



**Eugene City Council**

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# **EUGENE CITY COUNCIL AGENDA**

**October 19, 2020**

**7:30 p.m. EUGENE CITY COUNCIL and EUGENE URBAN RENEWAL AGENCY PUBLIC HEARING**

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using 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>

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**Meeting of October 19, 2020;  
Her Honor Mayor Lucy Vinis Presiding**

**Councilors**

Emily Semple, President  
Mike Clark  
Chris Pryor  
Betty Taylor

Jennifer Yeh, Vice President  
Greg Evans  
Claire Syrett  
Alan Zelenka

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**7:30 p.m. EUGENE CITY COUNCIL and EUGENE URBAN RENEWAL AGENCY PUBLIC HEARING**

- 1. PUBLIC HEARING: An Ordinance Concerning Time Extensions For Approved Land Use Applications And Providing An Effective Date**
- 2. PUBLIC HEARING and POSSIBLE ACTION: A Resolution Adopting A Supplemental Budget; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Fiscal Year Beginning July 1, 2020, and Ending June 30, 2021**

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](http://www.eugene-or.gov).

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Public Hearing: An Ordinance Concerning Time Extensions for Approved Land Use Applications and Providing an Effective Date

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Meeting Date: October 19, 2020  
Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Jeff Gepper  
Contact Telephone Number: 541-682-5282

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### ISSUE STATEMENT

City Council will hold a public hearing on a City-initiated ordinance that would extend the expiration period of Type II and Type III land use approvals for three years, as an economic recovery tool in response to the ongoing pandemic.

### BACKGROUND

On July 27, 2020, Council initiated this process to extend the expiration period of Type II and Type III land use approvals for three years, as an economic recovery tool in response to the negative impacts of the pandemic. The City's land use code provides that certain land use approvals expire after a period of time. The expiration period depends on the type of application (see Eugene Code sections 9.7230 and 9.7340). When land use approvals expire, applicants are required to repeat the application process and obtain a new approval in order to develop their property, which can be a costly and time-consuming barrier to development.

By extending the expiration date for land use approvals as proposed, the City would support development projects that have already undergone an extensive public process and received City approval but may be slowed down or stalled due to the ongoing economic challenges and uncertainty related to the pandemic. By offering additional time for projects to be completed, the City can support the community by giving developers more time to implement their land use approvals. For reference, Type II applications typically require Planning Director approval, and include applications such as partitions, site reviews, and adjustment reviews. Type III typically requires approval by a Hearings Official through a public hearing process and includes applications such as conditional use permits and planned unit developments. If adopted, the proposed ordinance will extend the expiration timeline of at least 50 existing land use approvals based on initial research conducted by staff.

On November 9, 2009, the City Council previously adopted a similar ordinance ([Ordinance No. 20440](#)) in response to the economic challenges brought on by the Great Recession. The City Council found that a three-year extension to unexpired Type II and Type III land use approvals

would aid in the economic recovery in the wake of the economic downturn. Staff believes that three years is also an appropriate amount of time as part of the COVID-19 recovery effort.

If the proposed ordinance extending the expiration dates is adopted, it will operate as a stand-alone, uncodified ordinance that only impacts the expiration of land use applications approved prior to the date the ordinance is adopted. Future approvals will only be valid for the period of time identified in the code. A copy of the proposed ordinance and legislative findings in support are included as Attachment A.

More details on this request can be found in the full record of application materials to date, which will be provided separately to Councilors on a thumb-drive. Otherwise, application materials can be made available to anyone in hardcopy or electronic format upon request.

### **Procedural Summary**

This proposed code amendment is subject to Type V land use application procedures (EC [9.7500](#) through EC [9.7560](#)) for the upcoming public hearing, as well as the applicable approval criteria from EC [9.8065](#). Type V applications provide for a legislative review of changes to the land use code. The Type V process includes public notice and hearing before the Planning Commission, which forwards a recommendation to the City Council for a final public hearing and action.

