

Board of Directors Meeting  
School District 4J, Lane County  
Hybrid Meeting (virtual and  
in-person)  
200 North Monroe Street  
Eugene, Oregon 97402  
Wednesday, November 1, 2023

**NOTICE:** The Board Work Session immediately following the Executive Session and the Regular Board Meeting at 7:00 p.m. will be open to the public to attend in person, via live broadcast on KRVM 1280-AM and 98.7 FM, on the internet at <https://icecast.4j.lane.edu/board> and via Zoom Webinar at <https://4j-lane-edu.zoom.us/j/91225128314>  
The 4:30 Executive Session is not open to the public.

**School Board Meeting Request Forms (due by 5:00 p.m. on the Monday prior to the Board Meeting):**

Sign up to provide public comment: [www.4j.lane.edu/board/publiccomment](http://www.4j.lane.edu/board/publiccomment)

The board will hear public testimony at the regular board meeting in person or via Zoom from community members who sign up in advance. Up to 10 people will be scheduled to provide public comment at each regular meeting. Priority will be given to residents who have not recently provided public comment in a board meeting.

Requests to provide public comment must be submitted no later than 5 p.m. on the Monday before the meeting.

**Executive Session at 4:30, immediately followed by Work Session, then 7:00 Regular Board Meeting**  
**Regular Meeting**

- I. **4:30 p.m. Executive Session**  
The board will meet in executive session "to consider records that are exempt by law from public inspection" pursuant to ORS 192.660 (2) (f).  
All matters discussed during the executive session are confidential and shall not be disclosed by any representative of the news media without authorization by the school board.  
60 minutes
  
- II. **5:30 p.m. or Immediately Following the Executive Session**  
**Work Session**  
Continue work on Goals  
60 Minutes
  
- III. **7:00 p.m. Regular Board Meeting:**
- IV. Call to Order, Roll Call, Flag Salute, Land Acknowledgement
- V. Agenda Approval
- VI. Superintendent's Report and Introduction of Guests  
Andy Dey, Superintendent
  - 1. Introduction of Camino Choir 4  
Presenter: Andy Dey, Superintendent  
10 Minutes
- VII. Receive Reports from High School Student Representatives
- VIII. Items Raised by the Audience
- IX. Comments by Employee Groups

X.	Comments and Committee Reports by Individual Board Members	
XI.	<b>Consent Group - Items for Action</b>	
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	3. Approve Instructional Materials Postponement Presenter: Jenna McCulley	45
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XIII.	<b>Items for Action</b>	
	1. DBEA — Budget Committee (2nd Read) Presenter: Jenna McCulley, Chief of Staff 15 Minutes	154
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	1. Consider Approval of Board Resolution 2023-11 Agreeing to the Policy of Providing Tax Exemptions for Low-City of Eugene Request for LIPTE Low Income Rental Property Tax Relief Presenter: Laura Hammond, City of Eugene Planning and Development 15 Minutes	160
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20 Minutes

- XV. Suggestions by the Board for Consideration of Items at a Future Meeting
- XVI. Adjourn

THIS MEETING WILL BE BROADCAST OVER KRVM-AM (1280)

**INFORMATION FOR THE DEAF AND HARD OF HEARING:**

Closed Captioning is available during Board meetings through a zoom live feed which is also displayed at in-person meetings.



## **GUEST INTRODUCTION BY THE SUPERINTENDENT**

### **Date of Meeting:**

November 1, 2023

### **Title: Introduction of Camino Choir**

After his comments, the superintendent will introduce Camino Choir, from River Road / El Camino del Rio Elementary School and led by David Adee. Camino Choir will perform the songs below:

1. *You'll Be Back* (from Hamilton)
2. *Million Dreams* (from The Greatest Showman)

### **Presenter**

Andy Dey, Superintendent



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**ITEM FOR ACTION CONSENT AGENDA**

**Date of Meeting**

November 1, 2023

**Title**

Approve Board Minutes for 9/6/2023, 9/20/2023, 9/27/2023

**MINUTES OF THE WORK SESSION AND REGULAR BOARD MEETING  
OF THE BOARD OF DIRECTORS  
SCHOOL DISTRICT 4J, LANE COUNTY, OREGON**

**Date: September 6, 2023**

The Board of Directors (BOD) of School District No. 4J, Lane County, Eugene, Oregon, held a work session at 4:30 pm and a regular Board of Directors (BOD) meeting at 7:00 p.m. in-person at the Education Center, 200 North Monroe Street in Eugene, Oregon, via live-stream and broadcast on KRVM. Notice of the meeting was emailed to the media and posted on the 4J website on September 1, 2023.

**ROLL CALL**

**BOARD MEMBERS PRESENT:**

Maya Rabasa, Chair  
Jenny Jonak, Vice Chair  
Tom Di Liberto  
Rick Hamilton  
Judy Newman  
Morgan Munro

**STAFF: (TBD)**

Andy Dey, Superintendent  
Collina Beard, Chief Business Officer  
Jenna McCulley, Chief of Staff  
Debbie McKim, Executive Assistant/Board Secretary  
Matt Brown, Director of Finance  
Kat Lange, Executive Director Youth and Family Support  
Steve Menachemson, Director of Technology  
Seth Pfaefflin, Director of Student Services  
Kyle Tucker, Chief Operations Officer

**EMPLOYEE ASSOCIATIONS: (TBD)**

Sabrina Gordon

**MEDIA:**

KVRM

**I. WORK SESSION**

**1. CALL WORK SESSION TO ORDER AND ROLL CALL**

Chair Rabasa called the work session to order at 4:37 p.m. She said the names of those in attendance.

**2. ANTI-BIAS HIRING TRAINING WORKPLACE CHANGE**

The board participated in implicit bias training presented by Serilda Summers McGee of Workplace Change. The presenter discussed implicit bias with examples of dominant culture trends, structuralisms, and microaggressions in the workplace. The presenter gave examples of implicit bias of affinity bias, the halo effect, perception bias, group think, and

attribution bias. The board was asked to share what they perceived to be attributes of diversity.

The board watched two videos and then shared which one resonated with them.

The board was given time to discuss what was learned about bias as it applies to their workplace.

The presenter discussed microaggressions with examples. The board was asked where they have seen microaggressions.

**3. ADJOURN**

Chair Rabasa adjourned the work session at 6:27 p.m.

**II. REGULAR BOARD MEETING**

**III. CALL TO ORDER, ROLL CALL, FLAG SALUTE, LAND ACKNOWLEDGEMENT**

Chair Rabasa called the regular meeting to order at 7:00 p.m. She said the names of the board members who were present. Superintendent Dey led the flag salute, and Chair Rabasa read the Land Acknowledgement.

**IV. AGENDA APPROVAL**

Chair Rabasa noted language change of this item. She said the change to Agenda Approval came from the advice of an instructor at a summer conference and did not preclude changes or corrections. Chair Rabasa asked for changes or corrections. There were none.

**V. INTRODUCTION OF GUESTS AND THE SUPERINTENDENT'S REPORT**

Superintendent Dey shared schools opened to students in kindergarten, sixth grade, and ninth grade that day and that buildings would open to all students the following day. He said he visited buildings and was reminded how great it was to hear the sounds of teaching and learning and the beginning of new relationships as a tangible reminder as to why they served in the field of education. Superintendent Dey said staff returned to the school year with the highest ratio of students to adults in buildings that had been experienced in some time. He said unlike many districts in the state and across the country 4J began the year with fewer unfilled vacancies than they've had in recent years. He thanked staff and human resources who worked to get positions filled and staff placed and acknowledged temporary federal funding. He said efforts at reorganization had focused key resources to direct building support that was believed to lead to higher quality instructional practices. Superintendent Dey said they dedicated time collaboration within building teams through protected time on Wednesday early release. He said there was a sense of optimism as the school year started that seemed amplified compared to the past several years. He said throughout the year staff at all levels would need to come together as a high functioning unified team to serve students and families. He said he was looking forward to the work and growth the system and students would experience over the course of the year and thanked staff, students, and families for their time, service, and dedication.

