

ROUGHLY EDITED TRANSCRIPT
ORG
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TIME A.P.M.

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>> Mayor Knudson: FOR WORK SESSIONS LIKE THIS ONE, THERE'S NO OPPORTUNITY FOR PUBLIC COMMENT. THOSE WISHING TO ACCESS THE MEETING CAN DO SO BY WATCHING ON THE CITY OF EUGENE WEBSITE. THANK YOU FOR JOINING US TODAY. I CALL THE FEBRUARY 11th, 2026 URBAN RENEWAL AGENCY MEETING TO ORDER. AND I WILL TURN TO THE AGENCY DIRECTOR TO INTRODUCE OUR FIRST TOPIC, WHICH IS A WORK SESSION ON RIVERFRONT RENEWAL DISTRICT UPDATE.

>> THANK YOU. AS YOU SAID, WE'RE GOING TO BE TALKING ABOUT THE RIVERFRONT, AND SPECIFICALLY ABOUT THE PROPOSAL FOR TWO PROPOSALS WE'VE BEEN WORKING ON. I'LL TURN IT OVER TO PHIL DOWDY.

>> MAYOR AND AGENCY BOARD. I'LL SHARE MY SCREEN AND GET STARTED. ANY NAME IS WILL DOWDY, I AM THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY. IT'S BEEN ABOUT A YEAR SINCE THE LAST TIME WE'VE BEEN HERE TALKING ABOUT THIS IT'S ALWAYS A PLEASURE TO BE TALKING WITH YOU ABOUT THE RIVERFRONT RENEWAL AGENCY DISTRICT TODAY I'LL BE SHARING INFORMATION ABOUT PROJECTS THAT WILL BE ON YOUR AGENDA LATE THEY ARE SPRING. BEFORE LOOKING FORWARD, I'LL BE STARTING WITH A QUICK UPDATE ON WHAT'S BEEN HAPPENING IN THE DISTRICT. THE DOWNTOWN NEIGHBORHOOD HAS CONTINUED ITS SUBSTANTIAL TRANSFORMATION, THIS IS YEARS OF HARD WORK AND PLANNING COMING TO FRUITION. THE SECOND RESIDENTIAL BUILDING OPENED LAST YEAR, WITH 130 UNITS. WHICH MEANS WE NOW HAVE A TOTAL OF 225 HOMES IN THE NEIGHBORHOOD. FOR DECADES, THE VISION HAS BEEN TO TURN THIS FORMER UTILITY YARD INTO A PLACE FOR PEOPLE TO LIVE. WITH TWO BUILDINGS COMPLETE, THERE'S A LOT TO

CELEBRATE. THE PLAZA AT THE DOWNTOWN RIVERFRONT PARK OPENED LAST SUMMER. A ONE ACRE ADDITION, TO THE PARK THAT'S ALREADY A PART OF OUR RIVER PATH SYSTEM. THE HARD SCAPING GATHERING AREA ALLOWS EVENTS TO TAKE ADVANTAGE OF THIS UNIQUE FEATURE. YOU CAN SEE FAMILIES ENJOYING THE PLAY FEATURE AND ALL SORTS OF WEATHER. AFTER WORKING THROUGH THE UNDERLYING LEGAL MECHANICS, THE AGENCY AND DREAM PLANT HAVE SIGNED A DEVELOPMENT AGREEMENT CONSISTENT WITH THE DEAL POINTS APPROVED BY THE AGENCY BOARD IN 2024. THE DREAM PLANT TEAM IS BEGINNING ARTIFACT IMPLEMENTATION, WORKING TOWARD A CONSTRUCTION START DATE OF LATE '27 OR EARLY '28. LAST YEAR YOU APPROVED THE URBAN RENEWAL FUNDS FOR PARCEL 2 ON THE CORNER OF 4th AND MILLEN. THE PROJECT HAS BEEN ABLE TO MOVE FORWARD IN A PROCESS WITH THE STATE. THE TEAM HAS BEEN SUCCESSFUL IN THE APPLICATION FOR STATE FUNDS AND IS CURRENTLY IN THE CUE WITH OREGON HOUSING SERVICES MOVING FORWARD AS SOON AS ITS NUMBER GETS CALLED. AS YOU WELL KNOW, BUT FOR THE BENEFIT OF ANYONE WATCHING, CITY HALL HAS BEEN AN IMPORTANT ANCHOR IN THE NEIGHBORHOOD. WITH CITY WORKERS AND COMMUNITY MEMBERS GOING OUT. THERE'S A LOT OF SUCCESS, BUT THERE'S STILL MORE WORK TO BE DONE. I'D LIKE TO GIVE YOU A PREVIEW OF SOME PROJECTS WE WILL BE BRINGING BACK TO YOU LATER THIS SPRING FOR DECISIONS. THE FIRST PHASE OF RIVERFRONT PROJECTS FOCUSED ON SOME MAJOR COMPONENTS, THE FIRST HOUSING AT HARTWOOD AND PORTAL AND THE CIVIC OFFICE AT CITY HALL. THERE'S NOW A SECOND PHASE OF PROJECTS THAT CAN BRING TOGETHER THE COMPONENTS, STITCHING THE SPACE BETWEEN THEM, CREATING A UNITY AND ELIGIBILITY FOR THE RIVERFRONT. EVERYTHING I'M TALKING TO YOU TODAY WILL FOCUS ON THE CONVERGENCE OF THE NEIGHBORHOOD. IT STARTS WITH THIS CASE BETWEEN CITY HALL AND THE REST OF THE NEIGHBORHOOD. WHICH IS CURRENTLY CONSTRUCTED BY THE BUILDING'S BACKUP GENERATOR AND A TALL CONCRETE WALL. WHILE THERE IS A GRAVEL PATHWAY THAT GOES AROUND IT, IT IS INDIRECT AND UNFINISHED. STAFF IS WORKING WITH A CONSULTANT TO OPEN UP A BETTER VISUAL AND PHYSICAL CONNECTION THROUGH THIS AREA. AND INTEGRATING CITY HALL INTO THE LIFE OF THE NEIGHBORHOOD. WE PLAN TO BRING YOU MORE INFORMATION, AND AN OPTION TO USE URBAN RENEWAL FUNDS FOR THIS PROJECT AT YOUR WORK SESSION LATER THIS SPRING. LET'S TALK ABOUT FOOD. IF YOU'VE EVER BEEN INVOLVED WITH THIS PROJECT, YOU HAVE HEARD SOMEONE IN THE COMMUNITY EXPRESS THEIR DESIRE FOR A PLACE TO EAT FOOD AND HAVE DRINKS, WHILE LOOKING OUT AT THE RIVER. IF YOU WERE TO WALK OUT THE FRONT DOOR OF CITY HALL, TURN LEFT, USE X-RAY VISION TO LOOK THROUGH THE GENERATOR AND ITS WALL, YOU WOULD SEE PARCEL 8. WE ARE EXCITED TO REPORT THAT ATKINS IS WORKING WITH A LOCAL RESTAURANTEUR TO BRING THIS TO REALITY. HE'S BEST KNOWN FOR EUGENE'S BEER GARDEN AND SPRING

GARDEN PUBLIC HOUSE. WE'RE WORKING TOWARD A FOOD HALL KWON SEPTEMBER FOR THIS SITE. WE PLAN TO BRING YOU MORE INFORMATION ABOUT THIS AND AN OPTION TO USE URBAN RENEWAL FUNDS FOR THIS PROJECT LATER THIS SPRING. CONNECTED TO THESE TWO PROJECTS IS A BIGGER LOOK AT THE INTEGRATION OF CITY HALL TO THE NEIGHBORHOOD. WORKING WITH WALKER MACY, THE TEAM THAT DESIGNS THE RIVERFRONT PARK, WE'RE LOOKING AT THE FEASIBILITY OF RESTRUCTURING OUR CONNECTION BETWEEN THE PREEMINENT CITY BUILDING. WHAT IS THE VISITOR EXPERIENCE LIKE, WHETHER WALKING, DRIVING OR TRAVELING BY BIKE OR TRANSIT. HOW DO YOU FIND FOOD OR STORES. HOW COULD ART AND LANDSCAPING BE USED TO CREATE AN APPROPRIATE EDGE BETWEEN THE PARK AND THE SOUTH SIDE OF CITY HALL. HOW CAN THE PARKING LOT BE OPTIMIZED TO SERVE MORE COMMUNITY USES FOR MORE HOURS OF THE DAY. WE PLAN TO BRING YOU MORE INFORMATION WHEN WE RETURN LATER THIS SPRING. WITH AFFORDABLE HOUSING IN LINE FOR STATE FUNDING, WE'VE BEGUN TALKING WITH STAFF ABOUT A SECOND OPPORTUNITY TO BRING MORE AFFORDABLE HOUSING INTO THE NEIGHBORHOOD. THE DEVELOPERS ARE EXPLORING A SMALLER 24 TO 28 UNIT PROJECT THAT COULD FIT ON PARCEL 4. SIMILARLY SERVING HOUSEHOLDS AT OR BELOW 60% OF AREA MEDIAN INCOME. AS WITH THE PROPOSAL FOR PARCEL 2 LAST SPRING, STAFF IS PUTTING TOGETHER AN OPTION FOR PROVIDING A LOCAL SUBSIDY, SO THE PROJECT DOES NOT NEED TO COMPETE ABOUT ANY OF OUR OTHER LOCALLY COMPETITIVE FUNDS. ATKINS IS REFINING THEIR PROPOSAL NOW, AND WE PLAN TO BRING YOU MORE INFORMATION ABOUT THIS AND AN OPTION TO USE RENEWAL FUNDS LATER THIS SPRING. WITH THESE FOUR PROJECTS ON THE HORIZON, I'LL TURN TO ONE LAST ITEM, A PROPOSAL FOR PARCELS 4 AND 5 FOR YOUR DELIBERATIONS AND POSSIBLE ACTION TODAY. ATKINS DEAN HAS PROPOSED TO THE CITY THAT THE CITY SELL THEM A SMALL PORTION OF THE CITY HALL PARKING LOT. BEFORE GOING FURTHER, A LITTLE EXPLANATION MAY HELP ANYONE VIEWING WHO IS NOT FAMILIAR WITH THE HISTORY OF THIS SITE. WHEN THE RENEWAL AGENCY FIRST PURCHASED THE SITE FROM E. WEBB, THE SALE DID NOT INCLUDE THE HEADQUARTERS BUILDING, WHICH IS NOW CITY HALL AND THE PROPERTY AROUND IT. THIS MAP FROM 10 YEARS AGO, SHOWS THE AREA PURCHASED FROM E. WEBB AT THE TIME. YOU CAN SEE THE CITY HALL BUILDING AND THE PARKING LOT IN THE UPPER RIGHT. WHEN ATKINS DEAN CREATED THE FINAL PARCEL MAP SHOWN ON THE RIGHT, THEY PUT A LOT OF EMPHASIS ON EXTENDING THE DOWNTOWN GRID AND CREATING A STRONG CONNECTION POINT ON 5th AVENUE. YOU CAN SEE WHERE IT CREATED PARCELS 4 AND 5. TWO AWKWARD SHAPES SHOWN IN BROWN. THE AWKWARD SHAPES OF THOSE PARCELS -- IT'S -- I'M POINTING THAT OUT, BECAUSE IT'S NOT THE GRAY BOX, IT'S THE BROWN BOX IN THAT AREA. AS CONFIGURED, THE TWO PARCELS ARE HARD TO DEVELOP BECAUSE OF THOSE AWKWARD SHAPES. THE DEVELOPMENT TEAM GHOSTED IN THE GRAY AREAS, TO SUGGEST HOW

THE FRAGMENTS COULD BE CHANGED AT A LATER TIME. SINCE E. WEBB WAS INTERESTED IN SELLING OFF LARGER PIECES OF THEIR PROPERTY, THEY WERE INTERESTED TO PURCHASE 4 AND 5 TO NEGOTIATE SOME SORT OF TRANSACTION. DIAGRAMS LIKE THIS ONE HAVE BEEN IN MANY OF OUR PAST COUNCIL PRESENTATIONS. WHEN THE CITY PURCHASED OUR NEW CITY HALL BUILDING, STAFF WORKING ON THE RIVERFRONT AND THE CITY HALL, MOST OF THE AREA SOUTH OF CITY HALL WAS IMPORTANT TO RETAIN FOR OPERATIONS. ATKINS NOW PROPOSE THEY SQUARE OFF PARCEL 4 AND THE AGENCY REPURCHASE PARCEL 5. YOU CAN SEE THAT HERE. HOW PARCEL 5, IF IT WERE TO BE SQUARED OFF, WOULD IMPACT THAT SOUTH SIDE OF CITY HALL, AND THE OPERATIONS THAT ARE IN THAT AREA. THE EXTRA LAND IN PARCEL 4 COULD MAKE THAT SITE DEVELOPABLE FOR A MULTIFAMILY PROJECT. THAT'S WHERE THEY'RE CONSIDERING THE AFFORDABLE HOUSING PROJECT THAT I JUST DESCRIBED. AT THE SAME TIME, THE AGENCY WOULD PROPOSE TO USE PARCEL 5 AS MORE FLEXIBLE SPACE BETWEEN STRONG TRANSITION BETWEEN THE RIVERFRONT PARK AND CITY HALL FACILITY. THE AGENCY COULD TRANSFER OWNERSHIP OF THAT PARCEL FOR MANAGEMENT OF THE SITE. THE TWO PROPERTIES ARE SIMILARLY SIZED, EACH IS NO LARGER THAN A 12th OF AN ACRE, PARCEL 4A HAS NOT YET BEEN SURVEYED, SO THE SQUARE FOOTAGE SHOWN HERE IS ONLY APPROXIMATE. STAFF RECOMMENDS THAT THE AGENCY REPURCHASE PARCEL 5 FOR \$31 A SQUARE FOOT. THE SAME SQUARE FOOT PRICE THAT WAS SOLD TO ATKINS DEAN. FOR CLARITY, I SHOULD NOTE THAT WE ROUNDED THIS NUMBER IN YOUR MATERIALS, THE ACTUAL NUMBER WAS 31.09 PER SQUARE FOOT, WHICH MEANS I HAVE A MATH ERROR ON MY SIDE. IT SHOULD BE ABOUT \$300 MORE THAN SHOWN HERE, FOR THE PURCHASE PRICE. IF YOU WOULD LIKE TO BE PRECISE, YOU CAN MAKE THE CHANGE TO REFLECT THE 31.09 PER SQUARE FOOT. STAFF RECOMMENDS THAT THE PROCEEDS FROM THE 4A SALE BE RESERVED BY THE CITY FOR THE IMPROVEMENTS WALKWAYS AND PARK LOT. IN CONJUNCTION WITH WHATEVER -- THAT IT BE USED FOR IMPROVEMENTS TO THE ENTRANCE WALKWAYS IN CONJUNCTION WITH WHATEVER URBAN RENEWAL FUNDING THE AGENCY BOARD CONSIDERS THIS SPRING. IN THIS PHOTO, YOU CAN SEE CITY HALL, HARTWOOD PORTAL, PARKING PLAZA. YOU CAN SEE THE SPACE BETWEEN THEM AND THE NEED FOR CONTINUED WORK. WE'RE SCHEDULING A DATE LATER THIS SPRING TO BRING MORE ON THESE PROJECTS. SO MORE TO COME ON THAT. FOR YOUR DELIBERATION AND POSSIBLE ACTION TODAY, WE HAVE THE PROPOSAL FOR THE TWO PROPERTY TRANSACTIONS AT 4A AND 5. BECAUSE THIS PROPOSAL INVOLVES BOTH THE AGENCY AND THE CITY, STAFF HAS DRAWN UP TWO MOTIONS. YOU CAN TAKE A MOTION AND VOTE TO REACH PURCHASE PARCEL 5 FROM ATKINS DAME. AFTER THAT ACTION IS COMPLETE, THE MAYOR CAN GAVEL OUT OF THE AGENCY BOARD MEETING, AND YOU CAN CONTINUE AS CITY COUNCIL WITH A MOTION AND PROPOSAL TO PURCHASE THE PROPERTY FROM ATKINS DAME. WE CAN

