



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 30, 2023

5:30 p.m. CITY COUNCIL and URBAN RENEWAL AGENCY SPECIAL MEETING

City Council meetings will continue to be held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

Meeting of January 30, 2023; Her Honor Mayor Lucy Vinis Presiding

Councilors

Randy Groves, President

Mike Clark

Lyndsie Leech

Jennifer Yeh

Matt Keating, Vice President

Greg Evans

Emily Semple

Alan Zelenka

5:30 p.m. CITY COUNCIL and URBAN RENEWAL AGENCY SPECIAL MEETING

1. SPECIAL MEETING: Outline of Terms - EWEB HQ Purchase

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AND URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY



Special Meeting: Outline of Terms- EWEB HQ Purchase

Meeting Date: January 30, 2023
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Sarah Medary
Contact Telephone Number: 541-682- 5010

ISSUE STATEMENT

At this work session, Council will be asked to consider whether to authorize the City Manager to execute a Purchase and Sale Agreement for the acquisition of the EWEB headquarters buildings and property consistent with the terms included in Attachment A.

BACKGROUND

The Eugene City Council has been working towards establishing a City Hall since the early 2000's. The first phase of this work included relocating services from the previous City Hall site at 777 Pearl Street. That began with the construction of Fire Station 1 and continued with the purchase of a new police headquarters building. Later, the City transitioned the Municipal Court, Central Service functions and eventually the Mayor, City Council and City Manager's Office. The site at 777 Pearl Street was cleared and prepared for the first phase of a new City Hall complex.

After over a year of discussion and planning with the City Council, in 2016, the City Council directed staff to prepare the bid documents for the first phase of construction. Those bid results were presented to council in July 2016 at which time the City Council voted to delay their decision until after a joint meeting with Lane County to discuss a potential land exchange. The land exchange proposal resulted in many months of coordinated work between the City and County that ultimately resulted in Lane County acquiring the full block City Hall site and the City acquiring the half block known as the "Butterfly Lot" which was named for the design of the parking structure that covered the half block. This land exchange allowed for the re-establishment of the fourth park block and a permanent home for the Lane County Farmer's Market. It also established the north half of the block for a future City Hall. The full block Lane County purchased is intended for a future Lane County Courthouse.

In 2019, City Council authorized staff to proceed with necessary steps to design a new City Hall and advance the design of the Town Square. In follow up work sessions, decisions were made to proceed with a phased approach to the development of the fourth park block, plaza and farmer's market pavilion, acknowledging that this would be followed by a future City Hall. In early 2020, the work on City Hall was paused due to COVID-19 and the need for the City of Eugene to focus on supporting the community through the pandemic. Construction continued on the first phase and in 2022 the Farmer's Market Pavilion and Plaza were completed and opened to the public.

In late 2022, City staff began considering options for how to move forward with City Hall. At the same time, the Eugene Water and Electric Board (EWEB) had completed a request for proposal process for their headquarters building at the downtown riverfront and did not select a proposal to move forward. The Board of Commissioners authorized the General Manager to negotiate disposing of the property as he saw fit. The City had previously considered this site as one of the possible locations for a future City Hall and had studied the building in 2016 to understand the costs and possibilities in comparison to a new City Hall. At the time, the cost of acquiring the land and upgrading the facilities was considered and was ultimately not chosen as the future City Hall site. However, in 2022, those costs have shifted and EWEB has made numerous upgrades to the building making an incremental and phased approach a responsible and cost effective option for the City of Eugene.

The EWEB headquarters building and surrounding land allows for many possibilities for the City of Eugene that were not part of earlier conversations about the site. Some of those include:

- Space that can accommodate more consolidation of services to include vacating the 4th floor of the Eugene Library. This allows for future expansion of the library and was the vision of the Eugene Public Library Foundation when they fundraised for the fourth floor prior to construction 20 years ago.
- City Council Chamber and increased community meeting space for civic engagement.
- Access to and ownership of the mechanical systems for the fountain, ensuring the fountain stays open and accessible to the public.
- Public parking for the riverfront park and plaza.
- 4 acres of adjoining property that allows for co-location of other city services or additional development. This includes the potential for a future fire station in a needed location.
- Co-location for ongoing EWEB customer service.

The City has negotiated terms and conditions (Attachment A) for the purchase of the site that are within the City's existing reserve for construction of a City Hall and that allows for the first phase of remodeling and upgrades. The first phase will also include some overall planning for the site to determine the best set of services to be co-located and highest and best use of the surrounding properties for the future.

While the downtown plan area includes the riverfront site, some have expressed concern about City services moving from areas currently located in the Olive and 10th Street area. There have also been questions about what this means for the existing City Hall building site north of the Farmer's Market Pavilion. A thoughtful and intentional transition plan that increases downtown vibrancy and safety will be an important part of the process. For decades the City of Eugene and the Urban Renewal Agency have worked collaboratively with the community to invest in downtown. Continuing to build the vision and implementing strategies in partnership with the community and downtown businesses will be essential in building a thriving downtown and its historic core.

PREVIOUS COUNCIL DIRECTION

The Eugene City Council has been actively discussing and working on City Hall since the early 2000's. **Attachment B** includes an action matrix from 2001 to 2016.

[February 10, 2020, City Council Work Session](#) City Council directed the City Manager to design City Hall without additional floors of leasable real estate; without underground parking; to achieve LEED Silver certification; and to a seismic standard above Life Safety, with the intent of City Hall being repairable after an earthquake.

COUNCIL OPTIONS

1. Approve the Outline of Terms set forth in Attachment A, authorize the City Manager to enter into an agreement with EWEB consistent with these terms and authorize her to close on the property purchase once due diligence is complete and all conditions of closing are satisfied.
2. Amend the Outline of Terms included in Attachment A, authorize the City Manager to enter into an agreement with EWEB consistent with the amended terms and authorize her to close on the property purchase once due diligence is complete and all conditions of closing are satisfied.
3. Do not approve the Outline of Terms included in Attachment A and direct the City Manager to further negotiate with the EWEB General Manager.
4. Take no action at this time.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approving the Outline of Terms set forth in Attachment A and authorizing the City Manager to enter into an agreement with EWEB consistent with these terms and authorizing her to close on the property purchase once due diligence is complete and all condition of closing are satisfied.

SUGGESTED MOTION

- 1) Move to authorize the City Manager to execute a Purchase and Sale Agreement for the acquisition of the EWEB headquarters buildings and property consistent with the terms outlined in Attachment A and to authorize the City Manager to close on the property purchase once due diligence is complete and all conditions of closing are satisfied.
- 2) Move to include recommendations for the area near Olive and 10th and the Park Blocks as part of the transition planning for City services and to keep City Council informed about the overall transition process.