**VI. ITEMS RAISED BY THE AUDIENCE**

Katie Hertzberg Hashimoto said she was a Yujin Gakuen (YG) Middle School parent and teacher at Kelly Middle School. She spoke in favor that the two schools remained co-located until a permanent location was found. She said the YG immersion program provided opportunity to families in the north side of town and that YG deserved a permanent location and to know what that would be before they were asked to move again. Ms. Hashimoto said if YG was forced to relocate to another temporary location enrollment would be negatively impacted. She said some or many kindergarten families might struggle to commit to a program that didn't have a home on a permanent side of town and that many families would not be able to transport students at both the elementary and middle school programs between South and North Eugene. She said if YG and Kelly Middle School remained co-located until the permanent location was found both Japanese programs at the schools would remain stable and continue to grow. Ms. Hashimoto said she appreciated that the final decision was to not remain co-located but that it was an unnecessary hardship on the YG school and community that did not need to be imposed.

#### **VII. COMMENTS BY EMPLOYEE GROUPS**

Sabrina Gordon said 4J welcomed back kindergarten, sixth grade, and ninth grade students and one elementary school had an unplanned emergency response from the fire department. Ms. Gordon said 4J's practice to welcome and support students on their first day of school was an example of collaboration between administrators, classroom teachers, special education, and classified staff to meet the needs of students. She acknowledged room for improvement and a continued effort to work together. Ms. Gordon spoke of the new educator mentor program and shared the program's background. She said the program was successful because of educator knowledge, responsive feedback, and the support from district administrators. She said they worked to center equity and student voice, which included an invitation in August for a student to address more than 130 new educators. Ms. Gordon said the mentor team was looking to the future and would help to advise the instruction coaching model that the 4J Board was bringing to every school so peer coaching would be seamless.

#### **VIII. COMMENTS AND COMMITTEE REPORTS BY INDIVIDUAL BOARD MEMBERS**

Mr. Di Liberto acknowledged Labor Day and his gratitude for the people who did the labor to make sure kids received a good education. He acknowledged anticipation, worry, and hope that the year would be the best. He said every job was critical to the district's mission and thanked everyone for their contributions in the past and future.

Ms. Newman said she thought the transition for kindergarten, sixth grade, and ninth grade was excellent because they were given a day to adjust to new circumstances before older kids were in the building. She said she was excited that kindergarten teachers were piloting a new process that involved conversation with families to understand each child's needs. She said this process was warm and welcoming and could set up the child for success. Ms. Newman said she thought this program would be beneficial for middle and high schoolers. She welcomed and thanked staff for their work to make schools welcome and safe, and to support positive growth. Ms. Newman said she attended the Eugene Education Fund (EEF) retreat and planning day. She said there is a new executive director, Nancy Baum, and new board members and she was excited to represent the Board. She announced the EEF 5k for 4J fundraiser on October 14 at Alton Baker Park

from 9:00 a.m. to 2:00 p.m. She said all schools were welcome and could use this opportunity to host their own fun run and raise money for their schools. Ms. Newman shared grant applications started in mid-September for school, classroom, or district wide requests, and focus areas included enrichment, read to learn, and pathways to success.

Chair Rabasa said she wanted to celebrate kindergarten, sixth grade, and ninth grade students on their first day of school and thanked students who set the stage for the start of the year. She thanked the staff and said she was thrilled to start in full the following day and wished students and staff a wonderful, joyful school year. She reminded the community of the open position on the school board and applications were due by September 11 and could be accessed on the 4J website.

## **IX. CONSENT GROUP – ITEMS FOR ACTION**

IX.1. Approve Executive Session and Regular Board Meeting Minutes from August 2, 2023

IX.2. Approve Equitable Athletic Facilities – Churchill Bathrooms, Concessions & Storage

IX.3. Approve Purchase of Origami Risk: Safety, Risk and Asset Management Plan

IX.4. Approve Altria Global Settlement

Chair Rabasa noted there was one item to be stricken from the minutes and asked for a motion.

**MOTION:** Ms. Munro moved to approve the consent agenda and to pull the minutes from the August 2 meeting. Seconded by Ms. Newman. **Motion passed unanimously (6:0:0)**

Chair Rabasa asked the statement about adding a subcommittee to review where policy could identify areas of improvement be stricken from the August 2 meeting minutes. She said there was no correction as the next paragraph went into more detail.

**MOTION:** Ms. Munro moved to approve the minutes as corrected. Seconded by Vice Chair Jonak. **Motion passed unanimously (6:0:0)**

## **X. ITEMS FOR INFORMATION**

X.1. Nomination and Voting Process for Oregon School Board Association's (OSBA) Lane County Board Representative and Legislative Policy Committee Representative  
Presenter: Maya Rabasa, Board Chair

Chair Rabasa said that currently all even numbered OSBA Board of Director positions and all legislative committee positions were up for election. She noted that position six that covered Lane County for the OSBA Board of Directors was filled by Linda Hamilton who indicated to Chair Rabasa she intended to run again. She noted that position six that covered Lane County for the Legislative Policy Committee (LPC) was filled by Judy Newman who was interested to run again. Chair Rabasa said for someone to run for these positions, they needed to be nominated by a board member serving in their region at the last Lane Education Service District (ESD) meeting. She said that the board already voted to nominate both Judy for the LPC position six and Linda Hamilton for the LSDA board.

She said because they committed to nominate those positions no further action was needed unless the board chose to submit a secondary nomination, which was not necessary. Chair Rabasa noted that although incumbents were running it did not exclude anyone from being nominated themselves.

Chair Rabasa asked for discussion or if anyone was interested in being nominated. There was none.

## **XI. ITEMS FOR ACTION**

### **XI.1. Lane Arts Council Partnership with Expansion into Secondary Programs**

Presenter: Andy Dey, Superintendent; Stacy Ray, Executive Director of Lane Arts Council

Superintendent Dey said this partnership had been in place for a number of years and provided artist investments in elementary schools. He said the current level of funding would allow for two resident artists at each elementary school and maintain the design apprenticeship program in middle and high schools.

Ms. Ray said Lane Arts Council had provided in-school arts education and arts integration to all sixteen Lane County school districts for almost 50 years. She said the council strongly believed that equitable access to arts education was essential to well-rounded student experience. She said they maintained a roster of 40 professional teaching artists who implemented art education programs in schools. Ms. Ray said the Lane Arts Council was a statewide leader in arts education program and curriculum development. She said in school artist residencies brought professional artists into classrooms to provide high quality hands-on arts and creative instruction. Ms. Ray said each residency adapted their curriculum to each grade level and worked with each school to identify their need and goals in arts education. She said programming was responsive to school needs and instructors aligned with best practices in arts education. Ms. Ray said artists worked across creative disciplines such as fiddle, West African Dance, mural, theater, storytelling, clay sculpture, illustration, and more. She said students learned new methods of expression, developed creative thinking and confidence, and gained skills that helped them in all areas of their life. She said art instruction supported student wellbeing, mental and physical health, and emotional regulation. Ms. Ray provided examples of art residencies in the school district. She said Lane Arts Council developed a robust and impactful partnership with Eugene 4J through ArtSpark, which worked to ensure students in 4J schools had access to arts as an essential part of their education. Ms. Ray said ArtSpark was created by the Lane Arts Council, Rotary Club, Eugene School District 4J, and Eugene Education Foundation as an initiative to raise funds to support art opportunities in elementary schools with the intent that Rotary funds would decrease and 4J investment would increase to sustain the program. She said a \$150,000 commitment from the district for this year would support teaching artists costs, supplies and materials, artists' travel to school, and the Lane Art Council's administration of the program. She said they anticipated serving approximately 6,000 elementary students through 2,000 hours of programming. Ms. Ray noted programming costs have grown and increased support from the district would more adequately support program costs and ensure they could continue to provide high quality arts programming for all 4J elementary schools. She said Lane Art Council would raise additional funds to support the overall program budget through

community fundraising and grant applications. Ms. Ray said they requested funds to support the participation of Eugene Middle and High School students in the design arts apprenticeship program. She said this program provided no cost apprenticeship opportunities for middle and high school students to learn about specific areas of design, such as product, fashion, graphic, and web design. She said students would meet in small groups with a professional designer for 25 hours over a 10-week period and the program would provide students with professional training opportunities through workshops. She said students would also explore business aspects and career readiness. Ms. Ray said the overall budget for the program was \$70,000 with a proposed \$35,000 commitment from 4J. She said they serve 100 to 120 students through the program, approximately 60% of which were 4J middle and high school students. She said in addition to implementing the program this year, Lane Arts Council would work with the district to develop an in-school model of the program to support Career and Technical Education (CTE) goals and job readiness learning for the 2024-2025 academic year.

Chair Rabasa thanked Ms. Ray for her presentation.