ANSWER QUESTIONS ABOUT THE TRANSACTION AND OTHER RIVERFRONT ITEMS. THANK YOU.

>> Mayor Knudson: THANK YOU, STAFF FOR THAT PRESENTATION. STAFF, ONE CLARIFYING QUESTION I HAD, THANK YOU FOR THE NOTE ABOUT THE CORRECTION TO THE COST PER SQUARE FOOT OF 31.09. I WOULD IMAGINE THAT ALL MOTIONS BY THE RENEWAL AGENCY AND THE CITY COUNCIL WOULD BE AMENDED TO THAT SAME NUMBER. BOTH OF THEM 31.09 \$PER SQUARE FOOT.

>> YES.

>> Mayor Knudson: THANK YOU VERY MUCH. NOW, I'LL OPEN THE FLOOR FOR DISCUSSION, AND COUNCILOR KASHINSKY?

>> Councilor Kashinsky: YES. I NOTICED THE PORTION OF THE PARCEL THAT'S INTO THE CITY HALL PARKING LOT, KIND OF CUTS OFF THAT SIDEWALK CONNECTION THERE. IS AND THERE'S GOING TO BE CONSTRUCTION THERE TO REDO THE PARKING LOT. ARE THEY GOING TO ALLOW US TO WALK THERE UNTIL WE CAN GET BETTER PLANS IN PLACE WHEN THEY START CONSTRUCTION ON AFFORDABLE HOUSING?

>> THE ANSWER IS YES. WE WOULD WORK ON THAT WITH THEM TOGETHER, THAT'S THE SORT OF THING WE COULD CLARIFY TO MAKE SURE WE DON'T END UP IN A SPOT WHERE THE ACCESS IS IMPEDED ON. WE'LL SORT THROUGH THAT.

>> Councilor Kashinsky: THANKS.

>> Mayor Knudson: COUNCILOR ZELENKA?

>> Councilor Zelenka: THANK YOU. COUNCILOR KASHINSKY ALLUDED TO IT, DO WE HAVE PLANS FOR PARCEL 5. DO WE KNOW WHAT WE'RE GOING TO DO WITH IT?

>> WE WOULD INCLUDE THAT IN THE WORK WALKER MACY IS DOING. IF YOU WOULD DECIDE TO INCLUDE PARCEL 5 BOOK TO THE OWNERSHIP OF THE CITY PLUS AGENCY TOGETHER, WE WOULD USE THAT TO MAKE SURE THE PARKING AREA IS CONFIGURED OPTIMALLY. AND TO MAKE SURE THE NORTH SIDE OF 5th AVENUE IS CONFIGURED PROPERLY.

>> MOVING THAT SUBSTATION AND TRANSFORMER VERY FAR WOULD BE VERY EXPENSIVE, AS OPPOSED TO MOVING A LITTLE BIT. IT MAY BE TAKEN UP BY THAT SPACE. IT WOULD PROBABLY BE ONE POTENTIAL OUTCOME. I THINK THE AFFORDABLE HOUSING BROTH IS SO AWESOME, IF WE CAN FACILITATE THAT, THAT WOULD BE GREAT. IT'S ALSO AWESOME

THAT THERE'S SOME MOVEMENT ON THE RESTAURANT, ON PARCEL 8. AND ANOTHER QUESTION ABOUT THE TRIANGLE ON THE OTHER SIDE OF THE VIADUCT. IT'S A WEIRD SHAPE. AND PART OF THE REASON WE'RE DOING THIS IS BECAUSE THESE WEIRD SHAPES. WHAT'S THE THOUGHTS AROUND THAT ONE.

>> AT TIMES I WONDERED IF THE SIMPLEST THING WOULD BE TO CHANGE THE VIADUCT, THAT WOULD MAKE THE PARKING LOT WORK MORE EASILY. I'M TOLD THAT'S TOO EXPENSIVE. WE'RE FOCUSING ON WHAT WE CAN DO WITH THAT. THE LAND THAT THE CITY OWNS, WE'RE TRYING TO TAKE A HARD LOOK AT HOW ALL OF THAT COMES TOGETHER. THE LAND ON THE WEST SIDE OF THE VIADUCTS, AS PART OF THAT PARKING LOT. SOME OF IT IS -- SOME OF IT IS STORM WATER RETENTION, BUT WE WANT TO INCLUDE ALL OF THAT PARKING LOT LAND AS PART OF THE STUDY, SO WE CAN MAXIMIZE THE SPACE, WHETHER IT'S FOR BEAUTY, PARKING ACCESS OR EASE. WE KNOW THERE'S A LOT OF VALUE THAT COULD BE USED IN THE LANDS. WE DON'T WANT ANY OF IT TO GO TO WASTE.

>> Councilor Zelenka: YEAH. ONE MORE QUESTION. ON THE STEAM PLANT, IF DEVELOPED, THE EASTERN PORTION OF IT, THE METAL SHED PART OF IT, WHICH WAS NOT PART OF THE ORIGINAL BUILDING THAT WOULD GO AWAY, RIGHT? THAT'S THE POTENTIAL PLAN?

>> CORRECT. THAT'S THE -- THERE'S A PORTION OF IT FROM THE 30s, A PORTION FROM THE 40s, AND THEN THE METAL CORE GAS STATION IS FROM THE 50s, AND THAT PART IS -- IT DOESN'T HAVE THE SAME KIND OF HISTORICAL VALUE, THE PROPOSAL IS TO TAKE THAT PART DOWN, WHILE RETAINING THE SECTIONS FROM THE 30s AND 40s. AND IT BECOMES A -- YEAH, PART OF A HYBRID DEVELOPMENT THERE.

>> Councilor Zelenka: YEAH, THAT PART IS LITERALLY A METAL SHED, BECAUSE IT WAS HOUSING MACHINES. THANKS. GOOD PRESENTATION. CLEAR AND COMPREHENSIVE, BY THE WAY, THANK YOU.

>> COUNCILOR GROVES?

>> Councilor Groves: THANK YOU, MAYOR. I HAVE NO PROBLEM WITH THE PROPOSAL, I ALSO AGREE WITH COUNCILOR ZELENKA, I'M EXCITED ABOUT THE POTENTIAL TO ADD MORE AFFORDABLE HOUSING, AND BRING IN A FOOT SPACE INTO THE MIX. I THINK THAT WILL JUST REALLY HELP PROMOTE THIS RIVERFRONT AREA. I DO HAVE ONE QUESTION, AND THE ONLY REASON I'M BRINGING UP, I JUST SAW THE ENTIRE PLOT PLAN FOR DEVELOPMENT. ARE WE GOING TO UPDATE THAT TO INCLUDE THE ADDITIONAL 8 ACRES THAT WE GOT IN THE LAND SWAP FROM UO, AND WILL WE HAVE A FUTURE WORK SESSION WHERE WE CAN TALK A LITTLE

BIT ABOUT WHAT IF ANYTHING WE'RE GOING TO DO WITH THAT? THANK YOU.

>> I CAN GIVE A BRIEF ANSWER TO THAT, AND THEN WE CAN HAVE FURTHER CONVERSATION ABOUT THAT AT A LATER POINT. I THINK THE LAND DOES GO INTO THE RIVERFRONT. I MEAN, IT IS PART OF THE RIVERFRONT DISTRICT. IT'S MUCH LARGER THAN JUST THE RIVERFRONT PROPERTY WE PURCHASED FROM E. WEBB. STAFF WILL BE WORKING ON THAT IN A VARIETY OF PERSPECTIVES, TO MAKE SURE WE'RE PLANNING FORWARD AND USING IT PRUDENTLY. I WILL BE WORKING WITH THE CITY MANAGER MORE ON THAT.

>> THANK YOU. I JUST WOULD LIKE TO URGE THAT FUTURE MAPS, THAT BE INCLUDED INTO IT. IT FEELS LIKE IT'S PART OF IT, IT'S CONTIGUOUS WITH THE EXISTING SITE. I JUST THINK IT GIVES US MORE HOLISTIC VIEW. THANK YOU VERY MUCH

>> Mayor Knudson: COUNCILOR CLARK?

>> Councilor Clark: THANK YOU, MAYOR. THANK YOU, WILL, AND I ECHO MY COLLEAGUES COMMENTS IN ALMOST ALL REGARDS THAT I CAN THINK OF. I'M ALSO IN FAVOR OF VOTING POSITIVELY ON THIS. ALTHOUGH WHEN WE -- CONVERSATIONS ABOUT THE POTENTIAL OF THIS PROPERTY BEFORE CITY HALL, BEFORE WE PURCHASED IT, BEFORE WE DESIGNATED THAT AS CITY HALL. THERE WAS INITIAL CONVERSATION ABOUT THE POSSIBILITY OF CREATING A FIRE STATION 17 SOMEWHERE ON THE FOOTPRINT. IN WHAT MY UNDERSTANDING, AND PERHAPS I'M WRONG, BUT WAS SOMEWHERE IN WHAT WE ARE NOW CALLING ESSENTIALLY THAT SECTION 5. IS MY GEOGRAPHY RIGHT ABOUT THAT, OR IS THAT STILL A PART OF THE CONVERSATION ABOUT THE FUTURE OF THE AREA OR THE SPACE?

>> COUNCILOR CLARK, I THINK I CAN ANSWER THAT TO SOME EXTENT. AND THEN I THINK CHIEF CAVENS CAN DO THE BEST. WE'VE BEEN LOOKING IN THAT AREA OF TOWN FOR A POTENTIAL FUTURE FIRE STATION. MY UNDERSTANDING FROM THE CHIEF IS THAT THE BETTER SPOT OPTIMALLY WOULD BE ON THE EASTSIDE OF THE RIVER, INSTEAD OF ON THE WEST SIDE BY CITY HALL. THAT'S WORK THAT THEY ARE CONTINUING TO DO TO ASSESS WHAT IT COULD LOOK LIKE IF WE ADD A NEW STATION. WE HAVEN'T HAD ANY ADDITIONAL CONVERSATION ABOUT HAVING A FIRE STATION IN THE LOCATION YOU'RE TALKING ABOUT IN PARCEL 5. I THINK THAT AS A NOTION IN THAT PARTICULAR SPOT WOULD NOT BE THE SPOT, EVEN IF WE DID HAVE IT ON THE CITY HALL PROPERTY.

>> OKAY. JUST WANTING TO THINK THROUGH THE POTENTIAL FOR WHAT WE'RE DOING. THANK YOU VERY MUCH.

>> Mayor Knudson: THANK YOU COUNCIL. I WILL JUST BRIEFLY ADD THAT AS STAFF ALSO REALLY APPRECIATES THE COMPREHENSIVE NATURE OF THIS PRESENTATION AND HOW VISUALLY RICH IT IS, IT'S IMPORTANT TO CLARIFY WHAT WE'RE REFERRING TO, AND I THINK ANYONE FOLLOWING ALONG FROM THE PUBLIC HAS PROBABLY A CLEARER UNDERSTANDING OF THE DIFFERENT PARCELS THAT WE'RE WORKING WITH ON THIS SITE, AND HOW THEY WORK TOGETHER TO CREATE A REALLY VIBRANT NEIGHBORHOOD. I REMEMBER A CONVERSATION WE HAD ON THE PHONE OVER A DECADE AGO, TALKING ABOUT THE DIFFERENT CAPACITY, MIXES OF INCOMES, AND THE DIFFERENT TYPES OF HOUSING UNITS CREATED HERE, THIS IS A GREAT EXAMPLE OF HOLDING TO A VISION AND STAYING THE COURSE WITH REDEVELOPMENT, IT DOES TAKE YEARS, I'M VERY EXCITED TO SEE THE POSSIBILITY OF THE NEW AFFORDABLE HOUSING PARCEL AND THAT PARTNERSHIP, AND THE INTEGRATION OF ALL OF THESE DIFFERENT HOUSING OPPORTUNITIES IN A NEIGHBORHOOD THAT HAS QUITE A LOT OF WALKABLE AND BIKABLE TRANSPORTATION INFRASTRUCTURE, AND THE DOWNTOWN LOOP FOR THOSE OF YOU WHO HAVE NOT RIDDEN OUR NEW LOOP IN DOWNTOWN JUST YET. COUNCILOR ZELENA?

