

MINUTES

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

February 11, 2026
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 February 11, 2026 Eugene Urban Renewal Agency meeting in a virtual format.

1. WORK SESSION: Riverfront Urban Renewal District Update

Urban Renewal Agency Director, Matt Rodrigues, introduced the topic. Will Dowdy the Community Development Director presented information regarding the ongoing work in the Riverfront Renewal District, recent housing and park improvements, and upcoming proposals intended to better connect City Hall with the surrounding neighborhood.

Mayor Knudson – Asked clarifying information regarding cost per square foot and if the motions reflect the change to \$31.09 per square foot.

Councilor Discussion:

- Councilor Kashinsky – asked whether sidewalk access along the City Hall parking lot edge would remain open during construction until permanent plans are in place.
- Councilor Zelenka – asked if there were specific plans for Parcel 5; asked about the oddly shaped triangle near the viaduct and possible projects; asked whether the metal shed portion of the Steam Plant would be removed; stated the presentation was clear and comprehensive.
- Councilor Groves – stated his support for the proposal; stated excitement for adding affordable housing; indicated it would help promote the riverfront area; asked if the plan will be updated to include the eight acres acquired in the University of Oregon land swap; asked if there is a future work session to discuss the development plan for that acquired acreage.
- Councilor Clark – stated his support for repurchasing Parcel 5; asked whether earlier discussions about the potential to build a Fire Station 17 in Parcel 5 near the City Hall area remains part of planning considerations.

- Mayor Knudson – noted the value of the visuals within the presentation; stated that clarifying parcel relationships helps the public understand how these pieces can create a vibrant neighborhood.
- Councilor Zelenka – asked what preferred location the Fire Chief indicated for the future fire station.
- Councilor Groves – noted that a station sited at Parcel 5 by the river would limit response routes.
- Councilor Leech – asked for verification of the \$31.09 purchase price per square foot instead of the \$31 indicated on the Agenda Item Summary (AIS) before putting a motion forward.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to approve the use of urban renewal funds to repurchase Parcel 5 and authorize the Agency Director to take the actions necessary to acquire Parcel 5 for a purchase price of \$31.09 per square foot.

VOTE: 8:0 PASSED

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

OPPOSED: None

Mayor Knudson closed the Eugene Urban Renewal Agency Meeting and opened the February 11, 2026 Eugene City Council Work Session in a virtual format.

2. WORK SESSION: Riverfront Urban Renewal District Update

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to take the actions necessary to transfer ownership of the portion of the City Hall property labeled Parcel 4A and shown on Attachment B to this AIS to Atkins Dame for the purchase price of \$31.09 per square foot.

VOTE: 8:0 PASSED

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

OPPOSED: None

3. WORK SESSION: Housing Production Incentives

City Manager Pro Tem, Matt Rodrigues, introduced Amanda D’Souza, the Development Programs Manager in the Community Development Division, who presented information about the three proposed housing production incentives.

Councilor Discussion:

- Councilor Clark – stated support for moving forward quickly on all three proposals; indicated there is a need for more housing in Eugene; asked if Option Two, (public hearing followed by a work session) is the fastest path to action.
- Councilor Groves – stated preference for Option Two; indicated the option ultimately chosen by Council should minimize financial risk; asked whether any deadlines require faster action; stated his support for moving as expeditiously as possible.
- Councilor Kashinsky – asked for clarification about what is meant by Lane Transit District (LTD) fixed route service; asked for clarification about the project size of 4+ units or 25 units per acre; asked how income verification would work at moderate income levels and how long rent restrictions would remain in place; stated the current rent price for previous projects in Bellevue rent is at 60 and 100 percent of the Area Median Income (AMI); indicated projects no longer in the Multi-Unit Property Tax Exemption (MUPTE) period have a moderate income affordable rent level.
- Councilor Zelenka – asked about the difference of housing unit numbers to build presented by the Oregon Housing Needs Analysis (OHNA) projection and a recent Technical Advisory Group (TAG) estimate; stated concern about offering tax exemptions without defined public benefits; asked that the risk be quantified and that public benefit criteria from multi-unit tax programs be considered for inclusion.
- Councilor Yeh – stated appreciation for the clear, balanced proposal; stated support for moving forward quickly.
- Mayor Knudson – stated strong support for addressing the 60 to 100 percent income range with urgency; asked whether the Moderate-Income Revolving Loan (MIRL) could be citywide.
- Councilor Clark – noted the potential of providing further incentives for building homes for purchase; stated the current Oregon Housing and Community Services (OHCS) program provides resources for down payment assistance to first time home buyers; noted that pairing local incentives with state down payment assistance could help build household wealth; stated the potential of expanding incentives to houses as well as to rental housing units.
- Councilor Groves – asked if programs exist for first-time homebuyers; asked how the City would plan for a developer default to avoid impacts on the general fund; stated desire to move with haste while protecting the City.
- Councilor Kashinsky – asked how incentives would intersect with middle housing types such as townhouses and cottage clusters; asked if they would be able to divide into separate lots and what the effect would be on exemptions.
- Councilor Zelenka – asked that staff quantify the risk profile for the MIRL program; stated even though default rates are generally low, the risk is not zero;

asked for information showing both the potential maximum exposure and the likely exposure so Council can understand how a default might affect the general fund; stated concerns that the ten-year tax exemption for moderate-income housing and the market-rate exemption in commercial centers do not include the public benefit requirements that the Council previously crafted; asked staff to return with options for incorporating those public benefit elements.

- Mayor Knudson – noted risk management discussions should be considered as part of a broader context of how moderate-income housing projects are financed; noted the City’s participation is only one part of the financial structure; noted the loan program helps advance projects and do not rely solely on City support; stated this point should be a part of future conversations with the community as Council continues work on these housing tools.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to schedule a public hearing on an ordinance implementing the proposed production incentives and move to direct the City Manager to schedule a work session following the public hearing.

VOTE: 8:0 PASSED

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

OPPOSED: None.

4. ADDITIONAL TOPIC: Recognition of Service – Denny Braud

- Mayor Knudson – noted Denny Braud’s upcoming retirement and 36 years of service; stated appreciation for his long-term work that shaped the Riverfront neighborhood.
- Councilor Clark – stated gratitude for Braud’s long service; noted the many major community improvements including the revitalized river area.
- Councilor Groves – noted decades of collaboration; noted Braud’s work balancing public safety access with development needs.
- Councilor Keating – noted Braud’s leadership in downtown and riverfront investments; expressed gratitude for his contributions to the community.
- Councilor Zelenka – noted Braud’s clarity on complex issues; stated he has left the City in better shape than he found it.
- Councilor Yeh – stated thanks and noted confidence that future endeavors will benefit from his talents.
- Councilor Evans – noted collaboration with Braud from his time on the Lane Transit District board; stated appreciation for Braud’s role in transit projects and his support on Council.

The meeting was adjourned at 1:29 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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