### **Planning Commission Process & Recommendation**

Consistent with Eugene Code requirements, notice of the Planning Commission public hearing was provided to all neighborhood organizations in Eugene, the Oregon Department of Land Conservation and Development, Lane County, City of Springfield, and community groups and individuals who have requested notice. Notice of the public hearing was published in the Register Guard. In addition to the notices required by the land use code, current information regarding this and other land use code updates is available on the City's [Land Use Code Amendments](#) web page.

The Planning Commission held a public hearing on [September 15, 2020](#) to consider the proposed ordinance. Prior to the public hearing, no written testimony was received, and no testimony was provided at the public hearing. Following the public hearing, the Planning Commission deliberated and unanimously voted to recommend approval of the proposed ordinance.

### **City Council Process & Action**

Notice of Council's public hearing on this request was provided before October 9, 2020, in accordance with Eugene Code requirements. One piece of written testimony in support of the proposal has been received since the Planning Commission hearing, which is included in the materials provided to Councilors on a thumb drive. Any additional written testimony received in advance of the public hearing will be included in the record and forwarded to Councilors for consideration. The Council is scheduled for deliberations and final action on October 26, 2020.

### **PREVIOUS COUNCIL DIRECTION**

On [July 27, 2020](#), the City Council passed a motion to initiate the process to extend the expiration of Type II and Type III land use approvals for three years as an economic recovery tool in response to the negative impacts of the pandemic.

### **COUNCIL OPTIONS**

No action is required at this time; however, options will be provided at the time of City Council deliberations and action scheduled for October 26, 2020.

### **CITY MANAGER'S RECOMMENDATION**

This item is scheduled for a public hearing only. Following the public hearing and City's receipt of any testimony, the City Manager will make a recommendation to be included in the Council packet for action on October 26, 2020.

### **ATTACHMENTS**

- A. Proposed Ordinance and Exhibit
  - Exhibit A: Legislative Findings

### **FOR MORE INFORMATION**

Staff Contact: Jeff Gepper, Senior Planner  
Telephone: 541-682-5282  
Staff E-Mail: [JGepper@eugene-or.gov](mailto:JGepper@eugene-or.gov)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CONCERNING TIME EXTENSIONS FOR APPROVED LAND USE APPLICATIONS AND PROVIDING AN EFFECTIVE DATE.**

**The City Council of the City of Eugene finds that:**

**A.** To aid economic recovery in difficult economic conditions which exist due to the COVID-19 corona virus pandemic, the City Council wishes to be proactive and programmatic in granting a three-year extension to those unexpired development approvals that were granted by the City after a process that included a public notice and comment period.

**B.** For land use approvals that include an extended phasing plan, it is intended that the three-year extension be applied to the current phase of development and that the time periods for all phases be adjusted to accommodate the one-time extension granted by this Ordinance.

**NOW, THEREFORE, based on the above findings,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The legislative findings attached as Exhibit A hereto are adopted in support of this Ordinance.

**Section 2.** The expiration dates for all Type II and III land use application approvals in effect on the date this Ordinance takes effect are hereby extended by three years. Further extensions for these land use approvals may be sought pursuant to Chapter 9 of the Eugene Code, 1971.

**Section 3.** For any Type II or III land use application approval with an executed performance agreement in effect on the date this Ordinance takes effect, each reference to a specific year within in the Time Schedule section of said performance agreement (referencing a commencement or a completion year) is hereby extended by three additional years.

**Section 4.** This Ordinance shall take effect pursuant to Section 32 of the Eugene Charter 2002, or on the date of its acknowledgement as provided in ORS 197.625, whichever is later.

**Passed by the City Council this**

\_\_\_\_ day of \_\_\_\_\_, 2020

**Approved by the Mayor this**

\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Mayor**

**EXHIBIT A**  
**FINDINGS IN SUPPORT OF AN ORDINANCE CONCERNING TIME EXTENSIONS FOR  
APPROVED LAND USE APPLICATIONS AND PROVIDING AN EFFECTIVE DATE**

City File Name: Expiration Extension for Approved Land Use Applications

City File Number: CA 20-3

Eugene Code (EC) Section 9.8065 requires that the proposed ordinance comply with the following approval criteria (in **bold**):

**EC 9.8065(1): [The ordinance] Is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.**

Findings addressing consistency with applicable statewide planning goals (shown in *italics*) are provided below.

