

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

July 8, 2026
12:00 p.m.

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

Councilors Absent: Lyndsie Leech

Mayor Knudson opened the July 8, 2026, meeting of the Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

City Manager Jenny Haruyama introduced the topic and Ethan Nelson, Intergovernmental Relations Manager who provided background on the process for establishing state and federal priorities.

1. WORK SESSION: Intergovernmental Relations: Preparation for 2027 Legislative Session, Follow-up

Councilor Discussion:

- Councilor Kashinsky – noted the fast pace of the legislative session; asked whether there are opportunities for Councilors to engage more directly with legislators through testimony or meetings; expressed interest in supporting advocacy aligned with Council priorities.
- Councilor Clark – asked whether the conversation was intended to address future priorities or gaps from previous sessions; stated infrastructure to support housing development should be elevated as a higher priority; noted past data suggesting a significant portion of the city’s buildable land lacked necessary infrastructure; stated interest in pursuing stronger legislative support for housing-related infrastructure investments.
- Councilor Keating –stated several priority areas: increased investment in traffic safety aligned with Vision Zero, strengthened digital privacy protections, support for statewide shelter programs including Safe Sleep Sites, expanded access to the Imagination Library, and greater revenue options for cities; noted interest in ensuring statewide Imagination Library support to reduce reliance on local fundraising.
- Councilor Groves – noted the need to update the strategic plan; stated the current plan does not reflect present Council priorities; noted desire for clearer

prioritization to support more efficient Intergovernmental Relations Committee (IGR) work.

- Mayor Knudson – noted the importance of collaboration with legislative partners, citing recent work related to the Eugene Airport as an example of multi-year coordination; asked how such long-range collaborative work aligns with annual priority-setting timelines and how Council can best support upstream legislative strategy development.
- Councilor Kashinsky – asked whether additional legislative advocacy opportunities could support cross-jurisdictional work on ambulance transport services; noted that regional districts are facing financial instability.
- Councilor Keating – stated interest in statewide incentives for building upward rather than outward; noted interest in statewide animal services investment; asked about the feasibility of statewide property tax reform; asked whether recommendations from statewide health governance boards could present opportunities for aligned City advocacy.
- Mayor Knudson – noted the value of increased connection points between Council and the legislative delegation before and after legislative sessions; interest in strengthening those engagement opportunities.

Mayor Knudson closed the July 8, 2026 City Council work session and called the July 8, 2026 meeting of the Eugene Urban Renewal Agency to order.

2. WORK SESSION: Urban Renewal Update: Riverfront

Agency Director Jenny Haruyama provided a summary and introduced Amanda D'Souza Development Programs Manager and Will Dowdy, Community Development Director, who provided background on three project areas: Parcel Eight Food Hall, Parcel Four Affordable Housing, and Riverfront Connections.

Councilor Discussion:

- Councilor Kashinsky – stated support for improved access between parking areas and the Riverfront Park; noted community interest in clearer navigation to park spaces; asked for clarification regarding estimated numbers of parking spaces under the proposed change of use for Viaduct Open Space; asked whether earlier open space concepts were specific or general in nature.
- Councilor Keating – stated concerns about relocating the generator; noted uncertainty that this request represented the highest priority use of funds; asked whether accessible parking currently exists in the area and whether the proposal was essential for accessibility improvements.
- Councilor Groves – asked whether mixed-income housing in a single building is more expensive to construct; asked about feasibility of underground parking given

water table height; stated support for moving projects forward to overcome construction market challenges.

- Councilor Yeh – noted strong support for the affordable housing project; stated willingness to accommodate the parking compromise due to cost considerations; stated reservations about relocating the generator; stated preference to reserve funding flexibility for future needs.
- Councilor Zelenka – stated support for Parcel 4 Affordable Housing; noted that affordable housing requires subsidy; noted support for the proposed change of use to accommodate parking; noted that underground parking is significantly more expensive; stated interest in understanding the cost basis for Riverfront Connections design work.
- Mayor Knudson – stated the relationship between the affordable housing footprint and the generator would benefit from a visual showing both together; noted physical relationship is important when considering transportation circulation and overall site functionality; noted the Riverfront site used to be fenced and inaccessible stated redesigning access is essential for the community to fully benefit from new investments; stated support for the proposed change of use for parking, citing the value of preserving the stormwater and landscaped edge; stated maintaining a welcoming pedestrian experience from Fifth Street to the Riverfront is important and should be preserved; noted interest in incorporating public art under the viaduct to improve the visual experience; stated support for the affordable housing proposal, notes its similarity to a recently constructed project in the Whiteaker; asked whether \$300,000 would be sufficient to complete the planning work.
- Councilor Kashinsky – stated she spoke with a resident who asked how a person using a wheelchair could access the existing Riverfront Park; stated she was unsure whether the slope along that path is compliant with the Americans with Disabilities Act (ADA); stated that relocating the generator and improving the connection between the parking lot and the Riverfront Park would enhance accessibility, particularly for individuals with mobility challenges; asked whether the proposed connection would meet ADA accessibility requirements.
- Councilor Yeh – asked whether any presentation materials included an image indicating how close the proposed building would sit to the generator location; stated appreciation for colleagues' perspectives; noted the revised cost estimate lower than \$500,000 made the proposal more reasonable; stated future planning should invest equivalent effort in ensuring safe and convenient walking and bicycling access.