>> Councilor Zelenka: YEAH. WHAT WAS THE LOCATION THAT THE CHIEF SAID WOULD BE A PREFERRED LOCATION TO THE LOT 5 AREA? I MISSED THAT PARK.

>> I DON'T WANT TO SPEAK WITH TOO MUCH AUTHORITY ON THIS, COUNCILOR ZELENA. WE COULD HAVE THE CHIEF COME BACK, WHEN THEY'RE DRAWING A CIRCLE AROUND WHERE THE BEST LOCATION WOULD BE, THEY'VE BEEN LOOKING ON BOTH SIDES OF THE RIVER, RIGHT? JUST ON THE OTHER SIDE OF FERRY STREET BRIDGE OR THE CITY HALL SIDE. I THINK THERE'S MORE WORK TO DO TO DETERMINE WHERE THAT WOULD LAND.

>> SOMEWHERE IN THAT VICINITY, NOT HERE. THANKS.

>> Mayor Knudson: THANK YOU, COUNCIL. I'LL NOW TURN TO THE AGENCY PRESIDENT TO PUT A MOTION -- SORRY, COUNCILOR GROVES.

>> Councilor Groves: SORRY, THAT WAS A LAST MINUTE THING. IN GENERAL, IN RESPONSE TO STATION LOCATIONS, YOU DON'T LIKE TO BE BACKED UP NEXT TO A RIVER, IT CUTS OFF 180 DEGREES FOR YOUR RESPONSE. YOU'RE LOOKING FOR THE MOST EFFICIENT WAY TO GAIN COVERAGE. AND I THINK THAT'S WHY CHIEF CAVENS IS THINKING IN ANOTHER LOCATION. IF YOU HAVE A BRIDGE RIGHT THERE, THAT'S DIFFERENT. IF YOU THINK ABOUT THAT SITE ON LOT FIVE, IT REALLY LIMITS

THE DIRECTION IN WHICH FIRE APPARATUS AND PERSONNEL CAN RESPOND. THANK YOU, MAYOR.

>> Mayor Knudson: THANK YOU, COUNCIL. I'LL TURN TO THE AGENCY PRESIDENT TO PUT A MOTION FORWARD.

>> President Leech: THANK YOU, MAYOR, AND THANK YOU, WILL FOR THE PRESENTATION. I DO WANT TO ASK ABOUT OUR MOTION, I NEED TO BE A LITTLE MORE ACCURATE IN NAMING THE \$31.09 PURCHASE PRICE RATHER THAN THE \$31.

>> Mayor Knudson: YES, THANK YOU. AND IN BOTH MOTIONS AND WHEN WE COME BACK TO COUNCIL.

>> President Leech: I MOVE TO APPROVE THE USE OF FUNDS TO REPURCHASE PARCEL 5, AND AUTHORIZE THE AGENCY DIRECTOR TO TAKE THE ACTIONS NECESSARY TO ACQUIRE PARCEL 5 FOR A TOTAL OF \$31.09 PER SQUARE FOOT.

>> Vice President Kashinsky: SECOND.

>> Mayor Knudson: ANY FURTHER QUESTIONS FOR COUNCIL? SEEING NONE. I'LL TAKE A MOTION. COUNCIL, IF YOU COULD RAISE YOUR HANDS. I SEE EIGHT HANDS RAISED. THANK YOU, EVERYONE. AND THE MOTION PASSES WITH A VOTE OF 8-0. THANK YOU, URBAN RENEWAL AGENCY. I WILL NOW CLOSE THE FEBRUARY 11th URBAN RENEWAL AGENCY MEETING, AND CALL THE FEBRUARY 11th 2026 CITY COUNCIL WORK SESSION TO ORDER. OUR NEXT TOPIC IS A CONTINUATION OF THE FIRST AS WAS JUST DESCRIBED BY STAFF. I WILL TURN TO THE COUNCIL PRESIDENT TO PUT A SECOND MOTION FORWARD WITH THE AMENDED \$31.09 PER SQUARE FOOT.

>> President Leech: MOVE TO DIRECT THE CITY MANAGER TO TAKE THE ACTIONS NECESSARY TO PURCHASE THE PORTION OF THE CITY HALL PROPERTY, LABELLED PARCEL 4A TO CIS TO ATKINS DAME, IN THE PURCHASE PRICE OF \$31.09 PER SQUARE FOOT.

>> Vice President Kashinsky: SECOND.

>> Mayor Knudson: ANY FURTHER DISCUSSION? SEEING NONE. I'LL TAKE A VOTE FOR THIS MOTION. ALL IN FAVOR, PLEASE RAISE YOUR HANDS P.M. THERE YOU GO, COUNCILOR EVANS IS 8. THE MOTION PASSES 8-0. THANK YOU, COUNCIL. THAT CONCLUDES OUR SECOND AGENDA ITEM. NOW TURN TO THE CITY MANAGER TO INTRODUCE OUR THIRD ITEM TODAY, WHICH IS A WORK SESSION ON HOUSING PRODUCTION INCENTIVES.

>> ALL RIGHT, I'M GOING TO TURN IT OVER TO AMANDA DeSOUSA TO WALK YOU THROUGH THE PRESENTATION.

>> GOOD AFTERNOON, MAYOR AND CITY COUNCILORS, MY NAME IS AMANDA DeSOUSA, DEVELOPMENT PROGRAMS MANAGER IN THE COMMUNITY DEVELOPMENT DIVISION. TODAY I'LL BE BUILDING ON THE THREE PROPOSED HOUSING PRODUCTION INCENTIVES, WE FIRST PRESENTED AT YOUR NOVEMBER WORK SESSION ON URBAN GROWTH STRATEGIES. I'LL START WITH BACKGROUND AND REMINDER OF THE HOUSING NEED WE'RE TRYING TO ADDRESS. WALKING THROUGH THE FRAMEWORKS OF THE THREE PROPOSED PROGRAMS. WE'RE LOOKING FOR YOUR GENERAL FRAMEWORK ON THESE PROPOSED FRAMEWORKS, AND THE NEXT STEPS YOU COULD TAKE TO MOVE FORWARD WITH ANY OF THE PROPOSED INCENTIVES. I'LL START BY RECAPPING THE HOUSING NEED WE'RE TRYING TO ADDRESS. AS PART OF THE URBAN GROWTH STRATEGIES WORK, YOU HEARD ABOUT THE STATES NEW OREGON HOUSING NEEDS ANALYSIS OR OHNA. WHICH HAS CHANGED HOW CITIES MUST PLAN FOR FUTURE HOUSING NEEDS WITHIN THE URBAN GROWTH BOUNDARY. RATHER THAN PLANNING FOR ONLY POPULATION GROWTH. WE NEED TO ACCOUNT FOR DECADES OF HOUSING UNDER PRODUCTION. AND MUST SHOW WHAT ACTIONS WERE TAKEN TO ADDRESS THIS NEED. USING THE 2026 ONA, WE KNOW EUGENE NEEDS 26,000 NEW DWELLING UNITS IN THE NEXT 20 YEARS. TO ACHIEVE THIS, WE WILL NEED TO PRODUCE 70% MORE UNITS ANNUALLY, FOR THE NEXT 10 YEARS, COMPARED TO THE LAST 10 YEARS. WE'VE AVERAGED ABOUT 950 NEW UNITS PER YEAR. AND THE OHNA STATES WILL NEED TO BE PRODUCING 1600 PER YEAR. THIS WILL BE A STEEP HILL TO CLIMB. IN ADDITION TO DEMONSTRATING HOW WE INTEND TO MEET OUR OVERALL HOUSING NEED, THE STATE REQUIRES HOW WE'RE MEETING OUR CITY'S SPECIFIC AFFORDABILITY NEEDS. THIS CHART SHOWS HOW THAT NUMBER IS BROKEN UP BASED ON AMI. THE FAR LEFT ARE NEW UNITS NEEDED FOR HOUSEHOLDS WITH THE LOWEST INCOMES. THE BARS IN GREEN ARE UNITS NEEDED FOR HOUSEHOLDS MAKING LESS THAN 80% OF AMI, TYPICALLY A LEVEL OF AFFORDABILITY THAT CAN ONLY BE PROVIDED THROUGH SUBSIDIZED AFFORDABLE HOUSING. FOR HOUSEHOLDS EARNING 60% AMI AND BELOW, WE HAVE FEDERAL, STATE AND LOCAL TOOLS TO BOOST PRODUCTION. THIS INCLUDES INCENTIVES LIKE THE LOW INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION AND HOME RFP AWARDS THAT YOU JUST APPROVED. AND THE AFFORDABLE HOUSING TRUST FUND RFP WHICH YOU'LL CONSIDER IN JUNE. THE PROPOSED HOUSING PRODUCTION INCENTIVES WE'LL BE PRESENTING TODAY, TARGET THE THREE BUCKETS ON THE RIGHT, BECAUSE WE HAVE LIMITED OR NO TOOLS FOR THESE. THE FIRST IS MODERATE INCOME HOUSING, WHICH IN THIS CHART IS DESIGNATED AS 80 TO 120% OF AMI. FOR TODAY'S DISCUSSION, WE'RE CONSIDERING MODERATE INCOME HOUSING TO ALSO

INCLUDE THE 60 TO 80% AMI RANGE, SINCE MOST AFFORDABLE HOUSING TOOLS ARE ONLY AVAILABLE FOR PROJECTS AT OR BELOW 60% OF AMI. ACCORDING TO THE OHNA, WE NEED ALMOST 6,000 HOUSING UNITS IN THE NEXT 20 YEARS TO MEET OUR NEED. WE'LL ALSO BE PROPOSING A TOOL FOR MARKET RATE HOUSING, WHICH IS ANYTHING OVER 120% OF AMI. THE OHNA SAYS WE NEED MORE HOUSING UNITS OVER THE NEXT 20 YEARS THAN WE HAVE PROJECTED TODAY. TODAY I'LL BE PRESENTING ON THREE PROPOSED INCENTIVES, TWO ARE TAX EXEMPTIONS, ONE FOR MODERATE INCOME HOUSING AND ONE FOR HOUSING IN COMMERCIAL CENTERS. THE THIRD IS A REVOLVING LOAN FUND FOCUSED ON MODERATE INCOME HOUSING. I'LL START WITH THE TWO PROPOSED PROGRAMS THAT TARGET MODERATE INCOME HOUSING. THE TWO NEW STATUTES, ENABLE MUPTE ARE FOCUSED ON HOUSING DOWNTOWN. THE TAX EXEMPTION WOULD ONLY APPLY TO THE MUPTE AND LURPTE. I'LL WALK-THROUGH SOME HIGHLIGHTS, BUT CAN YOU FIND MORE DETAILS INCLUDING THE REASONING IN ATTACHMENT A. THE FIRST PROPOSED PROGRAM, IS DESIGNED TO FILL A GAP IN THE CITY'S EXISTING HOUSING INCENTIVE PROGRAMS, AS NONE OF THE CITY'S CURRENT TAX INCENTIVE PROGRAMS ARE GEARED SPECIFICALLY TOWARD MODERATE INCOME HOUSING, THAT IS AFFORDABLE TO HOUSEHOLDS EARNING BETWEEN 60 AND 120 PERCENT OF AMI, THE LURPTE IS AVAILABLE CITYWIDE BUT ONLY AVAILABLE IN CERTAIN AREAS. BOTH RENTAL AND HOMEOWNERSHIP WOULD BE ELIGIBLE. PROJECTS WOULD HAVE TO HAVE A MINIMUM OF FOUR UNITS OR 25 UNITS PER ACRE. THE PROPOSED BOUNDARY FOR THIS PROGRAM IS ANY PROPERTY WITHIN A QUARTER MILE OF A TRANSIT LINE. SHOWN HERE IN TEAL ON THE MAP. THIS IS THE BROADEST GEOGRAPHY ALLOWED BY THE STATE STATUTES, WHICH ARE CREATED TO INCENTIVIZE TRANSIT ORIENTED DEVELOPMENT. THE STATE STATUTES THAT ENABLE THE PROGRAM, REQUIRE THAT PROJECTS BE COMPLETED BY 2032. STAFF ARE PROPOSING THE TAX EXEMPTION PROGRAMS AS PILOTING AND SUGGEST USING THIS AS THE END OF A PILOT PERIOD FOR THE END OF THIS PROGRAM, WITH AN UPDATE WITHIN TWO YEARS. FINALLY, STAFF RECOMMENDS AN APPLICATION PROCESS WITH ELEMENTS SIMILAR TO THE LURPTE WHICH HAS A 60 DAY TURN AROUND AND IS A COUNCIL CONSENT AGENDA ITEM. THE NEXT PROGRAM I'M GOING TO TALK ABOUT, IS THE STATE'S MODERATE INCOME REVOLVING LOAN FUND. I'LL START WITH THE BASICS OF THE PROGRAM. THE OREGON LEGISLATURE ESTABLISHED THIS PROGRAM IN 2024 TO SUPPORT THE PRODUCTION OF VERY LOW, LOW AND MODERATE INCOME HOUSING. THE PROGRAM IS ADMINISTERED BY OREGON HOUSING AND COMMUNITY SERVICES, WHICH CAN LOAN STATE FUNDS TO CITIES AND COUNTIES, WHO CAN THEN IN TURN LOAN OR GRANT THOSE FUNDS TO DEVELOPERS OR BUILDING ELIGIBLE PROJECTS. THERE ARE TWO OPTIONS FOR LOAN REPAYMENT, WHICH I'LL GO OVER NEXT. THE CITY KEEPS 5% FOR ADMINISTRATIVE COSTS, AND THE COUNTY KEEPS 1%. 5% OF THE TOTAL LOAN AMOUNT. AND THE COUNTY KEEPS 1%. THE CITY HAS DISCRETION ABOUT SOME