*Goal 1 - Citizen Involvement. To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

The City has codified provisions for citizen involvement which ensure the opportunity for citizens to be involved in all phases of the planning process and set out requirements for such involvement. Adoption of the proposed ordinance will follow the process for Type V land use applications as laid out in the City's land use code, including requirements for public notice and comment. Additionally, adoption of the proposed ordinance only extends the effective date for land use applications that have already been approved. These approved land use applications have already undergone a codified process that involves citizens through public comment and/or hearings and appeal processes. Adoption of the proposed ordinance does not amend the City's citizen involvement processes. The process for adopting this proposed ordinance complies with Goal 1 because it is consistent with, and will not change, the City's existing and acknowledged citizen involvement provisions.

The Planning Commission public hearing on the proposed ordinance was duly noticed to the City of Springfield, Lane County, and all neighborhood organizations, as well as community groups and individuals who have requested notice. In addition, notice of the public hearing was also published in the Register Guard.

<b>Application Notice Timeline</b>	<b>City Council Initiation</b>	July 27, 2020
	<b>DLCD Notice</b>	July 30, 2020
	<b>Public Notice</b>	August 13, 2020
	<b>Legal Notice in Register Guard</b>	August 26, 2020

*Table 1: Relevant Application Dates*



Following the Planning Commission public hearing, a duly noticed, subsequent public hearing will be held by the City Council to consider final local approval, modification, or denial of the proposed ordinance. These processes afford ample opportunity for citizen involvement consistent with Goal 1. Therefore, the proposed ordinance is consistent with Statewide Planning Goal 1.

*Goal 2 - Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.*

The City's land use code specifies the procedures and criteria to be used for decisions and actions related to land use applications. The proposed ordinance does not change the planning process, policy framework or information relied on in making decisions and actions related to land use applications. The ordinance extends the time that Type II and III land use approvals are effective once the process has been completed and the policy framework and facts of each application have been determined and decided.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of the citizens. To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with the affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to Lane County, Springfield and the Department of Land Conservation and Development.

There are no Goal 2 Exceptions required for the proposed ordinance. Therefore, the proposed ordinance is consistent with Statewide Planning Goal 2.

*Goal 3 - Agricultural Lands. To preserve agricultural lands.*

The proposed ordinance does not affect any land designated for agricultural use. Therefore, Statewide Planning Goal 3 does not apply.

*Goal 4 - Forest Lands. To conserve forest lands.*

The proposed ordinance does not affect any land designated for forest use. Therefore, Statewide Planning Goal 4 does not apply.

*Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources. To conserve open space and protect natural and scenic resources.*

The proposed ordinance does not create or amend the City's adopted inventory of Goal 5 resources and does not amend any code provision adopted in order to protect a significant Goal 5 resource, or to address specific requirements of Goal 5. The proposed ordinance does not allow new uses that could be conflicting uses with a significant Goal 5 resource site and does

not amend the City's acknowledged urban growth boundary. Therefore, Statewide Planning Goal 5 does not apply.

*Goal 6 - Air, Water and Land Resource Quality.* *To maintain and improve the quality of the air, water and land resources of the state.*

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from impacts from those discharges. The amendments do not affect the City's ability to provide for clean air, water or land resources. Therefore, Statewide Planning Goal 6 does not apply.

*Goal 7 - Areas Subject to Natural Disasters and Hazards.* *To protect life and property from natural disasters and hazards.*

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, earthquakes and related hazards, tsunamis and wildfires. The Goal prohibits a development in natural hazard areas without appropriate safeguards. The ordinance does not affect the City's existing restrictions and approval criteria regarding development in areas subject to natural disasters and hazards. The proposed action only extends the effective date for land use applications that have already been approved. Therefore, Statewide Planning Goal 7 does not apply.

*Goal 8 - Recreational Needs.* *To satisfy the recreational needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Goal 8 ensures the provision of recreational facilities to Oregon citizens and is primarily concerned with the provision of those facilities in non-urban areas of the state. The proposed ordinance does not affect the City's provisions for recreation areas, facilities or recreational opportunities. Therefore, Statewide Planning Goal 8 does not apply.