Vice Chair Jonak asked how students are selected for apprenticeships. Ms. Ray said they were promoted widely, and students were encouraged to complete applications. She said low-income students had first priority followed by students who already participated in an apprenticeship. She said the application process was important because they wanted to understand what they were interested in, what areas of design they wanted to explore, and what experience did they bring. She said there was an intentional process of matching students with specific design mentors.

Ms. Munro asked Superintendent Dey to clarify in the budget if the apprenticeship program would result in a reduction of staff and if this was a request for funding in addition to regular art programming. Mr. Dey said it was not the intent to supply current staffing and that funding support for the request would come from the General Fund.

Ms. Newman said she watched this program grow and thanked Ms. Ray for her presentation. She said ArtSpark was a brilliant partnership because high quality and inspiring artists brought art to the schools. She said she was excited about this new endeavor and trusted this would match CTE goals.

**MOTION:** Vice Chair Jonak moved to approve the Lane Arts Council proposal to expand into secondary programs. Seconded by Ms. Newman. **Motion passed unanimously (6:0:0)**

## **XI.2. Eugene Education Options (EEO) Transition to an Alternative Education Program**

Presenter: Kat Lange, Executive Director Youth and Family Support Services; Scott Mayer, Alternative Education Administrator

Mr. Mayer asked to have the Eugene Education Options (EEO) institutional ID retired and converted from being considered by the state as a school to being considered as an alternative program. He said EEO was established as a grade 9 through 12 alternative

school, and they received a report card like all other high schools in the state although they were primarily serving students in grades 11 and 12 through ECCO and the Eugene General Education Development (GED) program. He explained school report cards were based on a four-year graduation cohort which EEO did not have. He said EEO was marked as a failing school without having a full cohort. Mr. Mayer said EEO included ECCO, 4J GED, Eugene Online Academy for grades K through 12, the Reconnection Center, the two child development centers that served children of students, and case management for all 4J students in private alternative schools. He said the change would provide flexibility to grant credit from any licensed teacher in any subject area and prevent licensure issues. He said there were current issues with Eugene Online Academy in which he had to pay contract teachers that were not 4J teachers, and that efficacy with contract teachers was much lower. Mr. Mayer said student data was also an issue as students left their high school to become part of ECCO their data left with them and gave an inaccurate account of how systems were working. He said dual enrollment would help with student data and would help have an aligned focus with partners in home schools. He said when the proposed change was announced to staff there was unanimous support.

Chair Rabasa thanked Mr. Mayer for his presentation and asked for questions.

Vice Chair Jonak asked for more detail about how inclusivity and interventions of family engagement would be better tracked, supported, and reported.

Mr. Mayer said what was currently in place was a referral program that looked at the history of the student in schools and made decisions about what was appropriate placement, which was often ECCO. He said with a single place for data, discussions were not focused on the single student but would look at identifying trends for more accurate data. He said the current effect with data was that students disappeared in the data and created a challenge to reconstruct.

Ms. Lange said a referral process would help ensure one of the programs was appropriate for the student. She said a school choice program allowed students, families, and teachers to move them into the program when it may not be the best program to meet their needs. Ms. Lange said by going through a referral process, there was the opportunity to make sure placement was in the best interest of the kids and not because of other factors that may have occurred.

Ms. Newman asked if there was a downside or loss to make the change. She said she understood the need for data to be in one place and asked if there was already a way to make sure alternative placements were doing what they should for the kids or their success.

Mr. Mayer said they would not have a school report card and they would still be part of the evaluation process of alternative programs by the district. He said he was involved with a task force with the Oregon Department of Education (ODE) that was developing a new way to look at alternative schools because existing framework was flawed. Mr. Mayer said when success was measured on a four-year cohort for school that don't have that it was not a good fit. He said they would still have a way to evaluate efficacy that would be more

informative. He said there was not a downside in terms of funding or staffing. Mr. Mayer said it provided flexibility and enabled them to create an alternative evaluation system to measure single year growth that used data that was not on the report card.

Ms. Munro shared she taught at Lane [Community College] and shared the hall with the GED program and that she was impressed by students and staff. She said she was excited to hear how the program was growing. She recognized the administrative benefits but was concerned about the impact of this change on students who were already not finding their needs met by the district. She asked about the impact of having teachers who aren't certified or are teaching outside of their subject area.

Mr. Mayer validated Ms. Munro's concerns and said that a move from a comprehensive school to an alternative program does not mean a reduction in the variety of what was offered. He acknowledged programs that were not available and said they were trying to make stronger connections with schools to access these comprehensive programs. Mr. Mayer said this effort was aided by the new schedule which brought them into alignment and allowed them to have students participate. He said that students gained a face-to-face connection and level of intimacy in their education.

Ms. Munro asked from where students would receive their diploma.

Mr. Mayer said the diploma would still be issued by EEO. He said he was concerned because some students might have harsh feelings about their experience and did not want to identify with that institution. He said he was working to change that narrative.

Mr. Di Liberto thanked Mr. Mayer for looking at a solution that was better for the kids and teachers.

Ms. Munro asked if the decision process warranted more time so they could hear from more people to try to get a sense of the community's interest and have them be engaged, or if this was an administrative shift in name only.

Mr. Mayer said this would not impact the student or family experience. He said there was a deadline to file with the state by the end of the month.

Ms. Lange said communication was needed to families about the switch however the experience would not change. She said the biggest change was the Alternative Education (Alt-Ed) process and that those already in the program would be grandfathered to stay in the program. She said once this was approved by the state there would be communication to families about the new process. Ms. Lange said extensive conversations were already held for students coming into the program to determine if it was the best fit for them.

Vice Chair Jonak asked if there would be commitment of resources or staff help parents who needed assistance to navigate the new application process.

Mr. Mayer said currently students entered all programs, with the exception of Eugene Online, through the referral process. He said there were dedicated staff that communicated with students and families who transitioned between programs and that

the change would represent an increase in communication and access. He said the change was for a single element and all other elements were already using the process.

Ms. Newman asked if Eugene Online was part of the transition or if it would still be a choice school.

Mr. Mayer said Eugene Online was part of EEO's alternative offerings and access would come through the referral process. He said this allowed them to streamline the flow of information and allowed them to be more responsive to families. He said the inability to engage in the requirements of the program would prevent a student from getting in and gave the example of students in residential treatment who did not have enough time to access the internet and complete the program. Mr. Mayer said capacity also impacted enrollment.

Chair Rabasa said it felt like a return to the spirit under which the EEO was originally formed. She said students would be impacted in a positive way and this offered a chance for students to learn in a different way. She said she was excited for conversation around innovativeness and how success would be measured.

**MOTION:** Vice Chair Jonak moved to approve the transition of EEO to an alternative education program. Mr. Di Liberto seconded. **Motion passed unanimously (6:0:0)**

Mr. Hamilton asked how long Mr. Mayer had been doing this work.

Mr. Mayer said he had worked in alternative education since 2006 and had been the administrator for two years.

Ms. Newman asked to receive feedback about this year and wanted to see what measures of success were created.

Tim Bjorstad was an EEO teacher in the audience and shared that he appreciated the board's questions. He mentioned EEO staff who had over 20 years of teaching experience in the program and said this transition would allow him to use his degree in philosophy to collaborate more with other members of staff. Mr. Bjorstad said it was meaningful to have members from the superintendent's team present for the announcement. He said this transition would allow them to be more flexible to the needs of their students who represented the most vulnerable and marginalized in our community.

### **XI.3. School Board Vacancy Appointment Process**

Presenters: Vice Chair Jenny Jonak and Judy Newman

Ms. Newman said the intent was to create a process that was as transparent, equitable, and fair as possible.

Mr. Di Liberto asked Ms. Newman to go through the process.

Ms. Newman asked that failure to attend the September 20 board meeting be removed from the proposal since applicants would not be in attendance. She said board members would review written material on September 20 and it was recommended each board member put forward five names from the review. She said board members would use all five names and could not put the same name forward twice. Ms. Newman said the Chief of Staff and Board Secretary would review and calculate the names as they are not part of the voting process. She said any applicant who received three or more mentions would become a finalist with a minimum of five finalist. She said if five finalists were not identified in the first round they would take the names of people who get three off the list and repeat the same process until the minimum was met.

Ms. Munro asked if they would read off choices from a list or hand in written responses.

Ms. Newman said she thought written responses should be turned in first then read from a list for public record.

Ms. Jonak said in the past a spreadsheet was used to show the votes.