ATTACHMENTS

- A. Outline of Terms with Exhibits
- B. City Council Action Matrix 2001 – 2016
- C. EWEB Headquarters Property Brochure

FOR MORE INFORMATION

Staff Contact: Sarah Medary
Telephone: 541-682-5010
Staff E-Mail: smedary@eugene-or.gov

Outline of Terms

Seller: Eugene Water and Electric Board (EWEB)

Buyer: City of Eugene (City)

Property: EWEB headquarters buildings (north and south) located at 500 East 4th Avenue and 502 East 4th Avenue and accompanying land (approximately 4.4 acres) collectively shown on the attached map (Exhibit A) and as described in the attached property descriptions (Exhibit B), collectively referred to as the “EWEB Property” unless otherwise specified.

Purchase Price: \$12,000,000. Payment: \$8,000,000 will be due at closing with the remaining \$4,000,000 to be paid within 5 years of the date of closing and subject to a 4% annual percentage rate for the outstanding portion until paid in full.

Earnest Money Deposit: None.

Closing Costs: The City and EWEB will equally share responsibility for typical closing costs associated with all property transfers contemplated in the Agreement, including escrow fees and recording fees.

Due Diligence Period: Upon execution of the Purchase and Sale Agreement, Buyer will have up to 120 days to review information related to the condition of the EWEB Property, including conducting on-site tests and studies to determine the condition of the properties (the “Due Diligence Period”). This Due Diligence Period may be extended by mutual agreement of the Parties.

Access to EWEB Property: Upon agreement to the terms outlined here, EWEB will grant the City reasonable rights to enter EWEB property for investigation of the facilities.

EWEB Property Condition: The City will accept the EWEB Property “AS IS” based on the City’s investigation of the condition of the EWEB Property, including its building systems and environmental condition and its suitability for City’s intended use. Upon request, EWEB will provide all relevant documentation of environmental testing, remediation, and DEQ decisions pertaining to the site.

Purchase and Sale Agreement: Following the City’s approval of terms, Buyer and Seller shall enter into a formal Purchase and Sale Agreement.

Closing Date: The parties intend for the closing of the sale to occur no later than July 1, 2023.

Right of First Refusal: EWEB shall have a right of first refusal if the City elects to sell the EWEB headquarters buildings (parcel 6/TL 2901, parcel 7/TL 2900, and parcel 8/TL 100 as shown on Exhibit A and B) within 5 years from the date of closing. This right of first refusal excludes portions of parcel 8/TL 100 used to create developable lots on the north side of 5th Avenue identified as Downtown Riverfront lots 4 and 5.

Building Space for EWEB Customer Service: City will provide EWEB with approximately 1,000 square feet within the EWEB headquarters buildings with public access for an EWEB customer service center.

City will provide this space to EWEB rent free for 5 years from the date of closing, with an option for EWEB to lease the space at market rate for an additional 5 years. EWEB will be responsible for the tenant improvements for this space. EWEB will also be responsible for any custodial services and utility costs associated with this space not to exceed \$6,000 per year.

Existing Furniture/Networking and Server Equipment: Any existing furniture, cubicle infrastructure, networking and server equipment that EWEB does not intend to reuse at a different location will be offered to the City at no cost. EWEB will remove anything that the City does not desire to reuse in the buildings.

Exclusive Negotiation: EWEB will not enter into negotiations with any other party.

Additional Terms of Agreement: The Parties will define more specific terms in a formal, binding agreement(s) consistent with the terms included in this outline of terms.

EWEB TAX LOTS

Exhibit A

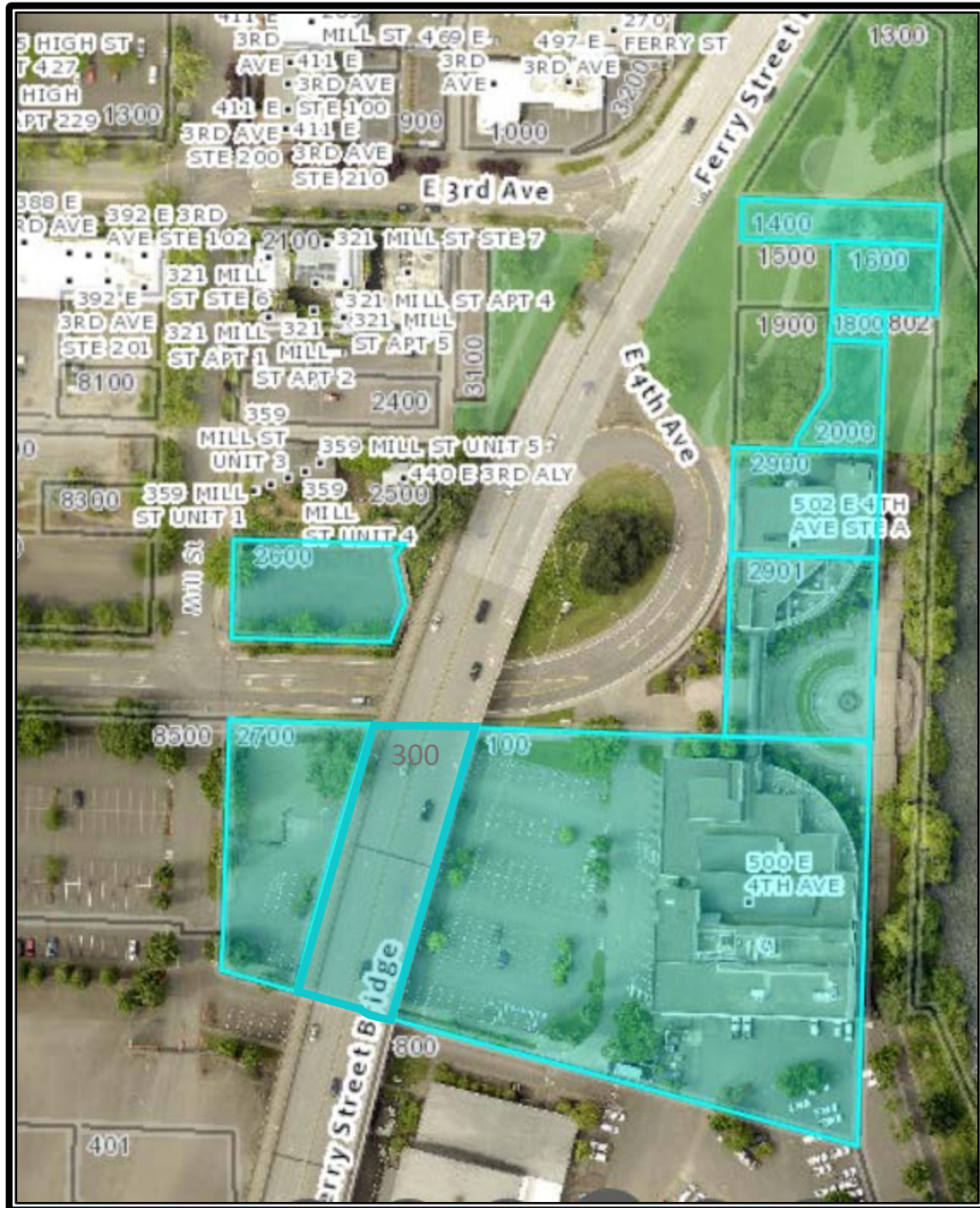


Exhibit B**PROPERTY DESCRIPTION****PARCEL 1:**

A 33 foot strip adjoining Lot 1 in Block 5, on the North of the ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Judgment Docket "A", Pages 2 and 3, Lane County Court Records, in Lane County, Oregon, being the South half of vacated East Third Avenue adjacent to said Lot 1, in Lane County, Oregon.

