

MINUTES

Eugene Urban Renewal Agency Meeting and Eugene City Council Work Session Eugene, Oregon 97401

October 15, 2025
12:00 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 October 15, 2025, Urban Renewal Agency Meeting and Eugene City Council Work Session in a virtual format.

1. **WORK SESSION: N. Butterfly Lot – Development Team Selection**

Assistant Agency President, Matt Rodrigues, introduced Eric Brown, the Downtown Manager in the Community Development Division who presented information regarding the next steps in developing the N. Butterfly Lot.

Councilor Discussion:

- Councilor Leech – indicated the evaluation committees’ concern for Paradigm’s proposal that includes storage space for the vendors at the farmer’s market; stated Obie Companies’ success with building mixed-use retail spaces; stated an interest to see more proposals from both companies.
- Councilor Kashinsky – indicated a concern of the inclusion of hotel hospitality in Obie Companies’ proposal; stated this was one of the reasons the proposal scored lower than the others as a hotel in that location was not part of the vision.
- Councilor Groves – noted the importance of this site as a connector to the market district; stated the buildings by Obie Companies are aesthetically and visually pleasing; asked about building height and the anticipated number of units in the final proposal; asked about improved pedestrian crossings near the site and stated concerns for safety.
- Councilor Clark – stated there were conversations in the past about why housing was not built in the downtown area; asked if a zero or lower rate capacity to borrow money was contemplated for this project; asked if state law limits the district’s ability to create a loan fund; asked about the potential of a low interest loan as a component of the proposal.
- Councilor Zelenka – noted the thoroughness of this process and his appreciation for the evaluation committee’s work; in favor of the proposal by Paradigm as their developments are of high quality and they have a local presence; asked for clarification regarding the next steps after council’s vote; noted his interest in maximizing the public benefit given the project’s location.

- Councilor Yeh – stated support for other councilors’ remarks about the project offering more than just another apartment complex, given the location and importance of the site.
- Mayor Knudson – stated this location is one of the most visible and important redevelopment sites in the city; stated it is not only a destination by adjacency to the park blocks but also noted it is at the center of a neighborhood; indicated interest to see how the project develops into a mixed-use building and engagement with the design community.
- Councilor Leech – appreciated hearing more about the scoring process; stated that Paradigm Properties had listed four design firms and planned to select one after community engagement; indicated that a mixed hotel use might not be ideal for the site; stated support for the recommendation and emphasized the importance of uniqueness and character in the project; noted the need for a landmark building that excites residents and tourists alike.
- Councilor Groves – stated he has met with developers and discussed development in the downtown area; shared the public’s concern about lack of space to store materials and equipment during the building process; proposed having a secure fenced area in the downtown area to support construction logistics; stated this would address supply chain issues and keep construction crews working without interruption.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve the pool of qualified teams consisting of Paradigm Properties, Obie Companies, and Gorman and Company and to direct the Agency Director to develop a proposal for the North Butterfly Lot in partnership with Paradigm Properties.

VOTE: 8:0 PASSED

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

OPPOSED: None.

Mayor Knudson closed the October 15, 2025 Urban Renewal Agency Meeting and opened the October 15, 2025 City Council Work Session in a virtual format.

2. **WORK SESSION: Update on Climate Action Work**

Assistant City Manager, Matt Rodrigues, introduced Danielle Klinkebiel, the Climate Policy Analyst in the Public Works Department, who presented an update on the City’s climate action work.

Councilor Discussion:

- Councilor Zelenka – stated appreciation for staff’s work and emphasized the importance of measuring greenhouse gas emissions rather than just completed actions; noted his interest in the upcoming home energy scoring conversation;

spoke about his reasoning for proposing the original climate recovery ordinance (CRO) and the subsequent second version; noted further climate investments in the transportation system plan and the capital improvement plan; noted more work in this area is needed as completing all actions on the framework will still not meet greenhouse emissions goals.

- Councilor Yeh – noted the importance of accurate feedback and local action despite federal challenges; noted the impacts of recent federal policy changes and the reduction of funding in this area; stated community support for incentives and funding needs.
- Councilor Keating – stated he was encouraged by the progress, but troubled that the city is far behind in meeting its community-wide goals; expressed support for a home energy score policy that requires sellers to disclose at the time of sale; asked about funding impacts from the University of Oregon's program pause; asked if there was a need to backfill resources for that program.
- Councilor Kashinsky – asked about the potential mismatch of actions to goals; asked whether additional actions are needed to meet climate goals; asked about the impact of funding reductions on ongoing programs; noted that Council should be informed about backwards progress directly related to scaling back efforts because of funding challenges.
- Councilor Groves – noted surprise at reduced electricity consumption; noted that electric generation capacity is not infinite; emphasized the importance of weatherization and energy efficiency, especially in rental properties; asked if there was a way to calculate the impacts of this work on housing construction.
- Councilor Leech – stated appreciation for the work done despite challenges in funding and legal landscapes; stated the completion of 261 transportation projects and the gradual impact they will have; stated the importance of making climate decisions at every level and being mindful of all contributing factors; encouraged a continued search for local funding sources and expressed gratitude for maintaining staff positions; asked whether population growth projections were considered when setting climate goals.
- Councilor Zelenka – stated that, despite progress, significant work remains; provided statistics on current state and the difference needed to meet goals; noted the global and competitive disadvantage to stopping this important work; emphasized the importance of local action; stated that long-term operating costs shape affordability and stated support for statewide work on a clean energy strategy.
- Councilor Clark – asked about the cost per metric ton of emissions reduced and expressed concern about budgeting priorities; interested in getting a number that would reflect what it will cost Eugene taxpayers to complete these goals; noted council's responsibility to balance priorities and other essential services within budget constraints.

- Mayor Knudson – shared appreciation for staff’s efficiency in managing sustainability work and goals within their budget allocations; highlighted the importance of integrating sustainability into city operations and the local social and financial benefits of climate action work.
- Councilor Zelenka – stated that the cost analysis should include the cost of inaction; asked how to account for negative impacts such as deaths from extreme heat events and economic losses from Douglas fir die-off; noted these consequences represent significant costs that must be considered alongside spending decisions.
- Councilor Evans – asked about the net effect of the recent state transportation package on local climate goals.
- Councilor Clark – stated his comments were specific to the costs incurred by activities on a local level; noted that the City should do its part while recognizing global factors but cannot solve those problems alone.

Mayor Knudson adjourned the meeting at 1:36 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" being more prominent than the last name "LaSala".

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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