Ms. Newman shared the second part of the process was interviews. She said they did not want people to be influenced and would not send out interview questions in advance. She said they would ask the candidates to come in half an hour before their scheduled interview time and they would be given the questions at that time with half an hour in the power room to prepare. Ms. Newman said interviews would be 35 minutes with three to five minutes for applicants to introduce themselves and provide a statement, then each board member would ask one of six questions. She said a ten-minute break would be scheduled between interviews.

Ms. Munro asked if candidates would have access to the phone.

Vice Chair Jonak said the idea was to create balance with some sense of an actual interview as opposed to prepared written statements which were already provided in the applications.

Chair Rabasa asked how they would mitigate what candidates could do with their 30 minutes to prepare and expressed concern of ableism. She asked if it might be better to provide interview questions the night before.

Vice Chair Jonak said if questions were provided the night before they may receive written statements and lose the interview aspect. She said the idea for 30 minutes was to mitigate someone who may need time to prepare. She said there was not an expectation that people would write essay answers.

Chair Rabasa asked if they were perpetuating criteria that may not be necessary to fulfill the duties of the position given that the board has a lot of time to prepare for meetings.

Vice Chair Jonak said she felt the interview provided a component of authenticity that may or may not be in written statements. She said in the past there was an informal process of candidates meeting with board members and that has been eliminated in this process.

Chair Rabasa asked if they could get an authentic sense of a person if they were given the questions ahead of time, but they could not bring written answers.

Vice Chair Jonak said this could bring up other issues as some people are better at public speaking without notes than others.

Ms. Newman said this was discussed at length and this recommendation was a compromise.

Ms. Munro asked if the application asks if someone needed accommodations.

Mr. Di Liberto agreed with Ms. Munro and said he did not think they could mitigate all the risks. He said this job took a certain amount of homework and preparation, and at the same time maneuverability and flexibility, and he thought they were touching on both those areas.

Ms. Newman suggested to follow Ms. Munro's recommendation to request accommodations from candidates. Ms. McCulley confirmed this request was already in the application.

Ms. Newman continued explaining the process and said after the interviews were completed there would be a 30-minute recess to deliberate individually and the board would not discuss the interviews with each other in that time. She said after deliberation, the board would name one candidate of their choice and the designated staff would read the results. She said if a candidate received four votes they would be selected and if not the board would enter a second round of voting with two choices. Ms. Newman said this process would continue until there was a candidate with four votes. She said if the board got stuck they would adjourn and reconvene.

Ms. Munro asked if there was a contingency plan if two people received four votes in the second round.

Ms. Newman said there was not a contingency plan.

Vice Chair Jonak said it was unlikely they would have two finalists in the second round but if that occurred, they could vote on the tie.

Ms. Munro suggested to add that if two people had four votes the board would choose between the two.

Chair Rabasa asked how Vice Chair Jonak and Ms. Newman moved away from ranked voting in the process.

Vice Chair Jonak said she was generally in favor of rank voting, but the second-round candidate pool would be small enough that the benefits of ranked voting was less compelling.

Ms. Newman agreed that she was in favor of rank voting, but it did not seem as effective for the board. She said she thought this process would be more transparent and provide more options.

Chair Rabasa said she felt strongly to prioritize all types of abilities over the written statement.

**MOTION:** Mr. Di Liberto moved to approve the process as presented with the striking of the portion noting attendance of the September 20 board meeting and the addition of the tie breaker Ms. Munro suggested. Mr. Hamilton seconded. **Motion passed unanimously (6:0:0)**

## **XII. ITEMS FOR ACTION AT A FUTURE MEETING**

### **XII.1. Initiate Process for Selection of Secondary Math Curriculum**

Presenter: Adrienne Pierce, Secondary Curriculum Administrator

Ms. Pierce presented a PowerPoint presentation to the board.

Ms. Pierce said the objectives were to initiate the conversation and ensure that both the board and superintendent granted permission to identify a process facilitator. She said her recommendation was the Secondary Curriculum Administrator, which was herself, however she supported the superintendent's choice. She said the other objective was that after the adoption process the board would approve the curriculum or specific instructional materials that would be presented in Spring 2025. Ms. Pierce said the last time the curriculum was adopted was in 2012 and there was an informal adoption for middle schools in 2018. She said in 2021 ODE went through new state standards for math. Ms. Pierce shared data and stated that only 35 percent of students met grade level standards. She said data represented prioritized focal groups of certain historically marginalized populations. She shared an overview of the process and timeline of the adoption process. Ms. Pierce said the launch would include approximately 30 teachers with comprehensive representation of grade level and region. She said they would analyze existing materials and narrow them down using the state of Oregon's IMET evaluation tool, put curriculums through a piloting stage, then bring an evaluation and report to the board for adoption and implementation. Ms. Pierce said the hope with a two-year process was that a pedagogical shift would come in alongside and coherent with the adoption, so teachers had the tools and resources needed to feel confident with the materials. Ms. Pierce shared a list of ODE approved instructional materials that had been analyzed by the state. She said the adoption and pilot teams would also look at materials that were approved nationwide. She asked the board to initiate the launch and ensure the superintendent identified a process facilitator.

Vice Chair Jonak asked what inputs had been solicited for math educators and families.

Ms. Pierce said they started conversations last week during in-service week and had four hours with math specific teachers and asked their current priorities and their vision for students' math stories. She said they launched their K 5 adoption so they could begin K 12 visioning work. She said there had not been community engagement as they needed permission to launch, at which point they would engage with community stakeholders.

Vice Chair Jonak asked if community input would help shape the program.

Ms. Pierce said community input could help and discussion was being held on how they could engage the community in a more meaningful way. She said in the past they went through their selection and analysis and then provided open houses to the community. She recognized that was not always accessible and was identifying how to solicit two-way communication.

Vice Chair Jonak said she appreciated the emphasis to try to create more success in math for historically underserved groups. She asked if this would be individualized enough to also accommodate students who accelerated at math and needed to be at a higher level.

Ms. Pierce said good instructional material would provide opportunity for differentiation. She said this was part of a larger conversation of best practice and best learning for students.

Chair Rabasa asked if there would be conversation about how the curriculums fit into the new schedule. Ms. Pierce said yes.

Ms. Newman asked where they were in the five-step adoption process.

Ms. Pierce said the work group was created and absolved to go into the launch in tandem together.

Ms. Newman asked if each had a process facilitator and if they worked closely together.

Ms. Pierce said yes and specified they would be the Elementary Curriculum Administrator and herself as Secondary Curriculum Administrator.

Mr. Di Liberto asked how frequently they would provide updates to the board and in what format.

Ms. Pierce said she was happy to create avenues for the board to come alongside and learn and she could not answer how frequently. She said she would create opportunities for formal or informal updates.

Ms. Newman said there might be two board members on the Curriculum Adoption Committee.

Chair Rabasa said the Curriculum Adoption Committee did not have a board member and that decision could be revisited. She asked why it was taken off.

Vice Chair Jonak said they started with a list of everything that was mandatory or required and everything else was pushed to be discussed after strategic goals and what committees were wanted as a group.

Chair Rabasa said she recalled conversation with the language arts and that every board member wanted to be included. She said that when Ms. Pierce talked about the board being included along the way it aligned with why they dissolved only having two people on the committee.

Ms. Pierce said Oregon was on the cutting edge of new math instruction they were excited to be a part of that process.

Chair Rabasa appreciated that Ms. Pierce talked about the story of math.

Ms. Pierce acknowledged students may not be passionate about math but wanted them to find value in it and understand why it was valid.

Ms. Munro said the opportunity to make sure students and staff had materials that suited inclusivity was exciting. She asked if staff who participated on this kind of committee were compensated or if they were relieved of other duties.

Ms. Pierce said if they were meeting in afternoon sessions they were given an extended contract. She said when the committee met during the day they were compensated by ensuring that they had a sub. She said they tried to intermix the two because they knew both were valuable by different members of the team.

Ms. Munro asked why the committee was grades six through ten and not six through twelve.

Ms. Pierce said grades eleven and twelve were plus ones and went through a different variation of pathways. She said they could start to consider their needs, supports, and resources, but no specific instructional material would meet the needs of 4J students.

Ms. Munro noted a representative from each high school was listed and that there was one fewer high school at the start of the evening. She asked if faculty from that program would be included. Ms. Pierce said they would.

Ms. Munro said she appreciated Vice Chair Jonak's question about community engagement. She said she looked forward to that as many community members have strong feelings about math education.

Ms. Pierce said there were new communication and engagement tools that were adopted over the last few years and asked how they could use them better.

Chair Rabasa thanked Ms. Pierce for her presentation.