*Goal 9 - Economic Development.* *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The Employment Lands Supply Study 2012-2032 (ELSS) is included as appendix B in the City's comprehensive plan and complies with the requirements of Goal 9 and the corresponding Administrative Rule. The proposed ordinance does not affect the amount of land designated or zoned for commercial use and will have no direct impact on the existing supply of or any existing commercially designated land.

Goal 9 also requires cities consider methods and devices for overcoming certain regional conditions and deficiencies for implementing this goal, to include land use controls and

ordinances. The proposed ordinance related to timeline extensions is specifically intended help applicants overcome economic hardships by extending the expiration period for already approved land use applications. Therefore, to the extent applicable, the amendment is consistent with Statewide Planning Goal 9.

*Goal 10 - Housing. To provide for the housing needs of citizens of the state.*

Goal 10 requires that communities plan for and maintain an inventory of buildable residential land for needed housing units. The proposed ordinance does not impact the supply or availability of residential lands included in the City's documented supply of "buildable land" that is available for residential development. Therefore, to the extent applicable, the proposed ordinance is consistent with Statewide Planning Goal 10.

*Goal 11- Public Facilities and Services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The proposed ordinance does not affect the City's provision of public facilities and services. Therefore, Statewide Planning Goal 11 does not apply.

*Goal 12- Transportation. To provide and encourage a safe, convenient and economic transportation system.*

Goal 12 is implemented through the Transportation Planning Rule (TPR, OAR 660-12). The proposed ordinance will not significantly affect any transportation facility, nor does it change procedures related to analyzing and mitigating impacts to the transportation system. This ordinance is limited to extending the expiration period for previously approved Type II and III land use applications, which were reviewed according to existing code and zoning regulations. As such, the developments have been or will be reviewed for compliance with applicable code provisions and regulations for maintaining a safe, convenient, and economic transportation system. Further, no change in the functional classification of streets will result from the proposed ordinance and no changes are proposed to the standards that implement the functional classification system. Therefore, the amendments are consistent with Statewide Planning Goal 12.

*Goal 13 - Energy Conservation. To conserve energy.*

The proposed ordinance does not affect any of the City's energy conservation measures or programs. Therefore, Statewide Planning Goal 13 does not apply.

*Goal 14 - Urbanization. To provide for an orderly and efficient transition from rural to urban land use.*

The proposed ordinance does not affect the City's provisions regarding the transition of land from rural to urban uses. Therefore, Statewide Planning Goal 14 does not apply.

Goal 15 - Willamette River Greenway. *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The proposed ordinance does not include any changes that affect the regulation of areas within the adopted Willamette River Greenway boundaries. Therefore, Statewide Planning Goal 15 does not apply.

Goal 16 through 19 - Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.

The proposed ordinance does not include any changes related to coastal, ocean, estuarine, or beach and dune resources. Therefore, these goals are not relevant, and the proposed ordinance will not affect compliance with Statewide Planning Goals 16 through 19.

**EC 9.8065(2): [The ordinance] Is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.**

The proposed ordinance granting timeline extensions for approved land use applications does not include any change in adopted land use designations or policy, nor does it change any requirements in the City's land use code concerning compliance with the Metro Plan, Envision Eugene Comprehensive Plan, or adopted refinement plans. There are no policies or other applicable provisions in the Metro Plan or adopted refinement plans that specifically serve as mandatory approval criteria in this instance or that otherwise limit the expiration period for approved land use applications. Therefore, the proposed ordinance complies with the above criterion.

**EC 9.8065(3): In the case of establishment of a special area zone, [the ordinance] is consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.**

The proposed ordinance does not establish a special area zone. Therefore, this criterion does not apply.

## **CONCLUSION**

Based on the available information and evidence, and the preceding findings of compliance, the proposed ordinance complies with the applicable approval criteria.