PARCEL 2:

All of that part of the North 55 feet of Lot 1 in Block 5 of the ORIGINAL PLAT OF EUGENE CITY, Lane County, Oregon, lying East of a line parallel to and seventy four feet East as platted and recorded in Judgment Docket "A", Pages 2 and 3, Lane County Court Records, from the West line of said lot, in Lane County, Oregon.

PARCEL 3:

Situated in the Southwest 1/4 of Section 29 in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows:
Being a portion of Lot 1 in Block 5 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets The perimeter boundary of said portion is more particularly described as follows: Commencing at the Southwest corner of said Lot 1; and running thence along the South line of said Lot 1 South 88° 03' 19" East 74.00 feet to the true point of beginning; thence, leaving said true point of beginning Northerly along a line that is parallel with the East margin of Ferry Street, the following one numbered course: (1) North 01° 50' 57" East 26.04 feet to its intersection with the South line of the North 55 feet of said Lot 1 as said North 55 feet was conveyed to Ralph B. Winters and Gladys Winters in the Warranty Deed that was recorded June 2, 1944 in Book 268 at Pages 413-414 in Lane County Oregon Deed Records; thence, Easterly along said South line of the North 55 feet of Lot 1, the following one numbered course: (2) South 88° 04' 34" East 45.32 feet to a point that lies on a line that bears North 01° 57' 52" East from

a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 686.66 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Southerly from the terminus of last course and along said line having a bearing of North 01° 57' 52" East, the following one numbered course: (3) South 01° 57' 52" West 26.06 feet to its intersection with the South line of said Lot 1; and thence, Westerly along said South line of Lot 1, the following one numbered course: (4) North 88° 03' 19" West 45.27 feet returning to the true point of beginning, in Lane County, Oregon.

PARCEL 4:

Situated in the Southwest 1/4 of Section 29 in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows: Being portions of (a) Lot 2 in Block 5 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets; and (b) the East-West alley lying between Lots 2 and 3 in said Block 5 as vacated under Ordinance Number 19705 that was recorded July 13, 1990 in Reel 1642R at Reception No. 9033151 in Lane County Official Records. The perimeter boundary of said lands is more particularly described as follows: Commencing at the Northwest corner of said Lot 2; and running thence along the North line of said Lot 2 South 88° 03' 19" East 74.00 feet to the true point of beginning; thence, leaving said true point of beginning Easterly along said North line of Lot 2, the following one numbered course: (1) South 88° 03' 19" East 45.27 feet to a point that lies on a line that bears North 01° 57' 52" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 686.66 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Southerly from the terminus of last course and along said line having a bearing of North 01° 57' 52" East, the following one numbered course: (2) South 01° 57' 52" West 88.05 feet to its intersection with the centerline of aforecalled vacated East-West alley; thence, Westerly along said vacated alley centerline, the following one numbered course: (3) North 88° 02' 03" West 69.10 feet to a point that lies

Southerly of and perpendicular to the North margin of said alley and lies distant South 01° 57' 57" West 7.00 feet from the Southeast corner of the lands that were conveyed as Tract I in the Warranty Deed to the City of Eugene that was recorded in April, 1969 in Reel R431 at Reception No. 60012 in Lane County Oregon Deed Records; thence, Northerly to said Southeast corner, the following one numbered course: (4) North 01° 57' 57" East 7.00 feet; and thence, continuing Northerly along the East lines of said Tract I, the following two numbered courses: (5) North 32° 11' 55" East 47.50 feet; and (6) North 01° 50' 57" East 40.00 feet, parallel with said East margin of Ferry Street, returning to the true point of beginning, in Lane County, Oregon.

PARCEL 5:

Situated in the Southwest 1/4 of Section 29 in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows: Being portions of (a) Lot 3 in Block 5 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets; and (b) the East-West alley lying between Lots 2 and 3 in said Block 5 as vacated under Ordinance Number 19705 that was recorded July 13, 1990 in Reel 1642R at Reception No. 9033151 in Lane County Official Records. The perimeter boundary of said portions is more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence, leaving said point of beginning and running Northerly along the East margin of Ferry Street, the following one numbered course: (1) North 01° 50' 57" East 87.00 feet to its intersection with the centerline of aforecalled vacated East-West alley; thence, Easterly along said vacated alley centerline, the following one numbered course: (2) South 88° 02' 03" East 119.09 feet to a point that lies on a line that bears North 01° 57' 52" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 686.66 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Southerly from the terminus of last course and along said line having a bearing of North 01° 57' 52" East, the following one numbered course: (3) South 01° 57' 52" West 87.00 feet to a point that lies on the South

line of said Lot 3; and thence, Westerly along said South line of Lot 3, the following one numbered course: (4) North 88° 02' 03" West 118.91 feet returning to the point of beginning, in Lane County, Oregon.

PARCEL 6:

Situated in the Southwest 1/4 of Section 29 in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows:

Being a portion of the lands that are described as "Property 2 After Adjustment" in that certain Declaration of Property Line Adjustment Deed [PLA 3] that was recorded April 17, 2018 at Reception No. 2018-017627 in Lane County Deeds and Records. The perimeter boundary of said portion is more particularly described as follows: Beginning at the Northwest corner of Lot 4 in Block 5 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets; thence, leaving said point of beginning and running Easterly along the North line of said Lot 4, the following one numbered course: (1) South 88° 02' 03" East 118.91 feet to a point that lies on a line that bears North 01° 57' 52" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 686.66 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Southerly from the terminus of last course and along said line having a bearing of North 01° 57' 52" East, the following one numbered course: (2) South 01° 57' 52" West 146.00 feet to a point that lies on the South margin of East 4th Avenue as vacated under Ordinance Number 19705 that was recorded July 13, 1990 in Reel 1642R at Reception No. 9033151 in Lane County Official Records; thence, Westerly along said South margin of vacated East 4th Avenue, the following one numbered course: (3) North 88° 02' 03" West 118.62 feet to its intersection with the East margin of Ferry Street; and thence, Northerly along said East margin of Ferry Street, the following one numbered course: (4) North 01° 50' 57" East 146.00 feet returning to the point of beginning, in Lane County, Oregon.

PARCEL 7:

Lot 7, Block 6, EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Court Records, in Lane County, Oregon.