ELEMENTS OF PROGRAM SETUP, SUCH AS AFFORDABILITY, GEOGRAPHY AND ANY OTHER LOCAL CRITERIA. AS A GRANT OR LOAN, THE MIRL WOULD SUPPORT HOUSING DEVELOPMENT, THAT REDUCES THE NEED FOR PRIVATE EQUITY OR DEBT. DECREASING THE FUTURE PURCHASE PRICE FOR RESIDENTS. THE LOGISTICS OF HOW THE PROGRAM WORKS AND HOW TO SET IT UP LOCALLY, THESE ARE INCLUDED IN ATTACHMENT B. AS I MENTIONED, THERE ARE TWO REPAYMENT OPTIONS WITHIN THE PROGRAM. WHEN THE LEGISLATURE INITIALLY ESTABLISHED THE MIRL, IT ENABLED LOAN REPAYMENT TO BE FUNDED THROUGH A DIVISION OF PROPERTY TAXES. SO IN THIS SCENARIO, OHCS LOANS THE FUNDS TO THE CITY, AND THEN THE CITY GRANTS THOSE FUNDS TO THE DEVELOPER. THE CITY'S LOAN FROM OHCS IS REPAID THROUGH PROGRAM FEES THAT ARE COLLECTED BY THE COUNTY ASSESSOR FROM THE DEVELOPER. THE NEW HOUSING IS EXEMPTED FROM PROPERTY TAXES FOR 10 TO 15 YEARS, BUT THE PROGRAM FEE IS EQUIVALENT TO THE EXEMPTION AMOUNT. THE COUNTY SENDS THE COLLECTIVE PROGRAM FEES TO OHCS TO REPAY THE LOAN. AN ALTERNATIVE METHOD OF LOAN REPAYMENT WAS INTRODUCED DURING THE 2025 LEGISLATIVE SESSION. UNDER OPTION B, THE CITY CAN REPAY THE LOAN THROUGH AN ALTERNATIVE REVENUE SOURCE. SO FOR EXAMPLE, OHCS WOULD STILL LOAN THE FUNDS TO THE CITY, BUT IN THIS SCENARIO, THE CITY COULD LOAN THE FUNDS TO THE DEVELOPER. THE DEVELOPER THEN PAYS THE LOAN BACK TO THE CITY AND WE PAY THE LOAN BACK TO OHCS. NEXT I'LL GO OVER THE PROCESS TO ESTABLISH A LOCAL PROGRAM. FIRST THE CITY WOULD NEED TO PASS AN ORDINANCE, A RESOLUTION TO ESTABLISH THE PROGRAM AND OUTLINE LOCAL CRITERIA. IN EUGENE, WE TYPICALLY ESTABLISH PROGRAMS LIKE THERE THROUGH AN ORDINANCE WHICH WOULD REQUIRE A PUBLIC HEARING BEFORE ACTION. THE CITY WOULD THEN ENTER INTO A MASTER AGREEMENT WITH OHCS WHICH INCLUDES THE LEGAL AGREEMENTS THAT WOULD BE USED FOR APPROVED PROJECTS. AND THEN OHCS WOULD ENTER INTO AN AGREEMENT WITH THE COUNTY. THIS IS NEEDED FOR BOTH REPAYMENT OPTIONS, THE COUNTY ASSESSOR DETERMINES THE MAXIMUM LOAN AMOUNT, BASED ON THE PROJECTED NEW TAXABLE VALUE. I'LL BRIEFLY TOUCH ON THE STATE MANDATED APPLICATION PROCESS FOR THE MIRL, I WON'T GO INTO TOO MUCH DETAIL, BECAUSE THERE'S QUITE A FEW STEPS, IS MORE FULLY DESCRIBED IN ATTACHMENT B. THE MIRL IS A MULTIPARTY UNDERTAKING, ALL THESE GROUPS NEED TO WEIGH INTO AN APPLICATION PROCESS FOR FUNDS TO BE AWARDED. STEP 7 IS THE POINT AT WHICH COUNCIL WOULD BE INVOLVED IN MAKING THE FINAL DETERMINATION ON THE APPLICATION. AS WE'VE EVALUATED THIS PROGRAM, ONE OF THE PIECES WE'VE BEEN LOOKING AT IS WHAT THE RISK IS TO THE CITY, SINCE WE WOULD BE BORROWING THE FUNDS FROM OHCS. THE DEVELOPER IS THE ONE RESPONSIBLE FOR PAYING BACK THE LOAN. THE CITY PLEDGES ITS FULL FAITH AND CREDIT WHEN IT BORROWS FROM ANOTHER ENTITY. WE WOULD ULTIMATELY BE THE ENTITY THAT IS LIABLE TO REPAY THE LOAN. IF A DEVELOPER WERE

UNABLE TO MAKE PAYMENTS, IN OPTION A, IF THE DEVELOPER PAYS A FEE EQUIVALENT TO THEIR EXEMPTIVE PROPERTY TAXES, THEY WOULD ONLY BE ABLE TO RELY ON THE DRINK WENT PROCESSES. WHERE WE COULD PROVIDE THE FUNDS TO THE DEVELOPER AS A LOAN, WE HAVE OTHER OPTIONS, INCLUDING HAVING A LIEN ON THE PROPERTY, WHICH HELPS MITIGATE SOME OF THE RISK. THERE'S DRAFT LEGISLATION RIGHT NOW, THAT FIXES SOME TECHNICAL ISSUES IN OPTION B, THAT WE'RE MONITORING, THAT WOULD MAKE THE MORE EFFECTIVE MURL PATH FOR THE DEVELOPER AND LESS RISKY PATH FOR THE CITY. THE FINAL PROGRAM I'LL HIGHLIGHT IS THE 10-YEAR TAX EXEMPTION FOR HOUSING IN COMMERCIAL CENTERS THIS PROGRAM WOULD HAVE NO AFFORDABILITY RESTRICTIONS, AND WOULD INCENTIVIZE THE DEVELOPMENT OF MORE MARKET RATE HOUSING. AS I MENTIONED, WE NEED TO SEE OVER 7,000 NEW UNITS FOR 120% AMI OR MORE. THE ONLY SIGNIFICANT FINANCIAL INCENTIVES WE HAVE ARE THE STANDARD AND ACCELERATED MURTE WHICH ARE ONLY AVAILABLE IN THE DOWNTOWN AREA. IT'S UNLIKELY WE WILL BE ABLE TO RELY ON DOWNTOWN HOUSING DEVELOPMENT, TO MEET THE ENTIRE NEED, GIVEN THE MANY HEAD WINDS THAT MAKE DOWNTOWN CHALLENGING. LIKE THE MODERATE INCOME HOUSING PROGRAM, RENTAL OR HOMEOWNERSHIP WOULD BE ELIGIBLE. AND THE SAME PROJECT SIZE MINIMUMS WOULD APPLY. FOR GEOGRAPHIC BOUNDARY, WE ARE PROPOSING CENTERS THAT ALIGN WITH THE CENTERS CONCEPT DISCUSSED IN NEW CHAPTERS IN THE VISION EUGENE COMPREHENSIVE PLAN, WHICH WAS PROPOSED FOR ADOPTION IN LATE 2026. FOR THE CITY'S PLANNING FOR FUTURE GROWTH AND DEVELOPMENT. WE IDENTIFIED THREE TYPES OF CENTERS, DOWNTOWN CENTER SHOWN IN YELLOW, CORE COMMERCIAL CENTER SHOWN IN ORANGE. AND NEIGHBORHOOD CENTER SHOWN IN RED. WE'RE PROPOSING THAT THIS PROGRAM APPLY TO THE CORE COMMERCIAL IN DOWNTOWN CENTERS, THE ORANGE AND YELLOW, BUT NOT THE NEIGHBORHOOD CENTER SHOWN IN RED. CORE COMMERCIAL CENTERS ARE TYPICALLY LOCATED NEAR TRANSIT AND PROVIDE CONVENIENT ACCESS TO PEOPLE'S DAILY NEEDS, SUCH AS HOUSING, JOBS, GROCERIES, SCHOOLS AND SERVICES. THE DOWNTOWN CENTER ENCOMPASSES THE DOWNTOWN CORE. RIVERFRONT, MIDTOWN AND OTHER HIGH DENSITY COMMERCIAL AREAS NEARBY. OFFERING THE INCENTIVE IN THESE TWO CATEGORIES WOULD SUPPORT THE CREATION OF MIXED USE CENTERS. WE PROPOSE A 2032 PILOT PERIOD FOR THIS PROGRAM. AND FINALLY, FOR REQUIREMENTS WE'RE CONSIDERING MURTE PARAMETERS, THIS NEEDS STAFF REVIEW OF APPLICATIONS, AND PROJECTS WOULD NEED TO MEET ALL SEVEN MURTE PROJECT CRITERIA. HERE'S A RECAP OF THE HIGH LEVEL PARAMETERS FOR EACH OF THE PROGRAMS YOU HEARD ABOUT TODAY. AS PART OF OUR URBAN GROWTH STRATEGIES WORK, WE NEED TO SHOW WE'RE TAKING ACTION TO BOOST HOUSING PRODUCTION AT ALL INCOME LEVELS. THESE TOOLS WOULD HELP DO THAT. I'LL END WITH AN OVERVIEW OF YOUR OPTIONS TODAY.

THERE ARE ELEMENTS OF EACH OF THESE THREE PROGRAMS WE WOULD LIKE TO HEAR FEEDBACK ON FROM YOU AND THE PUBLIC. WE'D IDENTIFIED NEXT STEPS TO DO EITHER OF THOSE. THESE POTENTIAL NEXT STEPS COULD APPLY TO ANY COMBINATION OF THE THREE INCENTIVES. YOU DON'T HAVE TO DO THE SAME INCENTIVE FOR ALL THREE. YOU COULD CHOSE OPTION ONE, TO SCHEDULE ANOTHER WORK SESSION TO CONTINUE DISCUSSION. IF YOU WOULD LIKE TO SEEK PUBLIC FEEDBACK EARLIER IN THE PROCESS, YOU COULD CHOSE TO SCHEDULE A PUBLIC HEARING ON AN ORDINANCE FOR ANY OF THE THREE PROGRAMS AND SCHEDULE A FOLLOW-UP WORK SESSION. AND WITH THAT I WILL HAND IT BACK TO THE MAYOR AND YOU FOR DISCUSSION

>> Mayor Knudson: THANK YOU, AMANDA. VERY MUCH APPRECIATE THAT COMPREHENSIVE OVERVIEW AND THE FLOW CHARTS OF SOME IMPORTANT WORK. WE'LL NOW OPEN THE FLOOR FOR COUNCIL DISCUSSION AND SEE COUNCILOR CLARK AND THEN COUNCILOR GROVES AND COUNCILOR KASHINSKY IN THE CUE.

>> Councilor Clark: THANK YOU, MAYOR. I WOULD LIKE TO MOVE FORWARD AS QUICKLY AS POSSIBLE ON ALL THREE. I KNOW THERE'S QUITE A LOT OF EXCITEMENT IN THE COMMUNITY IN GENERAL AROUND THE IDEA OF MURL. BUT ALL OPTIONS YOU LAID ON THE TABLE SEEM LIKE GOOD ONES FOR US TO TRY TO MEET THE STATE NUMBERS THAT WE NEED TO MEET. BUT CERTAINLY BECAUSE PEOPLE NEED MORE PLACES TO LIVE IN EUGENE. AND ANYTHING WE CAN BE DOING TO INCENTIVIZE MAKING EASIER TO DO FINANCIALLY AS QUICKLY AS POSSIBLE IS A WISE DECISION IN MY OPINION. I'M FOR MOVING THIS -- ALL THREE FORWARD AS QUICKLY AS POSSIBLE. WHICHEVER IS THE SHORTEST PATH, WHICH I SUSPECT IS OPTION 2, AM I RIGHT ABOUT THAT?

>> LIKELY, YES. IF YOU WANTED TO SEEK PUBLIC INPUT AND THEN HAVE A FOLLOW-UP WORK SESSION, CORRECT.

>> Councilor Groves: I COULDN'T SEE ANYTHING IN THERE FOR ME THAT NEEDS TO BE REFINED OR DISCUSSED. AD NAUSEAM AT THIS POINT. I THINK YOUR PLANNING AND WORK IS VERY GOOD THERE, AND I'D LIKE US TO BE MOVING FORWARD. THANK YOU VERY MUCH.

>> Mayor Knudson: COUNCILOR GROVES

>> Councilor Groves: THANK YOU, MAYOR. I'M WITH COUNCILOR CLARK, I WOULD LIKE TO SEE US MOVE FORWARD WITH -- I GUESS IT'S OPTION 2, THAT WE GET THERE THE FASTEST. AT THE SAME TIME, I WOULD ALSO LIKE TO LOOK AT THE OPTION THAT PLACES THE LEAST AMOUNT OF RISK ON THE CITY. I THINK WE'RE STILL IN SOME VOLATILE TIMES HERE, AND I WOULD RATHER KEEP THE CITY OUT OF HARM'S WAY, WHEN IT

COMES TO HAVING TO ASSUME DEFAULT ON SOMETHING. I MEAN, I REALIZE WE'LL HOLD THE BAG WITH PART OF IT EITHER WAY, IT SEEMS LIKE THE ONE THAT MINIMIZES THAT, IS GOOD. AND I GUESS MY FINAL QUESTION IS, ARE THERE ANY TIME CONSTRAINTS THAT WERE KIND OF UNDER THE GUN? I MEAN, I WANT TO MOVE FORWARD, BUT IS THERE ANY ADDITIONAL REASON WE SHOULD MOVE FASTER?

>> WILL, DO YOU HAVE ANY THOUGHTS ABOUT THAT? WE'RE READY TO MOVE AS FAST AS COUNCIL IS.