# EUGENE URBAN RENEWAL AGENCY

## AGENDA ITEM SUMMARY



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Public Hearing and Action: Resolution Adopting a Supplemental Budget;  
Making Appropriations for the City of Eugene for the Fiscal Year  
Beginning July 1, 2020 and Ending June 30, 2021

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Meeting Date: Oct 19, 2020  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2  
Staff Contact: Liz Butterfield  
Contact Telephone Number: 541-682-5512

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### ISSUE STATEMENT

The Agency Board will have the opportunity to adopt a supplemental budget to appropriate funds for projects identified in the Downtown Urban Renewal Plan (2016 Plan) and approved at the July 27, 2020 meeting. These projects are a portion of the Farmers Market and the Park Blocks projects.

Urban Renewal Agency (Agency) Board approval of the first Supplemental Budget (SB1) for Fiscal Year 2020-21 (FY21) is requested. Oregon Local Budget Law (ORS 294.471) allows for supplemental budgets in the event of "An occurrence or condition that is not ascertained when preparing the original budget or a previous supplemental budget for the current year or current budget period and that requires a change in financial planning." ORS 294.471 also allows for a supplemental budget if there are "funds that are made available by another unit of federal, state or local government and the availability of which could not reasonably be foreseen when preparing the original budget." This Supplemental Budget does not authorize any increase in the property tax levy and has been published in compliance with the Oregon Local Budget Law.

### BACKGROUND

This is a special Supplemental Budget ahead of the regular December Supplemental Budget to provide the appropriation authority necessary to move forward with the Farmers Market project and associated improvements in the Park Blocks and adjacent Rights of Way as approved by the Board in July 2020. Budget appropriation is required at this time to avoid delays to these projects. This Supplemental Budget transfers \$4.9 million from the URA Debt Service Fund to the URA Capital Projects Fund for the Town Square (\$3.1 million) and Parks Blocks projects (\$1.8 million).

The 2016 Plan Amendment provides that the Farmers Market is eligible for \$4.5 million and Park Blocks and Open Spaces is eligible for \$5.2 million. The Agency used \$1.25 million to purchase the southern portion of the Butterfly Lot in FY19.

Funds identified for the Farmers Market project are \$3.1 million. This amount represents the remaining funding allowable under the current project cap for tax increment funds established in

October 19, 2020, Public Hearing – Item 2

the 2016 Plan. On June 22, 2020, the Agency Board started the process to amend the Plan and remove the project cap on tax increment that the Agency Board can authorize for the Farmers Market. The overall spending limit for the District will not change. The amendment process is underway, with these dates on the tentative agenda: Public Hearing on November 16, work session to review comments on November 23, and potential action on the ordinance on December 14. If the Plan is amended, a future budget action will be needed to add the remaining funds for the Farmers Market project.

Funds for design and construction for some Park Blocks project pieces will be made available for \$1.8 million. This funding will be used for a public restroom and right-of-way improvement work on 8<sup>th</sup> Avenue, Park Street, and Oak Street.

The estimated total cost of the Farmers Market project is \$9-10 million. The estimated total cost of the Park Blocks project is \$10-11 million.

<b>Downtown Urban Renewal Plan (2016 Plan)</b>	<b>Farmers Market</b>	<b>Park Blocks</b>
2016 Plan Limit	<u>\$4,500,000</u>	<u>\$5,200,000</u>
Butterfly Lot Purchase in FY19	(\$1,250,000)	-
Remaining budget from Butterfly Lot <sup>1</sup>	(\$150,000)	-
 FY21 URA Supplemental Budget	 <u>(\$3,100,000)</u>	 <u>(\$1,800,000)</u>
Remaining funds under 2016 Plan	\$0	\$3,400,000 <sup>2</sup>

<sup>1</sup>Total budget for Butterfly Lot purchase was \$1.4 million. Remaining funds are kept in Capital Carryover

<sup>2</sup>Remaining funding from Park Blocks expected to move to Farmers Market after Plan Amendment in 2020

Currently, the Lane County Farmers Market (LCFM) operates multiple times per week during the spring, summer and fall on a portion of the Butterfly Lot property on 8<sup>th</sup> Avenue. The Farmers Market continues to encounter difficult issues with that location, such as inadequate electrical service, uneven, unpaved, and inaccessible surfaces, and lack of a permanent shelter. Reincorporating the Butterfly Parking Lot into the Park Blocks for the Farmers Market would re-establish the original Park Blocks and support a cornerstone of downtown activity. For the past few years, the Farmers Market has expressed a need and desire to expand its offerings to maintain financial viability and potentially operate year-round. The Agency improvements will make that location more attractive and functional for the Farmers Market and more accessible, safe, and inviting for the public. The Agency and City purchased the Butterfly Lot in January 2019 to serve as the location of the improved Farmers Market and future City Hall (respectively).