## **XII.2. Appropriation of Funds**

Presenter: Andy Dey, Superintendent

Mr. Dey said last spring the board adopted a budget and subsequent to that budget the state school fund was finalized. He said there was a 2.2-million-dollar difference in each of the years of this biennium that exceeded what the board approved. He asked the board to appropriate those funds and provide priorities so they could return with recommendations on how to best utilize those resources. He clarified priorities in terms of focus areas for use of funds.

Ms. Newman said she would appreciate hearing from Mr. Dey and staff about priorities informed by teaching staff. She asked for district needs outside of new initiatives and new legislation.

Mr. Dey said prior to the end of the legislative session, priorities based on feedback from staff were to maximize the amount of support for schools and to start with schools with the greatest number of programs or need. He said other priorities were to increase access to developmental kindergartens and increase access to libraries. He said Senate Bill 819 would require to the district to extend special education programming and opportunities for students throughout the region. He said that would evolve over the course of the year. Mr. Dey said the previous board decided to hire five librarians with funding in addition to the budget that was approved, and this board would need to weigh in.

Ms. Newman asked what was needed for staffing or resources to implement Senate Bill 819. She asked for information on the cost of each librarian and plans for developmental kindergartens.

Mr. Dey said it was difficult to predict the needs or exact cost to implement Senate Bill 819 but would provide some information.

Chair Rabasa said it was her understanding that all kindergarten programs shifted to focus on the developmental approach.

Mr. Dey clarified they only focused on a few at a time and there was a plan to open kindergarten classrooms that had Speech and Language Pathology (SLP), Occupational Therapy (OT), and dedicated staff to have space available for students as they came into the district who would benefit from that experience.

Chair Rabasa asked if this was how developmental kindergarten was defined.

Mr. Dey said yes and there were not currently any dedicated developmental kindergartens.

Chair Rabasa said historically 4J used the term and Ms. Newman affirmed.

Vice Chair Jonak asked information about developmental kindergarten be circulated in a Friday memo or other means for a better understanding of its purpose.

Ms. Munro asked if the June budget vote directed how these new funds must be spent and if procedurally this board could negate decisions made by the previous board on how funds would be spent if they were available. She asked if it was required that the board make an appropriation vote.

Mr. Dey said without the board appropriating the funds, they cannot legally dedicate or spend funds.

### **XII.3. Resolution Affirming Commitment to Collaboration and Established Policy**

Presenter: Jenny Jonak, Vice Chair; Jenna McCulley, Chief of Staff

Vice Chair Jonak shared this initiative came from a work session held a few weeks previously in which the board decided to have a resolution affirming their commitment to collaboration and policy.

Ms. McCulley sought feedback on the draft.

Ms. Newman said with new board members in the future she would like to see this affirmation renewed every year. She said she wanted to continue in that spirit going forward.

Ms. Munro said she would like to have training and clarity about the district policies that governed their actions as individuals and as a collective.

Ms. Newman asked to add that the board reaffirms or reviews every year.

Ms. McCulley said resolutions spoke to a moment of time and were made based on the totality of the circumstances before them. She said staff heard the board's desire to make it clear to the community how they intended to operate as a collective.

### **XII.4. Board of Directors Stipend Consideration**

Presenter: Maya Rabasa, Chair

Chair Rabasa stated Oregon state legislature passed House Bill (HB) 2753 during the 2023 legislative sessions which reversed the prohibition of board members receiving compensation from the district. She said the state then revised Oregon statute 332.018. She said the new law removed the prohibition on compensation and allowed school board members to receive compensation in the form of a stipend in an amount determined by the board not to exceed 500 dollars. Chair Rabasa said there were no additional funds that came with the law, and it would impact the existing budget. She clarified the law was written in a way that allowed a board member to either accept or decline the stipend. Chair Rabasa said the board would need to ensure they had the funds for a stipend and to write a resolution amending policy that did not include the prohibition. She said the recommendation from the Oregon School Board Association (OSBA) was to create a resolution that would be reviewed annually. She said the decision could later be reversed through a vote. Chair Rabasa shared board members could be reimbursed for expenses they incurred which could be in lieu or in addition to the stipend. She said the previous

board identified this as a legislative priority and supported the legislation when it came forth.

Mr. Di Liberto said he felt that not offering payment invited discrimination to those who were not retired or did not have the means to perform this time of work. He said he was in favor to provide a stipend whether through childcare or monetary support. He said it was important to provide a way for people to participate.

Vice Chair Jonak said none of the board members took the job because of a stipend but she was in favor to offer the full amount of the stipend. She said this work was time consuming and to ask community members to perform the work without compensation there was possibility for only the most privileged to be able to participate. She said both a stipend and reimbursement for expenses should be provided.

Chair Rabasa said it should be publicly communicated that the board valued the potential of diversity on the board and that conversations spoke to who they wanted to have opportunity to serve on the board.

Ms. Munro said she supported the stipend and opportunity to reimburse transportation or childcare costs. She said the time it took to serve on an elected body was intensive and she supported initiatives that would increase accessibility to serve the local government. She said she appreciated the potential to empower and support someone with financial barriers to participate. Ms. Munro said she was interested to understand the budget impact.

Ms. Newman said reimbursement for transportation and childcare was in place and should be more transparent to board members. She clarified that legislation created the stipend in addition to reimbursement. Ms. Newman asked to clarify that this had to be renewed every year.

Chair Rabasa said yes and that they had to go through the budget. She said after it was added to the budget they would reaffirm the resolution.

Ms. Newman asked how it would be reported if someone took the stipend or not and how to avoid stigmatization of taking the stipend.

Chair Rabasa said that information would be open to public record requests.

Ms. Newman said the stipend had to be reported on taxes and Chair Rabasa affirmed her statement.

Chair Rabasa clarified the law was written in a way that allowed for payment without being considered employees of the district.

Vice Chair Jonak shared she was on the Square One Villages board, and they had a stipend that was automatic to every board member with an option to opt out. She said she encouraged that if they approved the stipend there was an option to opt out to reduce

stigma. She said this was an investment in the board and an investment in who was able to be on the board and the ability to diversify the board.

Chair Rabasa asked for information in a Friday memo on where the stipend would come from in the budget.

Superintendent Dey said the stipend would come from general fund dollars allocated to the board's cost center.

Chair Rabasa asked if they were in a position for this to be declined due to the budget.

Superintendent Dey said no and that funds would be pulled from elsewhere. He said he understood the board's stance that this was an investment and attempt to diversify board participation.

## **XII.5. Approve Revision to Board Policy IICA – District Represented Group Travel**

Presenter: Jenna McCulley, Chief of Staff

Ms. McCulley clarified that this policy referred to field trip policy. She said this policy was amended to better reflect current practice. She said the instruction team worked with building administrators and building secretaries to better understand the process for field trips and to define approval processes and practices more clearly.

Ms. Munro asked for clarification on page 80 within the standard of conduct. She asked that with the decriminalization of small amounts of controlled substances if it was still considered unlawful drug use.

Ms. McCulley said administrative rules did not come before the board for approval and she believed it would be in alignment with state law. She said policies went to the OSBA for review with their legal counsel to ensure they aligned with new legislation and existing laws.

Ms. Munro asked if volunteer fingerprinting was a new level of security.

Ms. McCulley said the district was moving toward having everyone fingerprinted anytime there was potential for unsupervised conduct or contact with a student.

Ms. Munro asked if the cost for fingerprinting was paid by the volunteer or the district.

Ms. McCulley said the cost was paid by the volunteer and they were working with the state to make adjustments. She said she could provide updates in the Friday memo.

Ms. Munro recognized the cost could be a burden to some parents.

Mr. Di Liberto acknowledged previous frustration as a teacher with lead time.

Ms. McCulley said this work started last spring with building administrators and building secretarial staff who performed scheduling. She said this revision brought the policy in alignment with current practice and that it was not a surprise to staff.

Ms. Newman suggested to reword the first sentence in the revision. She asked if there was a policy that minimized personal family expenses associated with district represented group travel as presented on page 80.

Ms. McCulley said she was unsure if there was a policy but that it was consistent with district values in which anytime there was travel an effort was made to support all kids who would be eligible. She said members of the inclusion team were involved in the process and that she would check with them for the next draft and include that in the Friday memo. She said she did not believe they intended to require the district since that entailed allocation of funds.

Ms. Newman asked what the demarcation line of what had to be approved.

Ms. McCulley said she believed that was for travel that lasted more than two nights, was out of state, and items that would not arise in the consent agenda. She said it added a layer of scrutiny and supported risk programs to make sure directors knew students traveled outside of the district.

