

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

June 24, 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 June 24, 2026, meeting of the Eugene Urban Renewal Agency in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. WORK SESSION: Downtown Tenant Improvement Program; ROW Projects Update

Agency Director Jenny Haruyama introduced the topic and Anne Fifield, Economic Development Manager and Dylan Huber-Heidorn, Development Analyst, provided background information on recent downtown physical improvement projects and explained the intent of the proposed grant program, its structure, eligible activities, and projected pilot funding.

Councilor Discussion:

- Councilor Groves – stated support for investing in the downtown core and noted enthusiasm for the proposed pilot program; stated interest in staff experiences with similar programs in other cities; noted the benefit of public communication about the program; stated the importance of engaging property owners of vacant buildings; noted that Downtown Eugene Incorporated (DEI) considerations should be integrated into program rollout; stated concerns about emergency access and asked how the Fire Department would be involved in streetgrid planning.
- Councilor Keating – asked whether staff could provide a map illustrating vacant or underutilized commercial spaces downtown; noted interest in potential future discussions about vacancy taxes; asked why the proposed boundary included only part of the Riverfront Renewal District; asked about complications associated with converting older commercial buildings into mixed commercial and residential uses; asked about recent sidewalk conditions near the Federal Building.
- Councilor Kashinsky – stated support for moving forward with the project; noted earlier referenced projects such as the new trash receptacles have significantly improved downtown cleanliness and contributed to a more comfortable pedestrian environment; stated this visible improvement demonstrates how small, targeted investments can produce meaningful community benefits.
- Councilor Zelenka – asked how the program would ensure property-owner approval for tenant-led improvements; asked whether the grant selection process would be competitive or first-come-first-served; asked about evaluation criteria for denying

applications; asked why the program excludes businesses closed to minors; asked what percentage of downtown businesses might fall into that excluded category.

- Councilor Yeh – stated appreciation for a program that increases equity for businesses seeking to locate downtown; asked whether the grant cycle should allow bundled application review so marginalized business owners would not be disadvantaged by a first-come process; stated support for the program’s direction.
- Mayor Knudson – noted appreciation for staff outlining examples of how landscape and sidewalk improvements support positive activity downtown; stated interest in understanding how home-inspection workforce training and assessor certification might complement future downtown programs.
- Councilor Keating – asked whether local movie theaters could retain eligibility for grants despite showing films with age restrictions; noted appreciation for clarification that businesses must be always closed to minors to be ineligible.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the Agency Director to bring back resolutions related to the Downtown Urban Renewal District and the Riverfront Urban Renewal District for a proposed tenant improvement program incorporating the program elements described in Attachment A to this AIS.

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

OPPOSED: None.

2. ACTION: Riverfront Urban Renewal District: Appointment to River Guides Advisory Committee

Agency Director Jenny Haruyama introduced the topic and provided background information on the Mayor’s nominations for the Riverfront Urban Renewal Advisory Committee and noted the need for Agency approval.

Councilor Discussion:

- Councilor Zelenka – asked for clarification regarding the number of appointments included in the nomination list.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to appoint Dan Carol, Phil Farrington, Joe Moll, and Dana Siebert to the Riverfront Urban Renewal Advisory Committee (River Guides), for a two-year term beginning July 1, 2026, and ending on June 30, 2028.

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

OPPOSED: None.

Mayor Knudson closed the June 24, 2026 City Council meeting of the Eugene Urban Renewal Agency and called the June 24, 2026 City Council work session to order.

3. WORK SESSION: An Ordinance Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, and 6.780 to the Eugene Code, 1971; and Providing an Effective Date

City Manager Jenny Haruyama introduced the topic and Danielle Klinkebiel, the Climate Policy Analyst and Ian Penn, Sustainability Manager, of Public Works, introduced the draft ordinance requiring Home Energy Scores at the time of home listing, provided background on community engagement, explained research from other Oregon jurisdictions, described program costs, and outlined proposed administration and enforcement practices.

Councilor Discussion:

- Councilor Clark – stated that ensuring home buyers have complete information is beneficial but asked how the proposed requirement compares with new federal appraisal forms mandating energy-efficiency data; asked for clarification on whether the local requirement duplicates federal effort and noted concern about unnecessary added costs.
- Councilor Zelenka – stated that voluntary energy-efficiency programs have historically not achieved desired results; noted that other cities' experience shows no increase in housing costs associated with mandatory Home Energy Scores; asked about potential funding sources, including whether fees associated with scoring could partially fund program staff.
- Councilor Evans – asked how homes with substantial code violations would be scored; asked whether revenue from unpaid civil penalties could be used to support compliance or program functions; requested a legal opinion on whether such liens could be applied at sale.
- Councilor Kashinsky – asked whether homeowners who make energy-efficiency improvements soon after scoring could avoid repeated scoring requirements; stated interest in seeing examples from other jurisdictions that have addressed similar timing issues.
- Councilor Keating – asked whether a portion of scoring costs could support the Affordable Housing Trust Fund; asked whether tenants could be incentivized to obtain Home Energy Scores on rental properties and asked how a homeowner might dispute an assigned score.
- Councilor Groves – stated support for energy-efficiency goals but noted concern that the proposal could create additional regulation; asked how the program aligns with federal requirements and stated interest in learning whether the program might disproportionately impact seniors and low-income households living in older buildings.
- Councilor Keating – asked whether large homes with higher total energy use are evaluated in a way that adequately accounts for square footage.
- Councilor Yeh – stated appreciation for detailed staff research and noted confidence that concerns about market effects have not materialized in other cities; asked whether staff outreach and training activities are included within proposed start-up costs; noted support for moving the ordinance to a public hearing.

- Mayor Knudson – stated interest in learning how home-inspection workforce programs could support assessor training; asked how the benefits of energy-efficiency improvements could reach current occupants rather than only future buyers.
- Councilor Clark – stated while the local energy-analysis program is voluntary, the federal requirement for professional appraisers is not voluntary; stated that, beginning November 2, 2026, all licensed appraisers nationwide must include energy-efficiency information in every appraisal to retain their licensure; noted this federal mandate requires completion of a predetermined appraisal form that incorporates an energy-efficiency section and stated that appraisers have no discretion to omit this information.
- Councilor Zelenka – noted, for purposes of full disclosure, that employees of the Oregon Department of Energy who report to him administer the federal contract with Earth Advantage; stated he receives no personal benefit from that relationship; noted that Earth Advantage is currently examining how the Home Energy Score system might apply to rental properties; stated the assessment process relies on standardized calculations such as total energy use, square footage, and energy use per square foot; noted that, because the scoring methodology is structured and data-driven, disputes about results are unlikely.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to schedule a public hearing on the Ordinance to Establishing a Residential Energy Performance Disclosure Requirement provided at Attachment A to this AIS and to set a date for Council deliberations and possible action.

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

OPPOSED: None.

The meeting was adjourned at 1:26 p.m.



Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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