EXCEPTING THEREFROM the following described property conveyed to the State of Oregon by deed recorded March 20, 1948, in Reception No. 62355, Lane County Oregon Deed Records, as follows: A parcel of land lying in Block 6 of EUGENE CITY, in Section 29, Township 17 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon, the said parcel being described as follows: Beginning on the South line of Lot 7, Block 6, EUGENE CITY, at a point which is 135.58 feet South 89° 57' 30" East from the Southwest corner of Block 6, said point also being 40 feet Westerly from (when measured at right angles to) the center line of the relocated Ferry Street Bridge-6th and 7th Street Highway Connection at Engineer's Station 20+69.22; thence South 89° 57' 30" East a distance of 24.47 feet to the Southeast corner of said Lot 7; thence North 0° 02' 30" East along the East line of said Lot 7 a distance of 80.72 feet, more or less, to the Northeast corner of Lot 7; thence South 17° 33' 30" West a distance of 84.66 feet to the place of beginning, in Lane County, Oregon.

ALSO EXCEPT all that portion described in Deed to the City of Eugene dated March 31, 1997, recorded April 25, 1997, Reception No. 9727969, Lane County Official Records, in Lane County, Oregon.

PARCEL 8:

Situated in the Southwest 1/4 of Section 29 and the Northwest 1/4 of Section 32, all in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows: Being a portion of the lands that were conveyed to the City of Eugene for the use and benefit of the Eugene Water and Electric Board that was recorded November 16, 1951 in Book 449 at Pages 265-266 in Lane County Oregon Deed Records. The perimeter boundary of said portion is more particularly described as follows: Beginning at the intersection of the South margin of East 4th Avenue with the West line of the tract that was conveyed to the State of Oregon by Deed recorded March 16, 1949 in Book 392 at

Page 124 in Lane County Oregon Deed Records; thence, Southerly along said West line the following one numbered course: (1) along the arc of a 40-foot offset spiral curve to the left that has a chord of South 15° 44' 12" West 224.48 feet to a point that lies on a line that bears South 74° 38' 49" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 207.78 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Northwesterly from the terminus of last course and along said line having a bearing of South 74° 38' 49" East and its Northwesterly prolongation, the following one numbered course: (2) North 74° 38' 49" West 61.91 feet to its intersection with the East margin of vacated Mill Street as vacated under Ordinance Number 19374 that was recorded February 13, 1986 in Reel 1388R at Reception No. 8605882, Lane County Official Records; thence, Northerly along said East margin of vacated Mill Street, the following one numbered course: (3) North 01° 47' 21" East 29.69 feet to its intersection with the South margin of the vacated East-West Alley [Ordinance 19374] that lies in Block 10 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets; thence, continuing Northerly along said East margin of vacated Mill Street, the following one numbered course: (4) North 01° 47' 21" East 174.00 feet to its intersection with the South margin of aforecalled East 4th Avenue; and thence, Easterly along said South margin, the following one numbered course: (5) South 88° 02' 03" East 114.29 feet returning to the point of beginning, in Lane County, Oregon.

PARCEL 9:

Situated in the Southwest 1/4 of Section 29 and the Northwest 1/4 of Section 32, all in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows: Being a portion of the lands below the Ferry Street Bridge Overhead that were conveyed in the Deed to the City of Eugene for the use and benefit of the Eugene Water and Electric Board that was recorded June 17, 1954 in Reel 39'54D at Reception No. 31967 in Lane County Oregon Deed Records. The perimeter boundary of said portion is more particularly described as follows: Beginning at the intersection of the

North line of fractional Lot 6 in Block 11 of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets with the West line of the aforecalled lands below the Ferry Street Overhead; thence, leaving said point of beginning and running Northerly along said West line, the following one numbered course: (1) along the arc of a 40-foot offset spiral curve to the right that has a chord of North 16° 02' 07" East 179.38 feet to a point that lies on the South margin of East 4th Avenue; thence, Easterly along said South margin, the following one numbered course: (2) South 88° 02' 03" East 83.21 feet to a point that lies on the East line of the aforecalled lands below the Ferry Street Overhead; thence, Southerly along said East line, the following one numbered course: (3) along the arc of a 40-foot offset spiral curve to the left that has a chord of South 15° 55' 48" West 243.75 feet to a point that lies on a line that bears South 74° 38' 49" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 207.78 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Northwesterly from the terminus of last course and along said line having a bearing of South 74° 38' 49" East, the following one numbered course: (4) North 74° 38' 49" West 80.00 feet to a point that lies on the aforecalled West line of the lands below the Ferry Street Overhead; and thence, Northerly along said West line, the following one numbered course: (5) along the arc of a 40-foot offset spiral curve to the right that has a chord of North 14° 32' 55" East 45.11 feet returning to the point of beginning, in Lane County, Oregon.

PARCEL 10:

Situated in the Southwest 1/4 of Section 29 and in the Northwest 1/4 of Section 32, all in Township 17 South, Range 3 West of the Willamette Meridian in the City of Eugene, Lane County Oregon and described as follows: Being a portion of the lands that are described as "Property 1 After Adjustment" in that certain Declaration of Property Line Adjustment Deed [PLA 9] that was recorded April 17, 2018, at Reception No. 2018-017633 in Lane County Deeds and Records. The perimeter boundary of said portion is more particularly described

as follows: Beginning at the intersection of the East line of the lands below the Ferry Street Bridge Overhead that were conveyed in the Deed to the City of Eugene for the use and benefit of the Eugene Water and Electric Board that was recorded June 17, 1954 in Reel 39'54D at Reception No. 31967 in Lane County Oregon Deed Records with the South margin of East 4th Avenue as said Street is shown on of the Plat of EUGENE CITY, as platted and recorded in Book "A" at Page 2 of Lane County Oregon Judgment Dockets; thence, Easterly, leaving said point of beginning and along said South margin of East 4th Avenue, the following one numbered course: (1) South 88° 02' 03" East 323.73 feet to a point that lies on a line that bears North 01° 57' 52" East from a point on the North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 686.66 feet from the Brass Cap Monument that marks the Northwest corner of said claim; thence, Southerly from the terminus of last course and along said line having a bearing of North 01° 57' 52" East and its Southerly extension, the following one numbered course: (2) South 01° 57' 52" West 327.60 feet to a point that lies on a line that bears South 74° 38' 49" East from a point on the aforecalled North line of the Hilyard Shaw Donation Land Claim Number 56 in Township 17 South, Range 3 West of the Willamette Meridian that lies distant South 88° 15' 45" East 207.78 feet from the aforecalled Brass Cap Monument that marks the Northwest corner of said claim; thence, Northwesterly along last called line having a bearing of South 74° 38' 49" East, the following one numbered course: (3) North 74° 38' 49" West 393.25 feet to a point that lies on the East line of the lands below the Ferry Street Bridge Overhead; and thence, Northeasterly along said East line, the following one numbered course: (4) along a 40-foot offset spiral curve to the right that has a chord of North 15° 55' 48" East 243.75 feet returning to the point of beginning, in Lane County, Oregon.

Summary of Council Action History Related to City Hall: 2001 – Present

Attachment B

Updated - July 2016

This summary represents most, though perhaps not all, significant Council actions and discussions regarding City Hall beginning in 2001. It also includes some selected significant public involvement opportunities and Council committees. Other Council discussion preceding 2001 is not included.

In Current City Hall Process section, Council actions and directions are highlighted in **bold**.