Ms. Munro said she understood board approval of situations that fell within the criteria listed to be best practice. She said there was a difference between the board understanding that students traveled internationally versus the board approving it. She said she had faith in the superintendent and those with relevant experience to evaluate the policy.

Ms. McCulley clarified that the board would be the final step of approval and they would be presented with approved recommendations.

Chair Rabasa asked to attach community standards of conduct in the Friday memo to compare with unlawful drug use.

Superintendent Dey said the expectation for school activities was to abide by district policies even though they were not on school campus. He clarified illegal substances still were not allowed on campus regardless of the amount in possession.

Vice Chair Jonak said she agreed with Ms. Munro's observations of board approval. She asked if it could be aligned with other district policies for the board to provide a high level of policy making rather than approving individual trips.

Ms. McCulley said she would ask for clarity from the team that drafted the revision.

Ms. Munro hoped that staffing would be proportionate to the increased number of volunteer applications received.

Ms. McCulley said in recent years the background check process moved online which included the Raptor system. She said staff took pride in their streamlined process and felt confident about who was in direct contact with kids.

Ms. Newman said the time it takes to process fingerprints is beyond our control and the wait time was six weeks. She said legislation would be needed to fix this issue.

Ms. McCulley clarified that fingerprinting is done in house and the challenge was with the current vendor. She said they were seeking state support to ensure the vendor followed through with their commitments.

Chair Rabasa suggested the communications department amplified the message to consider completing the volunteer background check ahead of time.

Ms. Munro asked if background checks with fingerprints lasted longer than our current two-year volunteer approvals.

Ms. McCulley said she would include this information in the Friday memo.

**XII.6. Adopt Board Policy ECG – Vehicle Idling**  
Presenter: Jenna McCulley, Chief of Staff

Ms. McCulley said this was an initiative from the Safe School team.

Chair Rabasa said this felt like a resolution rather than a policy and asked if it could be written to state the policy more clearly.

Ms. McCulley said the administrative rule had more clarity and were not brought to the board due to the impact to modify them when they are brought to the board.

**XIII. Suggestions by the Board for Consideration of Items at a Future Meeting**

Ms. Munro asked for updated staff and vacancy data. She asked for an update on the orientation plan for new board members and specific orientation topics.

Ms. Newman asked for updated class ratio data.

**XIV. Adjourn**

Chair Rabasa adjourned the meeting at 10:04 p.m.

**MINUTES OF THE WORK SESSION AND REGULAR BOARD MEETING  
OF THE BOARD OF DIRECTORS  
SCHOOL DISTRICT 4J, LANE COUNTY, OREGON**

**Date: September 20, 2023**

The Board of Directors (BOD) of School District No. 4J, Lane County, Eugene, Oregon, held a work session at 5:00 p.m. and a regular Board of Directors (BOD) meeting at 7:00 p.m. in-person at the Education Center, 200 North Monroe Street in Eugene, Oregon, via live-stream and broadcast on KRVM. Notice of the meeting was emailed to the media and posted on the 4J website on September 14, 2023.

**ROLL CALL**

**BOARD MEMBERS PRESENT:**

Maya Rabasa, Chair  
Jenny Jonak, Vice Chair  
Tom Di Liberto  
Rick Hamilton  
Judy Newman  
Morgan Munro

**STAFF:**

Andy Dey, Superintendent

**EMPLOYEE ASSOCIATIONS:**

**MEDIA:**

**I. WORK SESSION**

**1. CALL TO ORDER AND ROLL CALL**

Chair Rabasa called the meeting to order at 5:07 p.m.

**2. BOARD APPOINTMENT SELECTION (ROUND 1)**

Chair Rabasa described the voting process.

District staff collected ballots and tallied results.

Chair Rabasa read the names of those who received three votes or more and would be invited back to interview on September 27, which included Alaire Fajardo, Scott Fellman, Alana Folsom, Jensina Hawkins, Laura McGinnis, Thomas Oommen, and Ericka Thessen.

**3. ADJOURN**

Chair Rabasa adjourned the work session at 5:19 p.m.

**II. REGULAR BOARD MEETING**

**III. CALL TO ORDER, ROLL CALL, FLAG SALUTE, LAND ACKNOWLEDGEMENT**

Chair Rabasa called the regular meeting to order at 7:04 p.m. She said the names of the board members who were present. Superintendent Dey led the flag salute, and Chair Rabasa read the Land Acknowledgement.

**IV. AGENDA APPROVAL**

Ms. Newman asked for item two to be moved to a future meeting until more information was received from the ethics inquiry.

**MOTION:** Ms. Newman moved to postpone Item for Action number two.  
Seconded by Vice Chair Jonak. **Motion passed unanimously 6:0:0.**

**V. INTRODUCTION OF GUESTS AND SUPERINTENDENT’S REPORT**

Superintendent Dey shared he and members of the board attended the Chavez Elementary assembly to celebrate Mariah Engle who was honored as the regional teacher of the year. He congratulated Ms. Engle and thanked her for her dedication and exceptional contributions to education in the district. He said the following day the state would release the results of last year’s statewide assessment. He said challenges associated with the current testing system in Oregon did not serve as an indicator of student progress and accountability for the district. He said early indicators signal incremental improvements in students’ overall results. He urged the state to consider continued investment in community-based after school and summer programs as they are essential to student success. He said upcoming meetings would evaluate the impact of supplemental state and federal investments over the past three years and identify ways the system can adapt to maintain key supports in the absence of ongoing supplemental funding. Superintendent Dey noted throughout the last year districts across the state experienced decreased enrollment. He said despite the decrease of student enrollment, they placed more adults in schools than any time over the last 20 years, as evidenced by increased staffing of more than 300 full-time equivalent positions. He said as the period of supplemental relief funding closed, they would collaborate with the community and ensure the most impactful supports in place were sustained wherever possible.

**VI. ITEMS RAISED BY THE AUDIENCE**

Guadalupe Quinn said she is concerned about a rumor the district dismantled the Equity and Inclusion office and reassigned staff to other positions. She asked who made the decision, how the decision was made, why the decision was made, and where information could be found. She said 4J had talked about the importance of equity and inclusion (E&I) and an equity lens. She said if the district was committed it did not make sense to close the office. Ms. Quinn noted she was a 4J parent, staffer, and worked on the 4J racial justice task force and first equity committee. She said someone needed to oversee and coordinate equity work.

Kelly Stroh spoke about the Yujin Gakuen (YG) Elementary School relocation and the long-term plan and impact on families who would be cut from the program with relocation. She said it was a hardship for families to drive to South Eugene and would impact Latino demographics and single parents. She noted these demographics were highlighted in the district’s equity and inclusion effort. Ms. Stroh said it would be difficult to recruit new families and families who were unsure if the school would return to the north district. She said long-term commitment to the program was needed.

**VII. COMMENTS BY EMPLOYEE GROUPS**

There were none.

### **VIII. COMMENTS AND COMMITTEE REPORTS BY INDIVIDUAL BOARD MEMBERS**

Mr. Di Liberto said time was spent in a work session to review applications for the vacant board positions and that it went well. He said several board members attended the regional teacher of the year assembly that morning and he was proud that district educators were honored. He said this was the first assembly of the school year and the principal, kids, and staff did a wonderful job. He said a few board members were sitting in with the student voice committee the following morning and it would be his first time attending. Mr. Di Liberto said he was eager for high school students to be part of the process.

Ms. Newman thanked the twenty-five people who applied to fill the board vacancy and said it was heartening to live in a community that cared about education. She said it was difficult to make the decision with excellent applicants. She announced the Eugene Education Foundation (EEF) second annual Fun Run 5K for 4J on Saturday, October 14 from 9:00 a.m. to 2:00 p.m. at Alton Baker Park. She said registration was open online. Ms. Newman shared the EEF grant application was released and was open to classroom or district-wide applications. She spoke about policy to have engines turned off at school pick up for individual health. She congratulated the regional teacher of the year.

Vice Chair Jonak congratulated the regional teacher of the year and board applicants. She said she appreciated the time and thought that was put into applications. She said she appreciated comments and concerns from speakers and thanked them for attending the meeting.

Mr. Hamilton congratulated the regional teacher of the year and thanked Ms. Stroh for her public comment about YG.

Chair Rabasa said she was grateful to be part of a community with interest to serve on the school board. She thanks applicants and said she hoped they found ways to stay involved and connected to the district if they were not selected and mentioned the upcoming budget committee. She congratulated the regional teacher of the year and said the assembly was impressive and fun. She said she was proud and filled with gratitude and thanked the parent who submitted the nomination.