In 2016, the Eugene City Council amended the Downtown Urban Renewal Plan to include improvements to the Farmers Market and in the summer of 2019, the City of Eugene led an extensive stakeholder and public outreach process that directly informed the designs for the new farmers market. The City of Eugene has proposed a plan to build a new permanent Farmers Market pavilion and plaza to expand the available vending area and allow for year-round operations, including the LCFM's annual Holiday Market. Combined, the new space will expand the number of booths from roughly 70 to up to 140. Along with hosting the regularly scheduled

Lane County Farmers Market for at least two days per week, the pavilion and plaza will also operate as a flexible public space, creating an opportunity for use throughout the week.

The project will be ready for construction in 2021, with expected completion in the winter of 2022.

A detailed description of the supplemental budget transactions is provided in Attachment A.

### **PREVIOUS COUNCIL/AGENCY BOARD DIRECTION**

#### [June 13, 2016, Work Session](#)

The Agency Board passed two motions and approved Ordinance 20564 to amend the Downtown Urban Renewal Plan to increase the spending limit and include the Park Blocks and Farmers Market as new projects.

#### [June 22, 2020, Work Session](#)

The Agency Board started the process to amend the Downtown Urban Renewal Plan to remove the cap on tax increment for the Farmers Market.

#### [July 27, 2020 City Council Meeting](#)

The Agency Board passed a motion to direct the Agency Director to commence the Park Blocks & Open Space and Farmers Market projects using Urban Renewal funds to fully fund the Farmers Market pavilion/plaza, fund Park Block improvements (including a free-standing restroom and right of way improvements around the northwest Park Block), and specified that a “minimal” amount of the estimated remaining \$1.1 million of tax increment funds should be spent on Open Space projects.

### **AGENCY BOARD OPTIONS**

The Agency Board can either approve or not approve the resolution. If the resolution is not approved, the Farmers Market and Park Blocks projects cannot move forward.

### **AGENCY DIRECTOR’S RECOMMENDATION**

The Agency Director recommends adopting the resolution.

### **SUGGESTED MOTION**

Move to adopt Resolution 1095 adopting a Supplemental Budget; making appropriations for the Urban Renewal Agency of the City of Eugene for the fiscal year beginning July 1, 2020 and ending June 30, 2021.

### **ATTACHMENTS**

- A. Transaction Summary
- B. Resolution

**FOR MORE INFORMATION**

Staff Contact: Liz Butterfield

Telephone: 541-682-5512

Staff E-Mail: [EButterfield@eugene-or.gov](mailto:EButterfield@eugene-or.gov)



# Transaction Summary

## 812 Urban Renewal Agency Downtown Debt Service Fund

	FY21 Adopted	FY21 SB1 Action	FY21 Revised
<b>I. RESOURCES</b>			
BEGINNING WORKING CAPITAL	3,721,352	0	3,721,352
CHANGE TO WORKING CAPITAL			
REVENUE			
Taxes	2,551,000	0	2,551,000
Miscellaneous	86,000	0	86,000
Total Revenue	2,637,000	0	2,637,000
<b>TOTAL RESOURCES</b>	<b>6,358,352</b>	<b>0</b>	<b>6,358,352</b>
<b>II. REQUIREMENTS</b>			
Non-Departmental			
Interfund Transfers	1,147,137	4,900,000 a	6,047,137
Balance Available	5,211,215	(4,900,000) a	311,215
Total Non-Departmental	6,358,352	0	6,358,352
<b>TOTAL REQUIREMENTS</b>	<b>6,358,352</b>	<b>0</b>	<b>6,358,352</b>

## 812 Urban Renewal Agency Downtown Debt Service

a) **Appropriation Adjustments:** Increase Interfund Transfers to the URA Downtown Capital Projects Fund by \$4,900,000 for the Farmers Market and Parks & Open Space projects. Decrease Balance Available by the same amount.