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to approve the use of urban renewal funds for the projects as provided in Attachment B to this AIS, with the change of \$300,000 from \$500,000 for the Riverfront Connections Project.

Councilor Discussion:

- Councilor Keating – stated intent to make a substitute motion.

MOTION TO SUBSTITUTE: Councilor Keating, seconded by Councilor Groves, moved to substitute Councilor Kashinsky's motion to approve the use of Urban Renewal Funds for the Parcel 4 Affordable Housing Project which is Attachment B to this AIS.

Councilor Discussion:

- Councilor Keating – stated councilors' broad support for the affordable housing project and stated his intention to support it; noted the allocation of \$500,000 versus \$300,000 should be debated separately from the motion under consideration; asked for council to support the substitution in order to advance the affordable housing project independently; stated he is prepared to support the affordable housing components outlined in the Agenda Item Summary (AIS); asked councilors to support the motion so discussion of related funding questions could occur separately.
- Mayor Knudson – stated five minutes remained in the scheduled meeting time; noted the importance of avoiding rushed consideration of remaining items; asked for a motion to extend the meeting by 10 minutes.

VOTE ON MOTION TO SUBSTITUTE:

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

OPPOSED: None

MOTION: Councilor Keating, seconded by Councilor Groves, moved to approve the use of Urban Renewal Funds for the Parcel 4 Affordable Housing Project which is Attachment B to this AIS.

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

OPPOSED: None

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to extend the work session by 10 minutes.

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

OPPOSED: None

MOTION: Councilor Kashinsky, seconded by Councilor Groves, moved to approve the use of Urban Renewal Funds for the Riverfront Connections Project as described in Attachment B with the change of the amount being from \$300,000 to \$500,000.

Councilor Discussion:

- Councilor Keating – asked whether the motion still included elements related to the Parcel 8 restaurant site; asked whether the action being considered was limited to

adjusting the cost of the study associated with relocating the generator; asked for clarification regarding the availability of accessible parking in the Riverfront area; asked whether individuals with mobility challenges currently lack compliant access points; asked whether moving the generator would be the only method to establish an accessible connection and whether present conditions place the site out of compliance.

- Councilor Clark – asked for clarification the \$300,000 under consideration represented the cost of obtaining an estimate for the project and not the cost of relocating the generator itself; noted the eventual relocation could cost multiple millions of dollars; asked for an estimate for the generator relocation; stated his understanding the purpose of the \$300,000 was to obtain estimates.
- Councilor Zelenka – asked for confirmation the proposed design work encompassed multiple elements of the Riverfront Connections Project; stated his understanding was the estimated \$2 million dollars represented the cost of this combined set of improvements rather than solely the cost of moving the generator; stated his reference to the portion of the parking area requiring redesign and noted this element would be included in the design phase; stated the entire parking lot west of City Hall would constitute a separate future project.
- Councilor Groves – asked if the proposal could present project costs broken down by individual elements to allow Council to evaluate components separately; asked whether it would be possible to make all areas of the Riverfront project site accessible under the ADA without relocating the generator; stated he sought a better understanding of potential risks involved in relocating the generator; noted significant equipment moves can sometimes result in unexpected complications.

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

OPPOSED: Keating

MOTION: Councilor Kashinsky, seconded by Councilor Groves, moved to approve the amendment to the project deal points proposed in Attachment B to this AIS and to direct the Agency Director to revise the Disposition and Development Agreement to allow use of the Viaduct Open Space parcel for parking.

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

OPPOSED: None

The meeting was adjourned at 1:40 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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