### **IX. CONSENT GROUP**

**MOTION:** Ms. Munro moved to approve the consent agenda with exception of item three and item five. Seconded by Vice Chair Jonak. **Motion passed unanimously 6:0:0.**

- 1. APPROVE WORK SESSION AND REGULAR BOARD MEETINGS FOR AUGUST 16, 2023**  
No discussion was held.
- 2. APPROVE BOARD POLICY ECG – VEHICLE IDLING POLICY (2<sup>ND</sup> READ)**  
No discussion was held.
- 3. APPROVE BOARD POLICY IICA – DISTRICT REPRESENTED GROUP TRAVEL (2<sup>ND</sup> READ)**

Ms. Munro said she had questions about the policy itself and the way it was written. She said she would like the opportunity to check in with staff. She said she had a question about travel requirement as presented as any trip overnight.

Superintendent Dey said this was common because of the associated risk and the board was ultimately a fiduciary. He said trips not associated with the list had historical fundraising efforts and the costs associated might exclude others from going. He said the board had to ask questions about what was done to ensure their use was eliminated for students that might find financial hardship.

Ms. Munro said she needed time to think and reflect.

**MOTION:** Ms. Munro moved to revisit district represented group travel on October 4. Vice Chair Jonak seconded. **Motion passed unanimously 6:0:0.**

**4. PERSONNEL ACTION, HR**

No discussion was held.

**5. SECONDARY MATH CURRICULUM – INITIATE ADOPTION PROCESS**

Vice Chair Jonak said she needed a better sense of how the proposal was going to be used by the district, which included a sense of how the math program would work for students with disabilities and a sense of what would be involved and how the curriculum would aim to improve math teaching for those students. She asked for a better sense of community engagement.

Superintendent Dey said without official launch they would not be able to keep the policy. He said authorization was needed to adopt curriculum.

Vice Chair Jonak asked for a better sense of how this proposal would help some of the students who seemed to be struggling the most with math and if there was any input designed in the proposal.

Superintendent Dey said the process was more than just a selection of materials and that materials would be vetted. He said it would look at the manner in which classes were formulated for students. He said it would be worked on with a broad range of teachers who were willing to dedicate time and who knew the needs of kids struggling in math. He said they were not just considering the needs of students who were historically underserved. He said the current K12 curriculum was fairly dated and the intent was to replace materials across the entire district and work with teachers to determine the best curriculum going forward.

Ms. Munro asked if budget resources were only for the remainder of the 23-24 school year and if this would come up again next year.

Superintendent Dey said bond dollars were dedicated to curriculum materials. He said some decisions needed to be made to determine optimal curriculum material.

Ms. Munro asked what the process would be if the board decided not to do the adoption process.

Superintendent Dey said some costs were associated with that because teachers would be pulled out of classrooms.

Vice Chair Jonak asked if there was a budget for community engagement.

Superintendent Dey said there were resources that could be dedicated to a reasonable request.

**MOTION:** Ms. Newman moved to initiate the adoption process for secondary math curriculum. Mr. Di Liberto seconded. **Motion passed unanimously 6:0:0.**

**X. ITEMS FOR INFORMATION**

**1. SCHOOLS' CONTINUOUS IMPROVEMENT PLAN (SCIP) PROCESS UPDATE**

Presented by Larry Williams, Executive Director Academic Success

Mr. Williams provided a PowerPoint presentation that described the Continuous Improvement Plan's guiding foundation, background, process, focal student groups, and reporting timeline.

Vice Chair Jonak asked if students with 504 plans were included or if disabilities were only defined with an IEP. She asked if plans included making the IEP process more accessible.

Mr. Williams answered not at this time.

Vice Chair Jonak said use of student focus groups was fantastic and she appreciated use of data to see progress and areas of focus.

Mr. Williams said he hoped buildings would be as transparent as possible in order to have collective problem solving.

Superintendent Dey said the process was not meant to disparage work that had been done over the past few years. He said they would start in a place where they can make positive impact and see how it worked. He said just because a student does not have a 504 or IEP it did not mean they would not qualify for one. He said this process would include regular check in and would help identify students who may need services and support. Superintendent Dey said another part would be to establish data and if teachers would have access to data. He said work needed to be done behind the scenes so teachers were not spending time collecting data and looked at tools to help make their jobs easier. He said a report would be provided at the end of the year.

Ms. Newman asked if there was data on how many students are on IEP and how many are on 504.

Mr. Williams said he had the data but it was not readily available.

Ms. Newman said she would like to see this data.

Mr. Di Liberto said it was important to share information and create an atmosphere of transparency.

Vice Chair Jonak suggested to track data on students who had requested IEP evaluation, and students who were denied. She asked how these students were doing compared to general population.

Mr. Williams said he had the data but it was not readily available.

Chair Rabasa said she appreciated that 4J included 504 students in the plan. She shared she was uncomfortable listing students with limited or interrupted formal education as a subgroup emerging by multilingual students as this overlapped with all other categories.

Mr. Williams said before intersectionality, the goal was to acknowledge students with a variety of needs. He clarified this was an Oregon Department of Education (ODE) subgroup.

Chair Rabasa suggested opportunity to collaborate with teachers and hold discussion on how it felt to shift to focused continual improvement.

Ms. Newman asked how student focal groups are built.

Mr. Williams said focal groups were driven by school data. He said buildings were encouraged not to look at success for this purpose and to identify populations who could be better served. He said this was different across buildings.

Superintendent Dey shared the equity department was not eliminated and that they took over instruction.

Vice Chair Jonak asked if the final plan would be public for each building and if the board would see the final results.

Mr. Williams said it would be included on the website.

Ms. Munro recognized the commitment the district was making to administrators, employees, and students. She noted that Continuous Improvement projects can be effective but only when they are done well. She acknowledged that this work is important and will take significant time. She asked that staff be given the necessary time and resources to engage in this effort in a meaningful manner. She said that the district was setting a high bar for itself with this effort and she looked forward to updates along the way.

## **XI. ITEMS FOR ACTION**

**1. RESOLUTION AFFIRMING COMMITMENT TO COLLABORATION AND ESTABLISHED POLICY**

Ms. Munro noted a typo in the fourth paragraph. She encouraged the board to review policies and expectations in a way that was meaningful and taken seriously.

Chair Rabasa agreed with Ms. Munro and questioned if the resolution should be postponed until the board vacancy was filled.

Vice Chair Jonak suggested review after the board retreat.

Chair Rabasa noted this came from a specific moment and it was worth specifying which policies.

Ms. Newman asked to identify policies specifically in the resolution and suggested to reaffirm each time there were new board members.

**MOTION:** Vice Chair Jonak moved to postpone the resolution until there was a full board. Mr. Di Liberto seconded. **Motion passed unanimously 6:0:0.**

**2. BOARD OF DIRECTORS STIPEND DECISION**

Removed from agenda during agenda approval.

**XII. ITEMS FOR ACTION AT A FUTURE MEETING**

- 1. BOARD POLICY BBBA – MEMBERSHIP OF THE BOARD POLICY (1<sup>ST</sup> READ)**
- 2. BOARD POLICY IFE – CURRICULUM GUIDES AND COURSE OUTLINES (1<sup>ST</sup> READ)**
- 3. BOARD POLICY IKF – GRADUATION REQUIREMENTS POLICY (1<sup>ST</sup> READ)**
- 4. BOARD POLICY JGE – EXPULSION POLICY (1<sup>ST</sup> READ)**

There was no discussion by the board.

**XIII. SUGGESTIONS BY THE BOARD FOR CONSIDERATION OF ITEMS AT A FUTURE MEETING**

Ms. Newman said the transition of equity department as an item for information would be beneficial for the public.

Chair Rabasa noted a special board meeting was scheduled September 27 at 5:30 p.m. to interview the finalists for position number two.

**XIV. ADJOURN**

Chair Rabasa adjourned the meeting at 8:31 p.m.

**MINUTES OF THE WORK SESSION AND REGULAR BOARD MEETING  
OF THE BOARD OF DIRECTORS  
SCHOOL DISTRICT 4J, LANE COUNTY, OREGON**

**Date: September 27, 2023**

The Board of Directors (BOD) of School District No. 4J, Lane County, Eugene, Oregon, held a special Board of Directors (BOD) meeting at 4:00 p.m. in-person at the Education Center, 200 North Monroe Street in Eugene, Oregon, via live-stream and broadcast on KRVM. Notice of the meeting was emailed to the media and posted on the 4J website on September 21, 2023.