 Downtown Office Space Plan	 Civic Facilities Visioning	 City Hall Master Plan	 Police Building Planning	 City Hall Subcomm, CHAC & Transition	 Current City Hall Process
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Date	Who	Topic	Action/summary
April 11, 2001	Council	Development of long-range plan for replacing downtown office space, including potential short-term and long-term actions	Directed staff to research ways to procure City buildings and report back to council before the planning begins for next new City building.
April 25, 2001	Council	Several potential short-term actions to create a safer, more efficient environment for staff located in City Hall	Directed City Manager to: (i) develop needs, requirements for relocating some police functions; (ii) develop a long-term plan for future of property in Roosevelt Yards including possible redevelopment; (iii) dedicate proceeds from sale of four surplus properties to the Facility Replacement Reserve; and (iv) recommend appropriate downtown site for Fire Station #1, report back prior to purchase.
May 16, 2001	Council	Financial strategy and implementation plan for replacing City Hall and other downtown City office space with new buildings	Direction included: consideration of possible joint development with other agencies; consolidation; locations along 8 th Avenue from Oak Street to the river; and, potential for use of some warehouse and historic structures east of Mill.
2001-2002	Council	Council Goals included an action priority to “Develop a strategy and implementation plan for City downtown office and public safety facilities”	A work item for the action priority was to adopt a policy framework for long range plans to guide decisions on reinvestment in existing City buildings downtown.
July 5, 2001	Council	A policy for the maintenance and preservation of City Hall and the Public Works Building	The policy reduced the level of reinvestment to provide for an expected 8 to 10 years of continued use.

Date	Who	Topic	Action/summary
September 19, 2001	Council	Near-term and long-term facility projects in Downtown Space Plan	Directed that: (i) relocation of Special Ops and EPD personnel in basement of City Hall, and relocation of Fire Station #1 were first priority projects; (ii) Construction of new Police building and City Hall were next projects; design for Police building to begin in FY05, and design of replacement of City Hall to begin in FY08.
September 19, 2001	Council	Downtown Space Plan including internal and external funding sources to implement the eventual replacement of City Hall with new buildings	Council approved that projected funding gap addressed with a combination of the dedication of additional General Fund resources and General Obligation Bonds.
November 26, 2001	Council	Internal funding mechanisms for downtown facilities	One proposed internal mechanism was the payment of market-based “rent” by services that would be located in new downtown buildings. The “market rent” concept was incorporated as an on-going City practice beginning in the FY03 Budget.
February 25, 2002	Council	Fire Station #1 (Downtown Fire Station)	Resolution approved to fund construction of new Downtown Fire Station through General Obligation Bonds, with City resources funding non-bond eligible capital costs.
May 22, 2002	Council	Roosevelt Police Facility	Approved: (i) location of the Roosevelt Police Facility; (ii) financing plan over two fiscal years using City resources from Facility Reserve; (iii) use of Construction Manager/ General Contractor (CM/GC) construction management. Council adopted funding for Roosevelt facility in FY02 SB #3 and FY03 SB #1.
October 29, 2003	Council	Downtown Space Plan, specifically the need for new Police services building	Council directed staff to bring recommendations on preliminary planning, cost and financing of a new Police Services building. Several councilors asked for more information on how a new Police building would fit with future plans to replace City Hall, and for development of a general “civic center” concept.
November 17, 2003	Budget Committee	Multi-Year Financial Plan	This plan identified capital and operating needs for entire organization over six-year period. The police building listed as a high priority need in the MYFP, and replacement of City Hall was included as future project.

Date	Who	Topic	Action/summary
November 19, 2003	Council	Sequencing of financial measures to be presented to the voters	Staff materials indicated that a bond measure for a police building would be the next potential item to be presented to voters in November 2004. Council discussed the materials, but did not provide any direction.
February 25, 2004	Public	Civic Center Design Charrette	Sponsored by AIA with participation of Mayor's Civic Facilities Visioning Committee and public.
April 28, 2004	Public	Work session on Mayor's Civic Facilities Visioning Committee	Reviewed financing plan options, borrowing methods and construction methods that could be applied to a new police facility.
June 16, 2004	Council	Work session on Mayor's Civic Facilities Visioning Committee	Directed a public hearing is held on proposed policy principles to guide future Civic Center development.
July 8, 2004	Public	Public information session	
July 12, 2004	Public	Public hearing	
July 14, 2004	Council	Civic Facilities Visioning Committee Report	Adopted a revised set of Civic Center policy principles. Determined that a City Hall and Police Building would be located on City-owned property on 8 th Avenue.
July 21, 2004	Council	Potential bond measure for November 2004 ballot	The council directed the City Manager to develop a resolution to place a measure on the ballot based on an option that would combine near-term space needs with modest Civic Center amenities.
July 26, 2004	Council	Bond measure for November 2004 ballot	Council placed \$6.79 million bond measure 20-88 on the November 2004 ballot to fund social service agency space, police expansion space, improvements to Park Blocks, and improvements to 8th Ave. "Civic Street."
November 2, 2004	Public	Election	Voters rejected ballot measure 20-88, 60% to 40%.

Date	Who	Topic	Action/summary
November 22, 2004	Council	Next steps on downtown space planning	<p>Approved transfer of \$15.4 million into Facility Replacement Reserve and agreed, in concept, to move forward with a master planning and public participation process to inform future decisions related to City Hall and/or Public Safety Building.</p> <p>Council approved actions to accomplish transfers in SB#1 on December 8, 2004.</p>
May 25, 2005	Council	City Hall/Police Building Action Plan (subsequently renamed the City Hall Complex Action Plan)	Approved the plan which identified major policy issues to be addressed, overall description of project phasing, nature of work to be accomplished, resource needs and proposed project outcomes associated with the City Hall Complex Master Plan.
September 12, 2005	Public	Public hearing on master planning process related to City Hall and associated City facilities	
October 19, 2005	Council	City Hall Complex policy issues	Consultant team led by Thomas Hacker Architects facilitated council workshop to identify and provide direction on policy issues. Based on pre-workshop interviews with the mayor and council, and discussion during workshop, nine project values, eight key issues and five sub- issues emerged.
November 23, 2005	Council	City Hall Values and Issues	<p>Adopted project values as a basis for decision making:</p> <ol style="list-style-type: none"> 1. Exercise fiscal responsibility 2. Produce government efficiency 3. Be user-friendly 4. Embody environmental stewardship 5. Enhance downtown 6. Inspire civic pride 7. Maximize use of City Hall public spaces by the public and access to government and its representatives 8. Strive for simplicity 9. Plan for the future <p>(cont.)</p>

