy Apartments tax exemption if new information came to light after the vote.
- Councilor Kashinsky – noted Council decisions must follow specific code-based criteria; stated the Lucy Apartments application met those criteria; noted no public comments had been received at the time of review; stated prevailing wage is not part of the current criteria.

7. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for The Lucy Apartments – Item Pulled.

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 at 860 Hunsaker Lane.

Council Discussion:

- Councilor Keating – noted intent to vote yes on the motion to allow progress while reserving the right to reconsider; asked how the local carpenters union investigates wage theft; asked how wage theft could occur before construction begins; asked whether concerns expressed related to subcontractors rather than the developer; stated interest in hearing directly from both Cornerstone Community Housing and the carpenters at the next meeting.
- Councilor Evans – noted intent to vote yes based on the criteria presented; stated objection to the exemption from prevailing wage requirements for

- LIRHPTE projects under a certain height; stated concern about developers taking advantage of legal loopholes at the expense of workers.
- Councilor Leech – noted that MUPTE projects require contractors to provide documentation of proper licensing, insurance, and compliance with labor laws; stated similar requirements could be applied to LIRHPTE; noted prevailing wage is difficult for the City to enforce due to State jurisdiction; stated support for prevailing wage but acknowledged it is not currently required by law.
- Councilor Groves – noted concern about wage theft practices beyond prevailing wage issues; described exploitative payment methods affecting vulnerable workers; stated discomfort with making decisions under tight timelines; emphasized the need for broader discussions on labor protections and housing development; noted Cornerstone's positive reputation and limited resources; clarified that some funding comes from future tax exemptions and the Affordable Housing Trust Fund.
- Councilor Keating – asked about last week's hearing about changes to the LIRHPTE code.

VOTE: 8:0 PASSED

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

OPPOSED: None.

8. CONSENT CALENDAR 2 – Items Pulled.

- A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-42, Tax Lot 00300, Located at 3241 Downing Street) (City File: A 25-07)**
- A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-08-44, Tax Lot 03200 And Located at 2588 Dale Avenue) (City File: A 25-9)**

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve the items on Consent Calendar 2.

VOTE: 8:0 PASSED

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

OPPOSED: None.

Mayor Knudson adjourned the meeting at 10:04 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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