>> YEAH, I CAN SPEAK TO THAT. I'M WILL DOWDY COMMUNITY DEVELOPMENT DIRECTOR. THERE'S A COUPLE DIFFERENT PARTS OF THIS, ONE IS THE WORK WE'RE DOING ON BEHALF OF -- THE WORK WE'RE DOING FOR THE STATE. AND SO THE -- THERE'S STATE REQUIREMENTS THAT SAY WE HAVE TO BE DEVELOPING TOOLS, AND THAT'S THE WORK THAT PLANNING IS BRINGING FORWARD WITH URBAN GROWTH STRATEGIES. IMPLEMENTING THESE PIECES, WE -- WE ARE IN A VERY GOOD SPOT CALENDAR WISE FOR MOVING THESE FORWARD. SO WE'RE AHEAD OF ANY DEADLINES AND WE'RE -- IF YOU MOVE THESE FORWARD, WE WILL CHECK THE BOX AND BE IN A GOOD SPOT FOR DEMONSTRATING THAT WE HAVE BEEN RESPONSIVE TO THE NEED FOR MORE PROGRAMS. THAT WOULD BE IF YOU NEED TO MOVE THIS FORWARD FOR THAT. AT THIS POINT, THERE'S NO TIME LINE PRESSURE FROM THE STATE, WE HAVE HAD PRIVATE DEVELOPERS WHO HAVE BEEN INTERESTED IN THESE PROGRAMS, AND THEY PARTICULARLY HAVE TALKED WITH ONE AFFORDABLE HOUSING DEVELOPER WHO IS TRYING TO USE THE MRL TO MAKE HOUSING POSSIBLE. AND SO WHAT WE HAVE HEARD FROM THEM IS THE SOONER THE BETTER, AND THEY'RE TRYING TO -- THEY WOULD HOPE TO HAVE THE FULLY APPROVED APPLICATION BY NOVEMBER. SO COUNTING BACK FROM THAT, I DON'T KNOW. I DON'T KNOW IF THAT'S POSSIBLE. BECAUSE THERE'S A LOT OF STEPS THAT NEED TO HAPPEN IN BETWEEN AND WE DON'T CONTROL ALL THOSE STEPS. I THINK TO THE BIGGER PICTURE HERE, WE KNOW THAT THERE IS INTEREST IN THE COMMUNITY. I'VE HEARD -- FOR ALL OF THESE PROGRAMS, I'VE HEARD DEVELOPERS SAY, IF YOU HAD THESE SORT OF INCENTIVES, WHERE I WOULD LIKE TO BUILD, THE PROPERTY I'VE BEEN SITTING ON, I WOULD BE ABLE TO MOVE THAT FORWARD. I THINK THAT'S -- THAT'S A CONSIDERATION FOR YOU.

>> AND A NEW NAME IS FORMED, THANK YOU, STILLWELL. THAT'S VERY HELPFUL, IT WAS THE DEADLINES I WAS CONCERNED ABOUT. AND WHICH -- SOUNDS LIKE WE'RE FINE EITHER WAY. I WOULD STILL LIKE TO SEE US MOVE AS EXPEDITIOUSLY AS POSSIBLE. THANK YOU.

>> Mayor Knudson: COUNCILOR KASHINSKY.

>> Councilor Kashinsky: YES, I AM IN AGREEMENT THAT MOVING AS EXPEDITIOUSLY AS POSSIBLE WOULD BE DESIRABLE ON MY PART. I HAD A COUPLE QUESTIONS. FIRST, WHEN WE'RE TALKING ABOUT FIXED ROUTE LTD SERVICE, WHAT DO WE MEAN BY THAT?

>> IT'S BASICALLY A REGULAR BUS LINE. SO NOT LIKE A SPECIAL ONE. THE BUS LINES RIGHT NOW.

>> OKAY, SO WE'RE NOT TALKING ABOUT -- INFRASTRUCTURE THAT WOULD MAKE IT HARD TO CHANGE THE ROUTE, IT'S JUST THE BUS LINE EXISTS?

>> YES.

>> Councilor Kashinsky: ON SOME OF THE SLIDES, THE LANGUAGE FOR -- WAS FOUR UNITS AT LEAST FOUR PLUS UNITS OR 25 UNITS PER ACRE. AND THE ORDER THERE, I HAD A QUESTION ABOUT, IT'S TECHNICALLY POSSIBLE TO GET TO 25 UNITS PER ACRE ON A VERY SMALL LOT. IS IT REALLY LIKE AN AND KIND OF SITUATION?

>> IT DEPENDS ON -- I MEAN, WE CAN CERTAINLY LOOK AT THAT. RIGHT NOW WE HAVE IT AS AN OR. I THINK AT THIS POINT, ANY HOUSING WOULD BE USEFUL. AND WANTING TO RECOGNIZE THAT ON THOSE SMALL LOTS THAT COULD BE BETTER USED, MORE HOUSING WOULD BE THERE. WE CAN TAKE A CLOSER LOOK AT THAT,

>> Councilor Kashinsky: I MEAN, I AM FINE WITH THE OR, I WAS JUST SEEKING CLARITY, PARTICULARLY WITH THE MIDDLE HOUSING, AND I FEEL LIKE IT'S LOGISTICALLY CHALLENGING, IT MAY NOT BE WORTH IT, IF YOU'RE JUST DOING TWO UNITS. WAS WONDERING IF THAT WOULD FALL INTO THAT.

>> YEAH.

>> Councilor Kashinsky: AND WHEN WE'RE TALKING ABOUT THE MODERATE INCOME UNITS. I FEEL LIKE IT FALLS INTO A SPACE BETWEEN MARKET RATE, WHERE I GO, AND I'M LIKE, OKAY, I'M SHOWING YOU MY INCOME, BUT I DON'T HAVE TO PROVE THINGS, IF I START EARNING MORE MONEY, I DON'T GET NOT ELIGIBLE, I KNOW A LOT OF THE AFFORDABLE HOUSING, THERE'S A LOT MORE INCOME VERIFICATION AND VERIFICATION PROCESS, AND RESTRICTIONS AROUND IT, WHEN WE'RE TALKING ABOUT THIS MODERATE INCOME HOUSING, ARE PEOPLE WITH 120% AMI GOING TO HAVE TO END UP GOING THROUGH THOSE SAME VERIFICATION PROCESSES OR IS IT MORE THAT YOU HAVE TO SET THE RENTS AT THAT LEVEL?

>> THAT'S A GREAT QUESTION. FOR THE MIRLS, THAT IS AN INCOME QUALIFIED PROCESS, THEY WILL HAVE TO GO THROUGH THE INCOME QUALIFICATION, WHERE THEY HAVE TO MEET THAT REQUIREMENT AT MOVE IN, ONCE THEY'RE IN THERE, THEY DON'T HAVE TO CONTINUE TO SHOW THEIR INCOME. THEY'RE IN THERE FOR AS LONG AS THEY WANT TO BE. FOR MODERATE INCOME HOUSING, WE ARE PROPOSING THE RENTS HAVE TO BE SET AT THE 100% AMI LEVEL, THAT WAY THEY'RE INTRODUCING A SUPPLY OF UNITS THAT ARE AFFORDABLE TO MODERATE INCOME HOUSEHOLDS. BECAUSE INCOME QUALIFICATION IS A STAFF INTENSIVE PROCESS, THAT'S THE WAY WE CAN BE INTRODUCING THE UNITS WE NEED INTO THE HOUSING SUPPLY WITHOUT CREATING MORE STAFF WORK ON THE OTHER END.

>> Councilor Kashinsky: YOU MAY HAVE SAID THIS, AND I MAY HAVE MISSED IT. IS THERE A TIME LIMIT ON HOW LONG THE RENTS HAVE TO BE AT THAT LEVEL?

>> FOR THE TAX EXEMPTION, IT'S FOR THE 10 YEAR PERIOD. FOR THE MIRL, IT'S THE LOAN PERIOD, 10 TO 15 YEARS. THAT DEPENDS ON THE PROGRAM THAT COUNCIL WOULD CHOOSE TO CREATE. PROJECT SPECIFIC WHETHER IT'S A 10 OR 15 YEAR APPROVED.

>> Councilor Kashinsky: I WILL SAY THAT, PARTICULARLY THAT SPACE OF THE INCOME LIMIT MAKES A LOT OF SENSE. LAST SUMMER I GOT BOARD, AND I LOOKED UP THE RENTS FOR ALL OF THE PROJECTS THAT I PREVIOUSLY RECEIVED IN BELLEVUE THAT I COULD FIND. AND WHAT I FOUND IS THAT -- I LOOKED AT -- OVER 600 UNITS, I WAS ABLE TO FIND THE RENTS FOR. THE ONES THAT WERE OUT OF THEIR 10-YEAR EXEMPTION, THAT I COULD FIND. THERE MAY HAVE BEEN SOME I MISSED, THE ONES I COULD FIND WERE ALL RENTING BETWEEN 60 AND 100% AMI. IT LOOKS LIKE ONCE THEY GET OUT OF THEIR MUPTTE PERIOD, A LOT OF THESE PROJECTS ARE FALLING INTO THAT MODERATE INCOME AFFORDABLE RENT LEVEL JUST SORT OF NATURALLY, SO THANKS.

>> Mayor Knudson: COUNCILOR ZELENKA.

>> Councilor Zelenka: THANK YOU FOR THE PRESENTATION, VERY THOUGHTFUL AND CLEAR. ON THE SLIDE ABOUT INCREASING THE NUMBER OF HOUSING. I WAS THINKING OF THAT IN RELATIONSHIP TO THE TAG REPORT THAT WE JUST GOT. AND IN YOUR SLIDE, WE NEED TO GET 26,000 NEW HOMES IN 20 YEARS. AND THE TAG HAD US ROUGHLY 8900 HOMES IN TEN YEARS, GOING FROM 79 TO 88,000. THAT'S ONLY A 3rd. IS THERE AN EQUIVALENT NUMBER IN THIS PROJECTION THAT FOR A 10-YEAR PERIOD THAT WOULD BE COMPARISON TO WHAT TAG WAS DOING?

>> I'M NOT SURE. AND I DON'T KNOW IF LEAH, YOU HAVE ANY MORE INFORMATION ON KIND OF THE METHODOLOGY BEHIND THE OHNA AND HOW THEY --

>> 16,000.

>> I GUESS IF YOU'RE USING THE -- YEAH, IF YOU ARE USING THE -- THEY SAY PRODUCING 1600 PER YEAR RIGHT NOW, THE OHNA IS HOW MANY UNITS WE NEED TO BE PRESENTING ON A YEAR BASIS. I'M NOT SURE WHAT FIGURES THE TAG USE, THE OHNA TAKES INTO ACCOUNT ANTICIPATED POPULATION GROWTH AS WELL AS THE PAST UNDER PRODUCTION, WHICH MAY EXPLAIN THE DISCREPANCY. IT'S NOT THAT FAR OFF.

>> WELL, IT'S 9,000 VERSUS 16,000.

>> OKAY, YEAH, IT'S A LITTLE FAR OFF.

>> I GUESS THE POINT IS, THE TAG WASN'T OUT OF THE BALLPARK. MODEST COMPARED TO WHAT WE HAVE TO DO. YOU KNOW, IF MUPTE WAS ONLY FOR AFFORDABLE HOUSING AND MODERATE INCOME HOUSING, I'D BE VOTING FOR ALL OF THEM. IT'S NOT. I STILL REMAIN UNCONVINCED THAT THOSE ARE NEEDED FOR MARKET HOUSING. AND ESPECIALLY SINCE YOU HAD PROJECTS JUST ON THE OTHER SIDE OF THE BORDER, ALMOST IDENTICAL, HAVE A MUPTE AND DON'T HAVE A MUPTE, IS STILL A BIG QUESTION FOR ME, I DOUBT IT. FOR A LOT OF THE PROJECTS. FOR THE TAX EXEMPTION COMMERCIAL CENTERS, THERE'S NO INCOME REQUIREMENT.

>> THERE'S NO INCOME REQUIREMENT. THEY WOULD STILL HAVE TO MEET THE MODERATE INCOME HOUSING CONTRIBUTION REQUIREMENT. THAT'S EITHER PAYING THE MODERATE INCOME HOUSING FEE, EQUIVALENT OF 10% OF THE EXEMPTION, AND DESIGNATING 30% OF THE UNITS AS 100% AMI.

>> HOW IS THIS DIFFERENT THAN MUPTE THEN?

>> I MEAN, IT'S VERY SIMILAR, WOULD JUST BE -- IT WOULD BE -- A MUCH WIDER GEOGRAPHY.

>> THIS WOULD JUST BE TAKING MUPTE FOR MODERATE INCOME AND EXPANDING IT INTO THE GREEN ZONES ASSOCIATED WITH THE QUARTER MILE OF THE TRANSIT ROUTE?

>> SO THE MUPTE COMPONENTS WOULD BE FOR THE CENTER, THAT'S WITH THE ORANGE AND YELLOW MAP. SO THE -- MUCH SMALLER

GEOGRAPHY, THE MODERATE INCOME HOUSING FEE WOULD BE THE QUARTER MILE OF A TRANSIT, THAT WOULD NOT HAVE THE OTHER MUPTE REQUIREMENTS. THE MAIN REQUIREMENT IS THE AFFORDABILITY.

>> SO THE MODERATE INCOME HOUSING REQUIREMENT DOESN'T HAVE TO PAY AFFORDABLE HOUSING FEE?

>> NO --

>> OR MEET ANY OF THE OTHER PUBLIC BENEFITS?

>> NO, BECAUSE THE ENTIRE PROJECT WOULD BE OFFERED BETWEEN 60 AND 120%.

>> ALL THOSE PUBLIC BENEFITS THAT ARE STIPULATED IN RULES OF MUPTE WOULDN'T APPLY FOR THIS PROGRAM?

>> CORRECT.

>> REALLY? THAT'S TROUBLING. GIVING TAX EXEMPTIONS, YOU'RE SUPPOSED TO BE ABLE TO GET PUBLIC BENEFITS, OTHER THAN JUST THE MODERATE HOUSING WE'RE GETTING. THAT'S PROBLEMATIC FOR ME. THE OTHER ISSUE IS RISK OF DEFAULT AND CONCERNS, SAME ONE THAT RANDY HAD. CAN YOU EXPLAIN THAT AGAIN WITH MORE CLARITY, ABOUT WHEN THE CITY OF EUGENE IS BACKING A DEFAULTED LOAN?