Date	Who	Topic	Action/summary
November 23, 2005 (cont.)	Council	City Hall Values and Issues	Position statements on four issues also adopted: <ol style="list-style-type: none"> 1. Incorporate meaningful sustainable design goals. 2. Utilize a long-term planning horizon of 25 years. 3. Consolidate City services to the greatest practical extent. 4. Develop the project in consideration of the Downtown Plan while not limiting location choices to 8th Avenue.
December 14, 2005	Council	City Hall Complex Action Plan	Directed City Manager to proceed with phase 2—the Development Plan Phase—of City Hall Complex Action Plan for \$1,135,000. This phase included technical work and public input required to generate an overall development plan for City Hall Complex. Phase also to resolve remaining policy issues from phase 1 and result in a concept plan for City Hall Complex.
March 8, 2006	Council	Development Plan Phase of City Hall Complex Action Plan	Consultant team began City Hall Complex Action Plan with facilitated council workshop to discuss preliminary space needs assumptions, facility implications of police service delivery options, proposed site evaluation criteria, and emerging issues from citizen interviews, and to provide input and direction for first Community Forum.
March 23, 2006	Public	First Community Forum	
April 26, 2006	Council	Police consolidation options	Adopted three different Police consolidation options for use in ongoing planning efforts related to the City Hall Complex: Option B that consolidates all Police functions with the rest of City Hall on a single site; Option C that consolidates all Police functions except patrol with the rest of City Hall and provides for a separate patrol facility nearby; and Option D that consolidates all Police functions except patrol with the rest of City Hall and provides for a separate patrol facility in a more remote location outside the downtown area.

Date	Who	Topic	Action/summary
May 10, 2006	Council	City Hall Master Plan Council Workshop	Consultant team introduced City Hall Space Requirements Program, presented Renovate, Hybrid, and New options for City Hall, and previewed second Community Forum.
May 25, 2006	Public	Second Community Forum	
July 19, 2006	Council	City Hall Master Plan Council Workshop	Adopted new construction as preferred option for future planning and design of the City Hall Complex rather than renovating existing city hall building or a hybrid of renovation and new construction. This action reflected majority support at Community Forum for construction of a new City Hall.
August 9, 2006	Council	City Hall Master Plan Council Workshop	Consultant team facilitated workshop to refine evaluation criteria for potential sites for new City Hall Complex and apply the criteria to specific sites, and to receive direction from council on the third Community Forum.
August 24, 2006	Public	Third Community Forum	
September 20, 2006	Council	City Hall Master Plan Council Workshop	Number of site options was narrowed down to two to be carried forward in developing concept designs for a new City Hall. The two sites selected were the existing City Hall site and the Butterfly Lot/Rock N Rodeo sites. This action reflected a majority of support for these two sites at the Community Forum, while also acknowledging that a third preferred site—the former Sears site—might be viable if development plans there do not move forward.
October 18, 2006	Council	City Hall Master Plan Council Workshop	Consultant team introduced principles of architectural design and urban planning that will guide the concept design options for City Hall, discuss factors that will influence decisions about police consolidation and site, and obtain input on fourth and final community forum.
November 20, 2006	Council	City Hall Master Plan Council work session	Council voted to proceed with planning for a new city hall with police patrol in a separate facility.

Date	Who	Topic	Action/summary
December 11, 2006	Council	City Hall Master Plan Council work session	<p>Council selected Butterfly Lot/Rock N Rodeo site for use in schematic design and other planning for a new City Hall. This marked completion of Phase 2, Development Plan Phase, of City Hall Complex Master Plan.</p> <p>Both of these council actions reflected the majority opinion from the Community Forum.</p>
February 14, 2007	Council	City Hall Master Plan Council work session	Council requested consultant team to perform statistical public opinion research to inform future work. The research was to understand what elements of a new city hall mattered most to voters and test initial level of voter support.
June 20, 2007	Council	City Hall Master Plan Council work session	<p>Project team introduced public opinion research, consolidation options, and a conceptual scope of work for remainder of Implementation Plan Phase.</p> <p>Council requested additional information on costs of police patrol facility, escalated relocation and leasing costs, comparison costs for leasing and purchasing space in the Federal Building, potential City Hall sites other than existing City Hall and Rock N' Rodeo/ Butterfly sites, deed restrictions related to Butterfly Lot site, and costs for remaining Implementation Plan Phase scope of work.</p>
July 20, 2007	Council	City Hall Master Planning	Decided to continue master planning efforts for a new City Hall.
September 26, 2007	Council	City Hall Master Planning Workshop – Police Facility	Project team introduced Police Patrol Facility site selection analysis, City Hall design progress showing concept options with and without patrol functions, and cost models for police patrol facilities on generic sites downtown, out of downtown, and at a new City Hall. Council requested additional information on site ownership, availability, and owners' willingness to sell.
October 17, 2007	Council	City Hall Master Plan Council work session – Police Patrol Facility	Council voted to proceed with development of a Police Patrol Facility concept design for site near Garfield Street and W. 2nd Ave. The council also voted to continue to explore acquisition of two other sites.

Date	Who	Topic	Action/summary
November 28, 2007	Council	City Hall Master Plan Council work session	Council voted to proceed with planning for a City Hall/Police Patrol Facility based tentatively on a 2010 ballot measure.
December 12, 2007	Council	City Hall Master Planning Workshop	Council reviewed multiple options on City Hall concept designs and provided feedback that shaped development of a single concept design. The council also reviewed Police Patrol Facility plans and costs and requested more refined cost analysis.
February 11, 2009	Council	Developing plan for seismic upgrades and municipal court Analysis of downtown sites and cost estimates for Police facility EWEB building inquiry	Council passed a motion to: (i) develop a conceptual plan and cost estimate for making seismic upgrades to city hall to meet life/safety standard and for expanding municipal court's space to meet court's needs; (ii) use appropriated but unspent city hall complex master plan funds to complete analysis of potential downtown sites owned by the city and recommend to council the most suitable site for a Police Facility; (iii) develop a cost estimate for a phased Police Facility with the first phase consisting of space for the patrol function designed for future expansion to include the entire police department; and (iv) investigate willingness of EWEB to eventually sell its admin building to City for use as city hall, and if there is willingness, bring back to council a preliminary analysis of pros and cons of using that building for city hall.
April 22, 2009	Council	Police Facility at Country Club Road	Directed City Manager to report back by May 11 on what would be required to secure purchase option for the property at 300 Country Club Road concurrent with ongoing council discussions regarding property's potential use as an EPD headquarters facility.
May 11, 2009	Council	Community input on City Hall and Country Club Road	Council voted to seek community input on options for City Hall and police facilities and bring results to council prior to August 13. Council also directed City Manager to proceed with appraisal and other due diligence for acquisition of 300 Country Club Road property.
June 23, 2009	Public	Police Siting and City Hall Planning	Open house at Atrium building.