## 813 Urban Renewal Agency Downtown Capital Projects Fund

	FY21 Adopted	FY21 SB1 Action	FY21 Revised
<b>I. RESOURCES</b>			
<b>BEGINNING WORKING CAPITAL</b>	190,126	0	190,126
<b>CHANGE TO WORKING CAPITAL</b>			
REVENUE			
Miscellaneous	715	0	715
Interfund Transfers	0	4,900,000 a	4,900,000
Total Revenue	715	4,900,000	4,900,715
<b>TOTAL RESOURCES</b>	<b>190,841</b>	<b>4,900,000</b>	<b>5,090,841</b>
<b>II. REQUIREMENTS</b>			
Capital Projects			
Capital Projects	0	4,900,000 a	4,900,000
Capital Carryover	149,285	0	149,285
Total Capital Projects	149,285	4,900,000	5,049,285
Non-Departmental			
Balance Available	41,556	0	41,556
Total Non-Departmental	41,556	0	41,556
<b>TOTAL REQUIREMENTS</b>	<b>190,841</b>	<b>4,900,000</b>	<b>5,090,841</b>

## 813 Urban Renewal Agency Downtown Capital Projects Fund

a) **One-Time Funding Request:** Recognize Interfund Transfer revenues from the URA Downtown Debt Service Fund in the amount of \$4,900,000 and increase Capital Projects by the same amount for the Farmers Market and Parks & Open Space projects.

**Resolution Number 1095**

**A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET;  
MAKING APPROPRIATIONS FOR THE URBAN RENEWAL AGENCY  
OF THE CITY OF EUGENE  
FOR THE FISCAL YEAR BEGINNING JULY 1, 2020,  
AND ENDING JUNE 30, 2021.**

The Urban Renewal Agency of the City of Eugene finds that adopting the Supplemental Budget and making appropriations is necessary under ORS 294.471.

**NOW THEREFORE,**

**BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF THE CITY OF EUGENE** as follows:

Section 1.

That the Supplemental Budget for the Urban Renewal Agency of the City of Eugene, Oregon, for the fiscal year beginning July 1, 2020, and ending June 30, 2021, as set forth in attached Exhibit A is hereby adopted.

Section 2.

The supplemental amounts for the fiscal year beginning July 1, 2020, and ending June 30, 2021, and for the purposes shown in attached Exhibit A are hereby appropriated.

Section 3.

That this Supplemental Budget is prepared in accordance with ORS 294.471(1), which authorizes the formulation of a supplemental budget resulting from "An occurrence or condition that is not ascertained when preparing the original budget or a previous supplemental budget for the current year or current budget period and that requires a change in financial planning." This Supplemental Budget was published in accordance with ORS 294.471(3).

Section 4.

This resolution complies with ORS 294.471(4), and does not authorize an increase in the levy of property taxes above the amount in the Annual Budget publication.

The foregoing resolution adopted this 19th day of October, 2020.

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City Recorder

## EXHIBIT A

Amounts  
in dollars

### **URBAN RENEWAL AGENCY DOWNTOWN DEBT SERVICE FUND**

#### **Non-Departmental**

Interfund Transfers	4,900,000
* Balance Available	(4,900,000)
<b>Total Non-Departmental</b>	<b>0</b>
<b>TOTAL URA DOWNTOWN DEBT SERVICE FUND</b>	<b>0</b>

### **URBAN RENEWAL AGENCY DOWNTOWN CAPITAL PROJECTS FUND**

#### **Capital Projects**

Capital Projects	4,900,000
<b>Total Capital Projects</b>	<b>4,900,000</b>
<b>TOTAL URA DOWNTOWN CAPITAL PROJECTS FUND</b>	<b>4,900,000</b>

<b>TOTAL REQUIREMENTS - ALL FUNDS</b>	<b>4,900,000</b>
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\* Balance Available amounts are not appropriated for spending and are shown for informational purposes only.