>> SURE. SO IF -- BECAUSE WE ARE THE BORROWER, WE ARE ULTIMATELY LIABLE FOR MAKING SURE THE LOAN IS REPAID BACK TO OHCS WITHIN THE 10 TO 15 YEAR TIME PERIOD. I THINK THE RISKIEST TIME FOR THE PROJECT, IS IF IT FALLS APART DURING CONSTRUCTION, THE MONEY IS ALREADY OUT THE DOOR, THERE'S NO PROJECT TO SELL OR TO RECOUP ANYTHING FROM THAT END. THE CITY WILL BE ON THE HOOK. UNDER OPTION A, WHERE WE HAVE MADE A GRANT TO THE DEVELOPER, OUR ONLY OPTIONS FOR RECOUPING DOLLARS BACK IS THROUGH THE COUNTY'S DELINQUENCY PROCESSES FOR HOW THEY HANDLE PROPERTY TAX. DELINQUENCY AND FORECLOSURES, WE'RE ONE PARTY REMOVED FROM BEING ABLE TO DIRECTLY GET THE DOLLAR FOR OURSELVES. FOR OPTION B, WHERE WE CAN MAKE A LOAN TO THE DEVELOPER, WE GET TO PUT A LIEN ON THE PROPERTY, WHICH MEANS WE GET TO HAVE -- WE HAVE A MUCH STRONGER CHANCE OF BEING ABLE TO RECOUP OUR FUNDS BACK. SO THAT'S THE LEASE -- THAT'S THE LESS RISKY OPTION, WE GET TO AT LEAST HAVE A LIEN ON THE PROPERTY, BECAUSE THAT'S SOMETHING WE DO FOR MANY OTHER PROJECTS. WE PUT LIENS ON PROPERTIES WHEN WE INVEST FUNDS.

>> HAVE YOU QUANTIFIED THE RISK? HOW MANY MILLIONS OF DOLLARS WE HAVE IN LOANS?

>> YEAH, IT VARIES, THE ONE PROJECT IN A WE KNOW IS VERY INTERESTED, I THINK WE'VE ESTIMATED IT MIGHT BE TWO. I THINK THEY ESTIMATED \$2 MILLION, WHAT THEY CAN BENEFIT OF THE MRL, BUT THAT'S THE ONLY FIGURE WE'VE BEEN ABLE TO USE. I BELIEVE IT'S \$2 MILLION, WILL, CORRECT ME IF I'M WRONG.

>> IT'S LIKE A LITTLE BIT LESS THAN THAT, IN THE 1 TO \$2 MILLION RANGE, JUST USING INITIAL MATH.

>> THAT'S ONE OF MANY, THOUGH. IT COULD BE MILLIONS OF DOLLARS. OKAY, THANK YOU.

>> BUT EACH ONE OF THOSE WOULD COME TO YOU FOR FINAL APPROVAL. AND SO THERE'S -- IT'S NOT -- IF YOU CREATE THE PROGRAM, THAT DOESN'T MEAN THAT YOU ARE THEN CREATING A PROCESS THAT RUNS WITHOUT COUNCIL INTERVENTION. YOU WOULD BE CREATING THE ABILITY FOR THIS PROGRAM TO HAPPEN. AND YOU WOULD SEE EACH APPLICATION COME TO YOU. AND YOU WOULD HAVE THE ABILITY TO EITHER TURN DOWN AN APPLICATION OR ULTIMATELY TO INTERVENE AND PUT A STOP TO THE PROGRAM OR A PAUSE ON THE PROGRAM BASED ON FLOW. IT'S NOT SOMETHING THAT JUST STARTS AND RUNS WITHOUT MORE COUNCIL TOUCHES.

>> THANKS.

>> Mayor Knudson: COUNCILOR YEH?

>> Councilor Yeh: THANKS, MAYOR. I WANT TO THANK STAFF. I THINK THIS PROCESS HAS BEEN VERY THOUGHTFUL, IN THE OPTIONS THAT HAVE COME TO US, HAVE BEEN WELL THOUGHT OUT AND VERY WELL EXPLAINED. THEY CAN GET VERY COMPLICATED. I APPRECIATE YOU TAKING THE TIME TO REALLY CREATE DIFFERENT WAYS FOR US YOU TO UNDERSTAND WHAT YOU'RE BRINGING TO US, SO THANKS SO MUCH. I BELIEVE THAT WHAT YOU BROUGHT TODAY IS REALLY BALANCED WELL, THIS CRISIS THAT WE'RE TRYING TO ADDRESS IN OUR COMMUNITY. AND OUR INTEREST IN HAVING SOME LEVEL OF CONTROL, RIGHT? AND SOME IMPACT ON WHAT PROJECTS WE'RE DOING THROUGH THESE PROJECTS, AND WHAT PROJECTS WE'RE NOT. I FEEL LIKE IT STRIKES THAT BALANCE. I AM ALSO, LIKE MANY OF MY COLLEAGUES, INTERESTED IN MOVING THIS FORWARD AS QUICKLY AS WE REASONABLY CAN. SO I WOULD BE IN FAVOR OF MOVING FORWARD WITH THIS. AND I DO NOT HAVE ANY OTHER QUESTIONS, BUT I APPRECIATE THE ONES THAT MY COLLEAGUES HAVE ASKED. THANK YOU.

>> Mayor Knudson: THANK YOU, COUNCIL. I'LL INSERT MYSELF INTO THE CUE BRIEFLY. I WANT TO OFFER A FEW THOUGHTS. I OFTEN RECEIVE MESSAGES FROM COMMUNITY MEMBERS WHO ARE VERY CONCERNED ABOUT HOUSING AFFORDABILITY, HOUSING INSTABILITY, AFFORDABILITY BROADLY IN OUR COMMUNITY. OFTEN TIMES THOSE MESSAGES INCLUDE A LINK TO A STORY, IN ANOTHER PLACE AROUND THE COUNTRY ABOUT ANOTHER PROGRAM THEY WONDER IF WE COULD IMPLEMENT THERE. IN MANY CASES, IN A PROGRAM BEING HIGHLIGHTED IS A PROGRAM THAT WE HAVE IMPLEMENTED YEARS AGO, WORK WE HAVE PILOTED AND SHARED NATIONALLY WITH OTHER COMMUNITIES, OTHER COMMUNITIES STATEWIDE. I THINK THAT SPEAKS TO THE WORK THAT HAS BEEN DONE HERE FOR A LONG TIME, TO GET ARMS AROUND THE CRISIS WITH THE TOOLS THAT WE HAVE, AS A LOCAL GOVERNMENT. I KNOW YOU ALL CARE DEEPLY ABOUT THE HOUSING AFFORDABILITY CRISIS IN OUR COMMUNITY, ABOUT THE CRISIS OF AFFORDABILITY BROADLY, I THINK WHAT IS IMPORTANT ABOUT THE PRESENTATION OF OUR STAFF TODAY, IS THE DESCRIPTION OF THESE BEING SOME OF OUR FIRST EVER EFFORTS TO TARGET THE 60 TO 100% INCOMES IN OUR COMMUNITY, WHICH ARE SO MANY OF THE PEOPLE IN OUR COMMUNITY'S STRUGGLING, TO AFFORD THEIR BASIC NEEDS EVERY WEEK AND MONTH. OF THE YEAR. AND SO THE OPPORTUNITY TO STEP INTO THAT WORK, AND CONTINUE TO DO VERY THOUGHTFUL, WELL INFORMED WORK TO SUPPORT OUR MODERATE INCOME INDIVIDUALS AND FAMILIES AND JUST HELP STABILIZE ONE ASPECTS OF THE HOUSING CRISIS THAT WE FACE I THINK IS INCREDIBLY IMPORTANT, AND I'M VERY ENCOURAGED TO HEAR SO MANY COUNCILORS ALSO WANTING TO MOVE FORWARD WITH THIS WORK SWIFTLY. EACH CALENDAR YEAR THAT PASSES, WE'RE LIKELY TO LOSE 10% IN TERMS OF COST. LIKELY NEXT YEAR, EVERYTHING WILL BE 10% MORE EXPENSIVE THAN IT WAS THIS YEAR OVER TIME. MEETING THIS CRISIS WITH URGENCY AND NOT MISSING YEARS AT A TIME, IS VERY IMPORTANT WORK. I DO THINK IT'S IMPORTANT TO MOVE FORWARD WITH ENABLING THIS WORK AS QUICKLY AS WE CAN, FROM FEEDBACK I'VE HEARD AROUND THE COMMUNITY. FROM DIFFERENT AFFORDABLE HOUSING DEVELOPERS, THERE IS INTEREST IN MOVING FORWARD AND USING THESE TOOLS IN THE MODERATE INCOME FUND TOOL THIS COMING YEAR. THIS COUNCIL AND OUR CITY ENABLING THAT PROCESS, AND BEING ABLE TO SUPPORT APPLICATIONS THAT MAY BE FINALIZED LATER THIS SUMMER WOULD BE AN IMPORTANT PART OF HELPING THOSE PROJECTS TO HAPPEN, AND HELPING THAT HOUSING TO BE BUILT HERE TO SERVE OUR COMMUNITIES NEEDS. I WANTED TO OFFER THOSE THOUGHTS, BIG PICTURE AND MY SUPPORT FOR THIS WORK. AND FOR THIS OPTION 2 TO MOVE FORWARD WITH URGENCY. I ALSO HAVE A QUICK QUESTION, AMANDA AND WILL. AND IT IS ABOUT, WITH THE MODERATE INCOME LOAN FUND PROGRAM. THE GEOGRAPHIC COMPONENT TO THAT. I MEAN, THIS WOULD BE SOMETHING - - IT WOULD BE HELPFUL TO HEAR MUCH MORE FROM THE COMMUNITY

AND THE PUBLIC ABOUT. BUT GIVEN THAT WE HAVE AFFORDABLE HOUSING PARTNERS TRYING TO DO LAND TRUST HOUSING, OTHER TYPES OF HOUSING THAT MAY NOT HAVE TRANSIT, IS THAT GEOGRAPHIC COMPONENT SOMETHING THAT WE COULD INFORM AND REVISE THROUGH A PUBLIC HEARING IN THIS PROCESS.

>> SORRY FOR THE LOAN OR FOR THE TAX EXEMPTION?

>> FOR THE MIRL, THE LOAN.

>> THE MIRL CAN BE CITYWIDE, WE HAVE MADE NO RECOMMENDATION ON THE GEOGRAPHY. WE WOULD MOVE FORWARD ASSUMING IT'S GOING TO BE APPLIED CITYWIDE.

>> THANK YOU, THANK YOU FOR THAT CLARIFICATION. NOW, TO COUNCILOR CLARK AND COUNCILOR GROVES.

>> THANK YOU, MAYOR. I HAD A LITTLE TROUBLE WITH THE BUTTON THERE. I KNOW THAT THE PRESENTATION WAS PRETTY CLEAR IN THE FACT THAT THIS IS ASSISTANCE FROM THE CITY, FROM THE STATE FOR EITHER RENTAL HOMES OR FOR HOMES FOR PURCHASE. I DON'T KNOW IF THERE'S ANYWAY TO FURTHER INCENTIVIZE OR TO DO WHAT'S REQUIRED FOR THE SAKE OF BUILDING HOMES FOR PURCHASE WITH EITHER OF THESE INCENTIVES, TO THE DEGREE WE CAN, I WOULD ENCOURAGE US TO DO THAT. THE STATE ALREADY HAS AN OHCS PROGRAM FOR THE PERSON WHO BUYS A HOME TO BE ABLE TO HAVE DOWNPAYMENT ASSISTANCE UP TO 4% OF THAT, BEING FORGIVEN THAT YOU DON'T EVEN HAVE TO REPAY. SO THE MERGING OF US HELPING INCENTIVIZE THE BUILDING OF SUCH THINGS AND THE STATES INCENTIVIZING THE FINANCING OF SUCH THINGS COULD CREATE IN A MUCH EASIER WAY FOR PEOPLE TO REALLY BUILD GENERATIONAL FINANCIAL STABILITY IN OUR COMMUNITY BETTER THAN WE DO. I HATE TO SEE US INCENTIVIZE THE BUILDING OF NOTHING BUT RENTALS AS OPPOSED TO REALLY MAKING A PUSH TO BE ABLE TO INCENTIVIZE BUILDING OF HOMES THAT ARE SOLD AS WELL. ESPECIALLY WHEN THERE'S OTHER PROGRAMS TO PAIR IT WITH, THAT CAN HELP WITH COMMUNITY FINANCIAL STABILITY. THANK YOU.

>> WE'LL CONTINUE TO LOOK AT THAT, I THINK ONE OF THE THINGS WE'VE SEEN, THE VALUE -- THERE'S BEEN A LOT OF FRICTION IN THE SYSTEM FOR BUILDING CONDOS, IT'S NOT EASY. THE STATES BEEN WORKING ON CHANGES TO THAT. WHEN WE LOOK AT THE -- IT'S JUST A HARDER PATH TO TRAVEL FOR A DEVELOPER. WHEN WE LOOK AT SOME OF THE PROGRAMS THAT WE HAVE, LIKE OUR MUPTE PROGRAM, THE EXEMPTION FOR CENTERS, DEVELOPMENT IN CENTERS WE PROPOSE TO YOU TODAY. THOSE -- I THINK WE CONTINUE TO RUN INTO SOME OF THOSE CHALLENGES, HOWEVER, I THINK THE PROGRAMS AROUND MODERATE

INCOME ARE OFTEN GOING TO BE -- THOSE GO CITYWIDE, SO THOSE FOLLOW THE ZONING THAT EXISTS AROUND THE WHOLE CITY, SO THEN THEY WOULD ALSO REFLECT THE VARIETY OF TYPES THAT WE SEE IN THE CITY, AND SO DEPENDING ON LOCATION, THEY WOULD KIND OF FOLLOW, WHAT IS APPROPRIATE TO THAT NEIGHBORHOOD AND WHAT'S CONSISTENT WITH THAT ZONING, AND WHAT WE HAVE SEEN THROUGH THE INNOVATION AND MEMBERS OF THE COMMUNITY IS A LOT OF NEW METHODS OF TRYING TO FIGURE OUT HOW TO CREATE MORE HOMEOWNERSHIP UNITS AT REDUCED PRICED POINTS. THAT'S WHAT THE MAYOR SPOKE OF, HOW CAN ORGANIZATIONS TAKE A SMART AND SYSTEM BASED APPROACH TO REDUCE SOME OF THE COSTS SO THAT THAT MAKES HOMEOWNERSHIP MORE ATTAINABLE. WE THINK THIS WOULD FEED INTO SOME OF THAT EMERGING ENERGY THAT'S AROUND THE COMMUNITY. YOUR POINT IS NOTED AND SOMETHING WE WOULD CONTINUE TO LOOK AT.