Date	Who	Topic	Action/summary
June 25, 2009	Public	Police Siting and City Hall Planning	Open house at Sheldon Community Center.
July 29, 2009	Council	Police Facility on Country Club Road, City Hall moves, and City Hall options and process	Authorized City Manager to negotiate and sign purchase and sale agreement for acquisition 300 Country Club Road for use as a Police Facility and request on a Supplemental Budget an appropriation of up to \$16 million from the Facility Reserve for costs related to acquisition, design, construction, furnishing, and move-in. Council also directed City Manager to return with: (i) implementation plan options—including detailed financing plan—for moving the remaining non-police services out of City Hall and creating a new downtown Eugene Police Department substation; and (ii) options and a public input process for the future use of the existing City Hall site.
September 8, 2010	Council	Three options for City Hall	Directed City Manager to return with concept plans and proposed financial strategies for City Hall that include options for both current City Hall site and EWEB site.
March 16, 2011	Council	City Hall transition plan and phasing	Directed City Manager to: (i) develop and implement a transition plan for moving all remaining City services out of City Hall by June 30, 2012; (ii) develop a phased approach to building a new city hall at the current site using existing resources; and (iii) return with a funding plan for the project.
June 22, 2011	Council	City Hall transition plan and work plan	Staff provided an update on planning including progress on transition plan for moving remaining City services out of City Hall and a proposed work plan for reaching final decisions on a plan to develop a new or rebuilt City Hall on the current site with existing resources. Council discussed and provided feedback to staff on creation of a City Hall Advisory Committee of professionals and citizens to advise staff on options. Potential funding sources for City Hall were discussed. Mayor and council offered general feedback. Following this discussion, the City Manager created a City Hall Advisory Committee (CHAC).

Date	Who	Topic	Action/summary
Fall 2011, four meetings	City Hall Advisory Committee	Explore rebuild and build new options	The City Hall Advisory Committee (CHAC), composed of community members, design and development professionals, met four times to explore build new and rebuild options. The AIA Urban Context Study was used as a base resource.
December 12, 2011	Council	City Hall project funding, FY12 Supplemental Budget 1	General Fund interfund transfer to General Capital Projects Fund for City Hall \$500,000.
July 9, 2012	Council	Updates on moves out of City Hall Presentations on two architect panels exploring new construction and rebuild strategies	Staff provided an update plans for the mayor, council, and City Manager's Office to move from City Hall to Lane County Public Services Building. The update also included presentations by the two architects hired through CHAC process to explore new construction and rebuild strategies for City Hall. The mayor and council offered general feedback but did not provide specific direction.
September 19, 2012	Council Sub- committee on City Hall	Discussion of current project status and subcommittee timeline	No action.
October 17, 2012	Council Sub- committee on City Hall	Review subcommittee charge and site/approach options spreadsheet; begin values-based discussion	No action.
October 22, 2012	Council	City Council Work Session with update on Council Subcommittee work on City Hall	Update from staff and Subcommittee members on progress to date. Council provided feedback to staff and the Subcommittee on what information would be most helpful to the full council in assisting their decision-making process around City Hall options.
October 25, 2012	Council Sub- committee on City Hall	Discuss site/approach options spreadsheet; continue values-based discussion	No action.
November 8, 2012	Council Sub- committee on City Hall	Discuss project funding, office space consolidation issues and site choice exercise	Determined general conclusions of work to be reported to City Council on November 14, 2012

Date	Who	Topic	Action/summary
November 14, 2012	Council	Update on Council Subcommittee on City Hall	The Subcommittee's conclusions included: (i) a funding target of \$15 million for the project; (ii) consolidation priorities that include mayor, council, and CMO first followed by Central Services Admin. and Finance if funding allows; (iii) both City Hall options and the EWEB option can accommodate full consolidation over time as funding allows; and (iv) consideration of the EWEB option should rely on the information supplied in their offer to the City. The mayor and council accepted the Subcommittee's conclusions and offered general feedback but did not provide specific direction.
November 19, 2012	Council Subcommittee on City Hall	Review of work to date; discuss Council process going forward	Conclusion of Subcommittee work.
November 21, 2012	Council	Three City Hall options	Council received a graphic presentation summarizing the three City Hall options to be considered at the next council work session: (i) demolish the existing City Hall and build new on the current site; (ii) rebuild the existing City Hall; and (iii) lease up to 58,000 sq. ft. in the EWEB Headquarters. The mayor and council asked clarifying questions and offered general feedback but did not provide specific direction.
December 4, 2012	Council	City Council Workshop on options and values	
December 7 & 10, 2012	Public	Two Public Open Houses on options	Approx. 40 people attended the two open houses. Majority expressed preference for current City Hall site.
December 10, 2012	Public	City Council Public Forum on options	
December 10, 2012	Council	City Hall project funding FY13 Supplemental Budget 1	\$1,000,000 interfund transfer to the Facility Replacement Fund.

Date	Who	Topic	Action/summary
December 12, 2012	Council	Narrowing City Hall options, City Hall budget	Directed City Manager to complete analysis for rebuild and build new options for City Hall on the current City Hall site. This action effectively removed EWEB option from further consideration. Council was reminded during staff presentation that the working budget for City Hall options has been and continues to be \$15 million of which approximately \$10 million has been identified and set aside for this purpose.
January 23, 2013	Council	City Hall direction on current site	Unanimously directed City Manager to develop a City Hall design on the current site with the goal of retaining the council chamber, existing parking (to the extent possible) and public art as well as any other components that make sense from an operational or design standpoint. Council acknowledged that staff would be requesting an appropriation of \$750,000 on a subsequent Supplemental Budget to complete the analysis and initial design work necessary to understand how best to utilize some of the existing building elements and structure while facilitating new construction on the site. The remainder of the estimated \$15 million project cost would be requested on a Supplemental Budget after council approval of a complete funding plan.
May 28, 2013	Budget Committee	Facility Funding – City Hall and Facility Reserve	
June 24, 2013	Council	City Hall initial design funding	Authorized \$750,000 of funding for the initial design work from the Facility Reserve.
October 9, 2013	Council	City Hall Project Team Introduction and Process Overview	Representatives of Eugene-based Rowell Brokaw Architects, selected as design team lead, The Miller Hull Partnership in Seattle, design team assistance, and Eugene-based McKenzie Commercial Contractors (CM/GC) were present. Project team members provided an overview of the research, analysis, and concept design process for the City Hall Rebuild project and a summary of critical issues to be addressed.

Date	Who	Topic	Action/summary
December 9, 2013	Council	City Hall project funding	Authorized \$1.8 million to be deposited into Facility Reserve from three sources: \$500,000 was reallocated from the General Capital Transfer, \$1 million came from marginal beginning working capital, and \$300,000 was from the receipt of the remaining sale proceeds from 858 Pearl Street. Total funding set aside for the project through December 2013 is \$10.55 million.
February 10, 2014	Council	City Hall Rebuild – Build new recommendation, Council Chamber, and funding plan	Design team presented the results of their research, analysis, and design exploration work for the City Hall Rebuild project culminating in a project team recommendation to proceed with a build new design concept that could maintain the option of reusing existing council chamber. Design team explained challenges and limitations inherent in reusing the existing council chamber and suggested it would likely be less expensive to build a new council chamber than trying to rebuild the existing council chamber to meet current functional and code requirements. Funding plan for project was also presented.
February 15 & 16, 2014	Public	Asian Celebration booth displays on City Hall concept design	Staff talked with members of the public about proposed concept. Generally favorable feedback.
February 24 & 25, 2014	Public	Two public open houses on basic City Hall concepts with RBA	Team presented concepts for first phase of project – on the existing City Hall site – to feature a smaller, community-focused building with Council Chamber, meeting rooms, support spaces, office space for Mayor, Council, and City Manager’s Office; a plaza, open space and parking areas. Also, the framework for the rest of site in the future, including future phases of City Hall and/or additional redevelopment with other uses.