>> THANK YOU VERY MUCH.

>> Mayor Knudson: COUNCILOR GROVES?

>> Councilor Groves: THANK YOU, MAYOR. MY QUESTION WAS AROUND HOMEOWNERSHIP AS WELL. I HAVE TWO QUESTIONS. THE FIRST WAS A LITTLE DIFFERENT THAN COUNCILOR CLARK'S. ARE THERE STILL PROGRAMS FOR FIRST TIME HOMEOWNERS. I KNOW WHEN I BOUGHT MY FIRST HOUSE IN 1983, INTEREST RATES WERE 13%. AND I WAS ABLE TO GET A HOME LOAN AS A FIRST TIME HOMEOWNER AT 11%, I THOUGHT I HAD DIED AND GONE TO HEAVEN. BUT WHAT'S AVAILABLE OUT THERE, JUST SO THAT WE KNOW AND -- OPPORTUNITY TO SPREAD INFORMATION AS WE MEET WITH CONSTITUENTS.

>> I DON'T HAVE A GOOD ANSWER AT MY FINGERTIPS, THAT'S SOMETHING WE COULD PULL TOGETHER FOR YOU.

>> OKAY.

>> THERE ARE PROGRAMS OUT THERE.

>> I GET THAT QUESTION A LOT FROM PARENTS, WHAT ARE THEY GOING TO DO ESPECIALLY LOCALLY, WITH THE COSTS THE WAY THINGS ARE. WHATEVER WE CAN DO TO PROVIDE INFORMATION ON THAT, PERSONALLY, I THINK THAT INFORMATION WITH LENGTH SHOULD BE ON OUR WEBSITE. WHATEVER WE CAN DO TO GET HOMEOWNERSHIP. HOMEOWNERSHIP IS ONE OF THE FEW MECHANISMS AVAILABLE FOR THE AVERAGE JILL AND JOE THAT EARNS INCOME TO CARRY THEM THROUGH THEIR LIFE. I DON'T WANT TO DWELL ON IT TOO MUCH. I'D LIKE TO KNOW WHERE I'M GOING TO LAND IF I FALL OFF A ROOF. IF WE END UP GETTING

STUCK WITH A LITTLE, DO WE HAVE FUNDS ESTABLISHED FOR THIS, TO COVER IT? I'M ASSUMING IF IT WERE IN ONE OF OUR URBAN DEVELOPMENT AREAS, WE MAY BE ABLE TO USE URD FUNDS OR NOT.

>> I CAN SPEAK TO THAT, THE ISSUE FOR US WOULD BE TO BRING THIS FORWARD ON A CASE BY CASE BASIS. THE DOLLAR AMOUNT IS SIGNIFICANT. IT'S A MATTER THAT EXISTS IN THE OUTCOME. THE CITY TAKES ON A LOAN AND HAS A CLEAR REPAYMENT MECHANISM THROUGH THE FUNDS THAT COME BACK FROM THE DEVELOPER. THAT'S HOW IT'S SUPPOSED TO WORK, IT'S SUPPOSED TO BE CLEAN. EVERYTHING'S FINE. IN THE EVENT WHERE SOMETHING DOES HAPPEN, WE WANT TO QUANTIFY THAT, WE WOULD WORK TOWARD WHATEVER MITIGATIONS NECESSARY. WE HAVE THE EXPERIENCE OF GIVING LOANS AND FIGURING OUT WAYS TO PROTECT THE CITY. WE WOULD LOOK AT A COMBINATION OF UNDERSTANDING, HOW WE COULD LINE UP THE FORMULA, AND PROCEED WITH US GOING-FORWARD. IT WOULD BE SOME OF THE MATERIAL WE WOULD BE DEVELOPING AS WE WORK THROUGH OUR OWN SENSE OF RULES AND REGULATIONS IN THE APPLICATION PROCESS.

>> I'M NOT TRYING TO SLOW ANYTHING DOWN HERE, I WANT TO MOVE WITH HASTE ON THIS, BUT AT THE SAME TIME, I THINK WE NEED TO FIGURE THIS OUT A LITTLE BIT, AND HAVE SOME IDEAS OF HOW WE WOULD COVER A DEFAULT. OUR GENERAL OPERATIONAL DOLLARS ARE MARGINED THIN AS IT IS. I THINK YOU GET WHERE I'M COMING, FROM THANK YOU.

>> Mayor Knudson: COUNCILOR KASHINSKY?

>> Councilor Kashinsky: YES, THIS IS FOLLOWING UP ON THE OWNER QUESTIONS. THIS IS -- I'M FAMILIAR WITH CONDOS AND LIVING IN CONDOS, I WAS WONDERING HOW THIS PROGRAM AND IT ALSO FOLLOWS ON SMALLER LOTS, SMALLER DEVELOPMENT UNITS. HOW WOULD THIS INTERSECT WITH MIDDLE HOUSING AND A TOWNHOUSE DEVELOPMENT. YOU MAY HIT THAT MORE THAN FOUR UNITS OR MORE THAN 24 UNITS IN THE ACRE. THEY'RE ALL DIVIDED UP IN ADVANCE. IF YOU HAVE A 12 UNIT COTTAGE CLUSTER THAT'S GOTTEN THIS, WOULD THEY BE ABLE TO DIVIDE UP INTO DIFFERENT LOTS LATER ON, AND HOW WOE THAT PLAY OUT WITH THE EXEMPTION, AND SO THAT'S -- IT'S NOT SOMETHING I THINK WE NEED TO SOLVE IN ADVANCE OF THIS. I THINK WE'RE THINKING ABOUT HOMEOWNERSHIP, HOW THOSE TOOLS TO CREATE OWNERSHIP OPTIONS MAY INTERSECT WITH THIS.

>> THAT'S A GREAT QUESTION. I THINK THAT'S SOMETHING WE WILL DIG INTO AS WE'RE -- IF COUNCIL CHOSSES TO MOVE FORWARD AS WE DIG INTO THE DETAILS AND DIG INTO THE ORDINANCE. I'M POSITIVE THERE'S A SOLUTION, AND WE CAN FIGURE IT OUT. WE CAN FOLLOW IT UP WITH A FUTURE WORK SESSION

>> Mayor Knudson: COUNCILOR ZELENIKA?

>> Councilor Zelenka: YES, I HAVE TWO REQUESTS FOR INFORMATION, ONE RELATED TO WHAT RANDY WAS SAYING, IT WOULD BE -- I WOULD REQUEST WHEN WE COME BACK FOR THIS AT OR BEFORE THE PUBLIC HEARING, THAT WE QUANTIFY THE RISK PROFILE ON THIS. THAT NUMBER IS GOING TO BE IN THE MILLIONS, AND AS A POTENTIAL RISK, THE ACTUAL RISK, WE CAN QUANTIFY TOO, DEPENDING ON WHAT OTHER INSTITUTIONS SEE AS A FAULT PERCENTAGE, WHICH IS PRETTY LOW. STILL NON -- IT'S NOT ZERO. WE FIGURED OUT WHAT WE WOULD DO TO DO THAT. IT COULD BE MILLIONS OF DOLLARS, THAT WOULD HIT THE GENERAL FUND IF WE DON'T HAVE A PLAN, I WOULD LIKE TO REQUEST THAT INFORMATION. AND ALSO, THE FACT THAT THE MODERATE INCOME HOUSING TEN-YEAR EXEMPTION AND THE COMMERCIAL CENTERS, DON'T INCLUDE ANY OF THE PUBLIC BENEFITS AND RULES ASSOCIATED THAT WE CRAFTED FOR MUPTE IS TROUBLING. CAN YOU BRING BACK OPTIONS FOR US, TO BE ABLE TO LOOK AT INSTALLING SOME OF THOSE INTO THIS PROGRAM, LIKE THE ONE THAT SAYS YOU HAVE TO ABIDE BY THE RULES, LABOR LAWS AND RULES ABOUT 10% ABOVE CODE AND ALL THOSE DIFFERENT THINGS WE WORKED HARD TO CRAFT ARE STILL REALLY GOOD. SO IF WE COULD BRING BACK WHAT THOSE ARE AND HOW WE MIGHT INCORPORATE THEM, AND IF WE SHOULD. THAT WOULD BE VALUABLE FOR THE CONVERSATION THAT WE'LL HAVE ABOUT THE FINAL PROGRAMS.

>> YEAH, I'D LIKE TO JUST CLARIFY. THE TAX EXEMPTION FOR MODERATE INCOME HOUSING, WE'RE SAYING THAT ONE, THAT'S THE ONE THAT WOULD BE FOR EVERYTHING WITHIN A QUARTER MILE OF TRANSIT, SPECIFICALLY FOR MODERATE INCOME. THAT WOULD NOT NEED TO MEET THE MUPTE CRITERIA, FOR TAX EXEMPTION IN MARKET RATE HOUSING N COMMERCIAL CENTERS, THAT WOULD STILL HAVE TO MEET ALL 7 OF THE CRITERIA YOU CRAFTED. THEY WOULD HAVE TO MEET ALL THOSE 7, YEAH.

>> THE MIREN INCOME ONES --

>> RIGHT, THE MODERATE INCOME WOULD NOT HAVE TO AS PROPOSED, WE COULD BRING BACK THAT OPTION.

>> Mayor Knudson: THANK YOU, COUNCILORS. I WAS GOING TO OFFER ONE MORE NOTE AS WE'RE TALKING ABOUT DIFFERENT PROGRAMS AND DIFFERENT TYPES OF WAYS THE CITY CAN WORK EFFECTIVELY TO SUPPORT HOUSING PRODUCTION, ONE OF THEM IS ALSO A REMINDER AS WE'RE HAVING THIS CONVERSATION ABOUT RISK MANAGEMENT, AND WITH SOMETHING LIKE THE MODERATE INCOME LOAN PROGRAM, THAT THAT -- AND WOULD VARY ACROSS DIFFERENT PROJECTS, BUT IN THINKING ABOUT THE TYPES OF PROJECT THAT WOULD BE APPLYING FOR THAT

PROGRAM, THE COLLECTION OF FUNDING MECHANISMS, THE CAPITAL STACK SO TO SPEAK, THAT WOULD LEAD TO THOSE PROJECTS BEING CONSTRUCTED, IS MUCH MORE COMPLEX THAN JUST THE CITY OF EUGENE'S PARTICIPATION IN THAT PROGRAM. I THINK IT'S IMPORTANT TO ACKNOWLEDGE THAT THAT AS WE'RE TALKING ABOUT RISK MANAGEMENT, WE ALSO ARE TRYING TO BE A PART OF HELPING PROJECTS HAPPEN THAT MIGHT BE CLOSE TO HAPPENING, BUT THIS IS NOT, ABSOLUTELY NOT THE ONLY MONEY THAT WOULD BE GOING INTO THE CONSTRUCTION OF THESE PROJECTS. IN ANY VERSION THAT WE HAVE SEEN COME FORWARD, AND EXAMPLES FROM OUR DEVELOPMENT COMMUNITY, AND EVEN THINKING ABOUT THE NUMBER OF UNITS PROPOSED. OFFER THAT FOR OUR CONTINUED DISCUSSION,ING AND FUTURE DISCUSSION WITH THE COMMUNITY. COUNCIL PRESIDENT, IF WE ARE READY, I WILL TURN TO YOU TO PUT THE MOTION FORWARD.

>> President Leech: THANK YOU, MAYOR. AND AGAIN, THANK YOU FOR THAT PRESENTATION, AMANDA. IT'S -- I'M HIGHLY SUPPORTIVE OF US MOVING FORWARD. AS I HAVE SEEN WITH MY OTHER COLLEAGUES, TO PURSUE OPTION 2, SO I WILL MOVE 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.

>> Vice President Kashinsky: SECOND.

>> Mayor Knudson: ANY FURTHER DISCUSSION FROM COUNCIL? SEEING NONE, I WILL NOW TAKE A VOTE FOR THIS MOTION. ALL IN FAVOR? PLEASE RAISE YOUR HANDS. EIGHT. THANK YOU COUNCILOR EVANS, AND THE MOTION PASSES WITH A VOTE OF 8-0. THANK YOU, COUNCIL, AND THANK YOU, STAFF, FOR COLLECTION OF REALLY EXCELLENT PRESENTATIONS ABOUT AN ISSUE THAT IS SO CENTRAL TO MANY CONCERNS IN OUR COMMUNITY AND TO THE HEALTH AND FUTURE OF OUR COMMUNITY IN BOTH THIS CITY COUNCIL MEETING AND OUR RENEWAL AGENCIES. WE HAVE JUST A HANDFUL OF MINUTES LEFT TODAY, I WANT TO TURN TO ONE OTHER IMPORTANT CONVERSATION, WHICH IS NOT ON OUR AGENDA, COUNCILOR CLARK, I SEE YOU IN THE CUE, DENNY BRAUD WHO HAS BEEN OUR DIRECTOR IS RETIRING, THIS HAS BEEN ANNOUNCED. THIS IS AFTER 36 YEARS OF SERVICE IN OUR COMMUNITY SERVING FIRST, AND WORKING WITH SMALL BUSINESSES AND SUPPORTING LOCAL BUSINESSES IN THEIR SUCCESS IN EUGENE. 36 YEARS AGO, WORKING ON ECONOMIC DEVELOPMENT, ON REVITALIZATION PROJECTS, ON BUILDING PARTNERSHIPS ACROSS OUR COMMUNITY. MOST OF THE THINGS THAT HAVE HAPPENED THROUGH COMPLEX PARTNERSHIPS, AND THE TYPE OF COMMITMENT AND DISCIPLINE IT TAKES OVER TIME TO SEE THOSE PROJECTS THROUGH TO FRUITION HAS HAD NOT JUST DENNY'S

FINGERPRINTS WITH THEM, BUT HIS ATTENTION AND CARE FOR A NUMBER OF YEARS. CITY BUILDING IS GENERATIONAL WORK, AND WE'VE HAD ESSENTIALLY A GENERATION OF HIS TIME AND ATTENTION IN OUR COMMUNITY. BEFORE I TURN TO COUNCIL, I JUST WANT TO PERSONALLY THANK DENNY AND HIS TEAM, NOW I CAN SEE YOUR FACE TO SAY THIS TO YOU DIRECTLY. THANK YOU FOR THE YEARS OF ATTENTION AND CARE AND CREATIVITY THAT YOU HAVE BROUGHT TO OUR COMMUNITY. YOU HAVE BEEN SERVING IN THIS ROLE THROUGH EXTRAORDINARILY RANGE OF ECONOMIC TIMES, AND DIFFERENT CHAPTERS IN THE CITY OF EUGENE'S HISTORY, AND I REALLY APPRECIATE THE COMMITMENT OF SO MANY YEARS TO OUR COMMUNITY AND TO ITS FUTURE. SO THANK YOU. AND I WILL TURN IT OVER TO COUNCILOR CLARK, COUNCILOR GROVES AND I'LL HEAD ON THROUGH THE CUE.