Date	Who	Topic	Action/summary
June 9, 2014	Council	City Hall project funding, FY14 Supplemental Budget 2	\$14.25 million is from: \$2 million in Telecom Registration and Licensing Fund, \$9.81 million in Facility Reserve in the Facilities Services Fund, and \$2.44 million in future revenue allocations. Future revenue allocations are anticipated to come from a portion of the capital budget and unanticipated carry-over balances in the General Fund in future years. Together with \$750,000 already appropriated on SB#2 in June 2013, the total project budget is \$15 million.
July 14, 2014	Council	Final Concept Design presentation	Design team presented final concept design and site framework for the City Hall Rebuild project that consisted of an all new multi-story Phase One City Hall building set on a half-block site with a public plaza. Provided context of a larger development framework for the entire site over time. Development framework was designed to provide flexibility and adaptability, adequate expansion space for a consolidated City Hall on the west half of the block in a future phase. The framework also allows response to other potential development opportunities as they arise on the east half of the block—including additional expansion space for other City functions and/or potential partnerships with other public entities that would maintain the civic nature of the block. Mayor and council offered general feedback. Mayor asked if council agreed to move forward with concept design as presented and there were head nods, no verbal objections.
September 22, 2014	Council	Technical and cost issues associated with build new vs. remodel options	Design Team and staff presented technical and cost information on various options studied for City Hall site and building options, and why all new construction was the recommended option. Council asked for additional cost information comparing the build new and remodel options.

Date	Who	Topic	Action/summary
September 24, 2014	Council	Construction cost comparison between build new and remodel options	City Manager and Design Team presented information comparing Turner cost estimate for remodeling existing City Hall and Design Team cost estimate for all new construction. Council directed City Manager to proceed with new construction on the existing City Hall site.
October 27, 2014	Council	Fourth floor shelled space, on-site parking, and re-use potential for existing council chamber	Council directed City Manager to add fourth floor shelled space with identified funding for \$2.85 million and to demolish the existing council chamber. The council voted to not add below-grade parking to project for \$1.4 million.
December 2014	Budget Committee?	Supplemental Budget	
July 13, 2015	Council	Final Schematic Design presentation	Design team presented the final schematic design for City Hall consisting of a four-story, 30,000 SF Phase One building facing a public plaza along 8 th Ave. A surface parking lot to the north serves as a land-banking strategy for a Phase Two building while providing on-site parking in the meantime. Site framework maintains options for potential development opportunities on the east half of the block, including the possibility of building a County Courthouse on this half of the site as part of a possible partnership and property exchange with Lane County. (cont.)

Date	Who	Topic	Action/summary
July 13, 2015 (cont.)	Council	Final Schematic Design presentation	<p>Design team presented images of an inviting and accessible City Hall featuring glass, lighting, and refurbished red cedar salvaged from the old city hall. The design is intended to maximize space and light, and be a model of energy efficiency. The open design and clear organization of the first floor highlights the activity within and showcases the purpose of the building as Eugene's "civic heart" connecting City government to the community it serves. Overall, the project is designed to maximize the character and civic quality of City Hall while being flexible and adaptable to respond to the City's changing needs over time.</p> <p>Mayor and council offered general feedback; there were no objections expressed to moving forward with schematic design as presented.</p>
April 11 and 27, 2016	Council	Final Design Development Presentation – Including energy efficiency, seismic, civic quality, Council offices and cost estimates	<p>Project team, including design team and staff, presented the current proposed design including energy measures to achieve EUI 30, upgrade of seismic resilience factor, and enhanced civic character in order to meet project values and goals. Also presented options related to Council work space or offices. Staff also presented revised cost estimates which have risen by a total of \$6-7 million due to cost escalation and efforts to best address all the values and goals.</p> <p>Mayor and council directed the City Manager to proceed with bid documents; approved by motion the building be LEED Gold certified and have the level of civic quality presented in the design; decided by motion that the building should not include individual offices for Councilors and should not be built to a seismic standard of 1.5.</p>

Date	Who	Topic	Action/summary
July 11, 2016	Council	Presentation of Bid Results	<p>Staff presented bid results solicited by McKenzie Commercial Contractors (MCC). The Guaranteed Maximum Price (GMP) for construction of the current City Hall design is \$18.2 million, which is about \$3 million more than the April pre-bid estimate. Council was given options to consider that included moving forward with a project budget to reflect the bid results, rebid the project in 6 – 9 months, or delay decisions until after a July 14 joint meeting with the Lane County Board when downtown properties and projects including City Hall, the Farmer’s Market, and Courthouse will be discussed.</p> <p>Council voted to continue their conversation on July 18 after the joint work session with Lane County.</p>

Riverfront Property

500 East 4th Avenue, Eugene OR

Attachment C
Approximately
100,000 SF of Office,
Mixed Use, Special
Purpose Space Available



PROPERTY OVERVIEW

This property is in the heart of Eugene, on the edge of the downtown financial/retail area and the only part of Eugene downtown that touches the Willamette River. The neighboring Downtown Riverfront development is under transformation to become a vibrant riverfront district and community destination.

This special property is in a defined HUD Opportunity Zone which may provide eligibility for preferential tax treatment. The City of Eugene is constructing an extraordinary \$18M park project; the three-acre Downtown Riverfront Park with adjacent one-acre public plaza will trace the edge of the EWEB property.

PARKING AND AMENITIES

High speed fiber connectivity is available; currently XS Media and Light Speed Networks have active circuits in the building.

The North and South buildings are connected by an enclosed second-floor breezeway.

A fountain is in the central courtyard between the buildings.

The property includes an adjacent parking area that can accommodate 244 vehicles.

SOUTH BUILDING

Building Type	Office
Building Size	86,300 SF
Year Built	1988
Building Class	B
Building Height	4 Story
Typical Floor Size	25,000 SF

The first three floors of the South Building are configured for general office use. The fourth floor is configured for IT use.

NORTH BUILDING

Building Type	Office
Building Size	14,700 SF
Year Built	1988
Building Class	B
Building Height	2 Story

The ground floor of the North Building is predominantly configured with large meeting rooms. The second floor was developed as a commercial kitchen and those systems are still intact. The second floor terrace offers stunning views of the city parks and Willamette River.

BUILDING SIZE BY FLOOR

South Building	86,300 SF
First Floor	25,600 SF
Second Floor	26,000 SF
Third Floor	22,800 SF
Fourth Floor	11,900 SF
North Building	14,700 SF
First Floor	7,700 SF
Second Floor	7,000 SF



Visit <https://www.eugene-or.gov/3506/Downtown-Riverfront> for information on redevelopment of Eugene's downtown riverfront.