>> Councilor Clark: THANK YOU, MAYOR. I WANT TO ADD AND ECHO THE MAYOR'S COMMENTS, SIR. THANK YOU VERY MUCH FOR SO MANY YEARS OF SERVICE ON A CAREER SPAN OF SUCH A SUCCESSFUL LONG TIME AND HAVING BEEN AT THE VERY HEAD OF A TEAM OF PEOPLE SEEING SO MANY THINGS BUILT IN OUR COMMUNITY IN THAT TIME FRAME, MUST LEAVE A FELLOW PROUD TO CALL IT A DAY ON A CAREER LIKE THIS, BECAUSE PEOPLE LIVE IN BUILDINGS DOWN BY THE RIVER NOW, THAT DIDN'T BEFORE, BROTHER, AND YOU KNOW, YOU'VE BEEN A PART OF THAT FOR A VERY, VERY LONG TIME. WE HAVE A REVITALIZED RIVER AREA. I DON'T EVEN KNOW WHAT TO CALL IT, THE WHOLE AREA, BECAUSE OF YOUR WORK. AND I PERSONALLY WANT TO SAY THANK YOU, BECAUSE I KNOW AS MANY TIMES AS I'VE NEEDED FURTHER DETAIL ABOUT INFORMATION ABOUT PROJECTS THAT WERE BEING CONSIDERED THROUGHOUT THE COMMUNITY, I HAVE ALWAYS RELIED ON BEING ABLE TO GET A STRAIGHT UNDERSTANDING OF THINGS FROM YOU. YOU'VE BEEN SO HELPFUL TO ME, SO THANK YOU FOR WHAT YOU'VE DONE FOR THE COMMUNITY. AND FOR HELPING ME TOO. THANK YOU, SIR.

>> Mayor Knudson: COUNCILOR GROVES?

>> Councilor Groves: THANK YOU, MAYOR. HOW MANY YEARS HAVE WE KNOWN EACH OTHER. I'M SURE IT'S WELL OVER 30. CONGRATULATIONS ON A JOB WELL DONE, AND ON A RETIREMENT THAT'S WELL EARNED AND RICHLY DESERVED. I APPRECIATED A WORD THE MAYOR USED CREATIVE IN YOUR APPROACH, THE CREATIVITY YOU BROUGHT TO THE JOB, I ALSO APPRECIATED YOUR STRAIGHT AND DIRECT TALK. THAT'S THE WAY I TRY TO COMMUNICATE AND I CERTAINLY APPRECIATE THAT. YOU'RE USING AN ECONOMY OF WORDS AND THAT'S NOT ALWAYS SOMETHING WE SEE IN GOVERNMENT. SO THANK YOU FOR THAT, YOU'VE BEEN INVOLVED WITH SO MANY IMPORTANT PROJECTS OVER THE YEARS, AND I KNOW BACK IN MY DAYS IN FIRE, WE HAD MANY DISCUSSIONS ABOUT ACCESS, AND I ALWAYS FELT LIKE YOU WERE TRYING TO FIND A WAY TO MEET THE NEEDS OF THE

FIRE DEPARTMENT, THE NEEDS THE COMMUNITY HAD AS WELL, WHICH SHOULD NEVER BE IN OPPOSITION TO EACH OTHER, BUT SOMETIMES IT'S WORKING TO GET TO YES. AND I FELT LIKE YOU ALWAYS WERE OPEN TO THAT, AND YOU HAVE OVERSEEN A STAFF THAT'S EXTREMELY TALENTED AND DOES SOME VERY DIFFICULT, AND AT TIMES UNFORTUNATELY, WORK. IT'S SO IMPORTANT TO THE DEVELOPMENT OF THIS COMMUNITY. IN THE INTEREST OF TIME, I'VE GOT A LOT MORE I COULD SAY, BUT THANK YOU, AND I HOPE YOU STAY IN TOUCH. ADIOS AMIGO

>> Mayor Knudson: COUNCILOR KEATING.

>> Councilor Keating: THANK YOU, MAYOR. DENNY, 36 YEARS, YOU HELPED EUGENE GROW, YOU HELPED EUGENE GROW RESPONSIBLY, YOU LED VITAL INVESTMENTS IN OUR DOWNTOWN AND RIVERFRONT AREA. AND YOU, YOU LIKE ME AND MY FAMILY, YOU ARE A DEDICATED DODGERS FAN. I TRUST IT'S NO ACCIDENT, DENNY, THAT YOUR -- THAT SPRING TRAINING BEGINS ON FEBRUARY 20th, YOUR PENDING RETIREMENT DATE. IF AND WHEN I AM EVER FORTUNATE TO RETIRE, I HOPE MY TIMING IS AS IMPECCABLE AS YOURS, AND I HOPE MY CAREER IS AS ILLUSTRIOUS. THANK YOU, DENNY.

>> Mayor Knudson: COUNCILOR ZELENKA.

>> Councilor Zelenka: IN MY OVER 30 YEARS WORKING WITH THE CITY OF EUGENE, I HAD THE PLEASURE OF WATCHING DENNY RISE UP THROUGH THE RANKS AND GROW, AND BECOME SUCH AN INCREDIBLE ASSET TO THE CITY OF EUGENE, AND THE WORK THAT WE ALL DO, AND IN PARTICULAR, THE CITY COUNCIL, YOU HAVE TO REALLY LONG LIST OF ACCOMPLISHMENTS, I HOPE YOU WRITE THEM DOWN, ACTUALLY. IT'S A FUN EXERCISE TO DO. BECAUSE YOU -- AND THEN YOU KIND OF HAVE THAT IN POSTERITY, MAYBE YOUR STAFF CAN DO IT FOR YOU, AND GIVE IT TO YOU. I VERY MUCH APPRECIATED THE CLARITY YOU BROUGHT TO ALL THE WORK YOU DID IN THE DEPARTMENT AND PLANNING, AND YOUR STRAIGHT TALK. AND VERY MUCH HELPED ME UNDERSTAND THESE COMPLEX ISSUES, AND HELPED ME DECIDE WHEN I NEED TO MAKE A DECISION OVER THE LAST 20 YEARS AS A COUNCILOR. THANK YOU FOR ALL THAT, LONG SERVICE AND THE WORK FOR THE CITY. ONE OF THE THINGS THAT I THINK PEOPLE STRIVE TO, AND I KNOW YOU DO, YOU WANT TO MAKE -- YOU WANT TO LEAVE THE PLACE IN BETTER SHAPE THAN YOU FOUND IT, THAN WHEN YOU STARTED, AND I THINK YOU DID THAT IN SPADES, YOU CAN HOLD YOUR HEAD UP HIGH AND THING LONG AND HARD ON THE WORK YOU'VE DONE. THANK YOU VERY MUCH, DANNY.

>> Mayor Knudson: COUNCILOR YEH.

>> Councilor Yeh: THANK YOU, MAYOR. I'M GOING TO DUPLICATE WHAT EVERYONE'S SAID. THANK YOU FOR THE HUGE IMPACT YOU'VE HAD ON OUR COMMUNITY. ALSO FOR -- I KNOW THIS ISN'T THE END. I DON'T KNOW WHAT YOU'RE GOING TO DO WITH YOUR RETIREMENT, BUT WHATEVER IT IS, AND WHOEVER GETS YOUR TIME AND YOUR TALENTS, THEY WILL BE THE BETTER FOR IT. AND I HOPE WE'LL HEAR ABOUT YOU, AND WHAT YOU END UP DOING WITH THIS NEXT JOURNEY OF YOUR LIFE INTO THE FUTURE, AND JUST THANKS FOR GIVING US THESE YEARS

>> Mayor Knudson: THANK YOU, COUNCIL. AND THANK YOU, DENNY, FOR GIVING US THE OPPORTUNITY TO THANK YOU PUBLICLY FOR MANY, MANY YEARS OF WORK. WE JUST SAW YOU UNDO YOUR MICROPHONE.

>> I WANT TO THANK ALL OF YOU. I'VE SHARED WITH OTHERS, I WAS TRYING TO CALCULATE HOW MANY COUNCIL MEETINGS I'VE BEEN TO IN THOSE 36 YEARS, IT'S WELL OVER 2,000, I THINK. THE DIFFERENCE IS, I GOT PAID FOR IT, YOU ALL VOLUNTEER A LOT OF YOUR TIME, I WANT TO THANK ALL OF YOU FOR HOW MUCH TIME YOU SPENT TRYING TO HELP GROW THE COMMUNITY, MAKE IT A BETTER PLACE AS WELL. I'VE BEEN VERY LUCKY, MOSTLY BECAUSE I'VE WORKED WITH TALENTED PEOPLE, SO COUNCILOR ZELENSKA, ARE MY LIST WILL MOSTLY BE ABOUT THE PEOPLE I WORKED WITH, NOT THE THINGS I WORKED ON. AND TODAY AS A REPRESENTATIVE OF THE LEVEL OF TALENT WE HAVE WITH WILL AND AMANDA HERE. THAT TRANSCENDS ACROSS THE ORGANIZATION. I THINK IT'S THE MOST TALENTED TEAM WE'VE EVER HAD NOT ONLY IN PLANNING AND DEVELOPMENT, BUT ACROSS THE ORGANIZATION. I'M EXCITED ABOUT THE FUTURE AS A COMMUNITY MEMBER BECAUSE I'LL LEAVE, BUT THINGS WILL GO ON, AND WE HAVE VERY TALENTED PEOPLE TO DO THAT. IF MY WIFE'S WATCHING AT HOME, THANKS FOR YOUR PATIENCE. AND YOU'RE GOING TO HAVE TO BE A LOT MORE PATIENT, BECAUSE YOU'RE GOING TO SEE A LOT MORE OF ME. IF MY GRANDKIDS ARE WATCHING, ELI AND DILLON, I'LL SEE YOU SOON. ONE MORE THING, IF ANYONE'S THINKING ABOUT 36 YEARS OF SERVICE AT THE CITY OF EUGENE. I WILL TELL YOU, IT WILL MAKE YOU A BETTER PERSON IN THE END. I HIGHLY RECOMMEND IT.

>> Mayor Knudson: GREAT ADVICE.

>> THANK YOU.

>> Mayor Knudson: THANK YOU, DENNY. COUNCILOR EVANS? MY APOLOGIES FOR MISSING YOU EARLIER. MY GUESS IS YOUR HAND WAS RAISED.

>> Councilor Evans: YES, MY HAND WAS RAISED, AND I WAS WAIVING IT. THANK YOU, DENNY FOR ALL THE WORK YOU'VE DONE OVER THE LAST 36 YEARS. AND PARTICULARLY, VERY TO SAY, THAT, YOU KNOW, MY FIRST

INTERACTIONS WITH YOU WERE WHEN I WAS ON THE LTD BOARD, AND WE WERE TRYING TO PUSH THROUGH TWO NEW MX LINES, ONE ON GATEWAY THROUGH DOWNTOWN EUGENE, AND THE WEST EUGENE MX, WHICH I CHAIRED THAT COMMITTEE, AND I FOUND THAT OUR TEAM WORK WITH THE LTD STAFF AND THE STAFF OF THE CITY OF EUGENE WAS A CREDIBLY VALUABLE IN TERMS OF REALIZING THAT PROJECT AND MAKING THAT PROJECT A REALITY. THANK YOU FOR THAT. THANK YOU FOR CLARIFYING CERTAIN THINGS FOR ME, THAT I DIDN'T UNDERSTAND, IN THESE LAST 12 YEARS ON COUNCIL. AND AGAIN, YOU KNOW, I'M A SOFTBALL DAD, YOU'RE A SOFTBALL DAD, SO WE HAVE SPENT MANY YEARS TRACING AROUND OREGON, WASHINGTON AND CALIFORNIA, CHASING OUR DAUGHTERS AND THEIR SOFTBALL CAREERS. SO AGAIN -- AND YOUR SON IN LAW PLAYED FOOTBALL FOR ME TOO. SO AGAIN, DENNY, THANK YOU FOR ALL OF YOUR SERVICE AND THE NUMBER OF YEARS THAT YOU PUT IN AT THE CITY. AND I'M SURE THAT YOU'RE GOING TO BE AROUND FOR SOME SAGE ADVICE NOW AND FOR THE FORESEEABLE FUTURE. SO THANK YOU.

>> Mayor Knudson: THANK YOU, DENNY, THANK YOU TO YOUR TEAM, AND THANK YOU FOR LEAVING US IN REALLY GOOD HANDS WITH, A LOT OF GREAT PEOPLE DOING SOME GREAT WORK. I NOW CLOSE THE FEBRUARY 11, 2026, CITY COUNCIL WORK SESSION, AND WE ARE ADJOURNED.