**ROLL CALL**

**BOARD MEMBERS PRESENT:**

Maya Rabasa, Chair  
Jenny Jonak, Vice Chair  
Tom Di Liberto  
Rick Hamilton  
Morgan Munro  
Judy Newman

**STAFF:**

Andy Dey, Superintendent  
Jenna McCulley, Chief of Staff  
Debbie McKim, Executive Assistant / Board Secretary

**MEDIA:**

KVRM

**I. SPECIAL BOARD MEETING**

**II. CALL TO ORDER, ROLL CALL, FLAG SALUTE, AND LAND ACKNOWLEDGEMENT**

Chair Rabasa called the work session to order at 4:05 p.m. She said the names of those in attendance and the land acknowledgement. A quorum was established.

**III. AGENDA APPROVAL**

Chair Rabasa stated that the first candidate scheduled to be interviewed, Alana Folsom, was unable to attend. Therefore, the interviews would begin at 4:45 p.m.

Chair Rabasa asked for discussion. There was no discussion, so Chair Rabasa called for a motion.

**MOTION:** Ms. Munro moved to approve the consent agenda. Mr. Di Liberto seconded. The motion passed unanimously (6:0:0).

Chair Rabasa called a recess at 4:09 p.m. The meeting was in recess until 4:45 p.m.

Chair Rabasa reconvened the meeting at 4:45 p.m.

**IV. ITEMS FOR ACTION – CONSENT AGENDA**

IV.1. Oregon Board (OSBA) Elections: Approve Nominee Judy Newman for OSBA  
Legislative Policy Committee  
Presenter: Jenna McCulley, Chief of Staff

**MOTION:** Morgan Munro moved to approve the consent agenda. Tom Di Liberto seconded. **Motion passed unanimously 6:0:0.**

**V. ITEMS FOR INFORMATION**

V.1. Interview 7 Finalists for Board Member Position #2, followed by a 30-minute recess  
Presenter: Maya Rabasa, Board Chair

Chair Rabasa welcomed Ericka Thessen and explained the interview process. She asked Ms. Thessen if she had a personal statement.

Ms. Thessen said she was there for her commitment to service. She said she believed in public education, a right, as a foundation of democracy. She said she wanted to be of service. Ms. Thessen summarized leadership as compassionate and capable.

Mr. Di Liberto asked: What are the most important things you think the board could work on to improve students' experience and outcomes, whether in academics or in their social and emotional lives? How would you measure success?

Ms. Thessen said to improve parent/guardian involvement, increase student engagement besides the student members, and to conduct regional town halls for students, parents, and the general public. She said to increase what they asked from the district and increase career technical education (CTE) and life skills. Ms. Thessen said when she served on the site council at McCornack, the students told her things they hadn't told parents. She said the district was catching up from COVID and testing gave good information. She said more education supports were important, which included more Education Assistants (EAs) and more librarians. Ms. Thessen said to increase mental health supports for students. She said the district was faced with a change in the needs of students in the past five to six years and to ask students what they need. She suggested use of an anonymous survey. She said the board had to use district resources wisely. She asked if the district could hold group therapy where professionals in the community could work with kids on dealing with depression and anxiety. She said she was a clinician and loved data and wanted to understand the people behind the data. She said as a parent, she had not been asked how she felt about her students' schools. She said surveys were needed for parents/guardians to increase engagement.

Mr. Hamilton asked: Part of the board's role is connecting with the community. What does community engagement look like to you, and what specific ways would you work with the board to engage community stakeholders? What voices do you think are most important for our Board to connect with?

Ms. Thessen replied that public comment was hard. She asked how do you get the important work done in the time allotted while hearing public comment. She said to increase engagement early in the year. She said she enjoyed teachers in the school who

asked her the easiest way to reach her and how to reach her. She said meetings at 4:00 p.m. or 4:30 p.m. were hard for working people. She said to provide food at meetings so more people will come, and this helped her at meetings when she was raising her kids. She said to engage more with working families. She said to partner outside of the district with community partners, such as NAACP, Centro Latino, and students with disability groups. She said to make sure to reach to these groups and ask how the board can be there for them. She said the student unions were amazing and to keep working with them. She said the most important voices to hear from were students with disabilities and their families. She said to increase engagement with them because they are isolated and the most marginalized.

Vice Chair Jonak asked: What constitutes a “high function” school board? Please include what you see as the role of a school board member and their relationship with other board members, the superintendent, and employee groups?

Ms. Thessen said her comments were not directed at former board members or employees. She said a high functioning school board had to be efficient and collaborative. She said it should be centered around the students, not the board members. She said COVID taught us that anything can and will happen and the board has to be tight knit and centered on collaborative goals. She said you need to be able to respond nimbly and understand everyone’s roles and to work together as a team. She said a high-functioning school board did not throw anybody under the bus. She said the superintendent, hiring one, is one of the biggest roles of the board. She said the boards set the goals and helped set policies. The superintendent takes that to staff to make sure it is acted upon. She said to have meetings with employee unions and other employee groups to ask what they need. She said the district does a good job with that.

Ms. Munro asked: How would you work to address the needs of students with disabilities in our school community and/or students receiving Special Education services?

Ms. Thessen said to invest in students who have IEPs and 504s. She said the time it takes in 4J is too long. She said if a parent and student say they need an assessment, they had already been struggling before they ask for a 504. She said less barriers and shorter times to get the 504 was needed. Ms. Thessen said families cannot afford to be assessed by a psychologist and might be uninsured or underinsured. She said the board needed to help all students so they can meet the needs of everyone in the classroom. She said to look at increasing staff education in uses of coregulation techniques. She shared she has two students with autism and did not need an overwhelmed staff member, but an educator who can coregulate.

Ms. Newman asked: Please describe how you would work to eliminate inequities in our school district. What would you bring to this work, and how would you measure success in this area?

Ms. Thessen said to look at resources within the district. She said to do a comprehensive assessment to make sure there are no inequities. She said use of transformative practices would be important. She asked how do we measure success? She said to look at

attendance, grades, and graduation rates and how the students are who are struggling the most in those areas. She cited examples of various kinds of students and asked what are their barriers to attendance, graduation, etc. She said to wrap around students to give them services to help the ones who are struggling the most and determine what we are doing to identify their needs.

Chair Rabasa asked: Imagine you are a member of the School Board, and the Board is scheduled to review the current safety resources and plans. How would you approach this topic to prepare for making decisions about filling gaps or making changes?

Ms. Thessen said at the end of the day, everyone wants their loved ones to be safe at 4J schools. She said to find common ground and that safety looks different to every student and staff. She said to ask students what they need to feel safe. She said she has a child who is autistic who is at times completely mute and gave examples of how familiar staff help her to be comfortable. She said bond money would help. She said to ask what someone needed at that moment and gave an example of her working at the hospital with people in crisis and how she coregulates with them. She said to have nuanced dialogues and that conversation helps people feel good about the district's decisions.

Chair Rabasa thanked Ms. Thessen for joining and explained next steps. She said she was welcome to stay for deliberation at 9:30 p.m. or to join via Zoom. Chair Rabasa called for recess at 5:14 p.m.

Interviews resumed at 5:30 p.m. Chair Rabasa welcomed Laura McGinnis and explained the interview process. She asked Ms. McGinnis if she had a personal statement.

Ms. McGinnis said if she was going to make a personal statement she would repeat what was already submitted to the board.

Mr. Di Liberto asked: What are the most important things you think the board could work on to improve students' experience and outcomes, whether in academics or in their social and emotional lives? How would you measure success?

Ms. McGinnis said there was a long-lasting impact of COVID beyond the pandemic and anticipated that students would feel the effect of the pandemic on a scale of five years versus the initial expectation of three years. She said the district has done a lot to invest in student wellbeing with the new department of student wellbeing. She said social emotional wellbeing will be seen in test scores. She said the district had a new curriculum and was hitting fifty percent proficiency, which was higher than the state. She asked how this impacted teachers at the classroom level with tools and resources. She said the new math curriculum cannot be assessed in the first year and that math and science proficiencies had a long way to go. She said it was good to identify from within the teaching and educational staff what was or was not working, challenges, and where we can mitigate those from a higher level to be given tools to succeed.

Mr. Hamilton asked: Part of the board's role is connecting with the community. What does community engagement look like to you, and what specific ways would you work with the board to engage community stakeholders? What voices do you think are most important for our Board to connect with?

Ms. McGinnis said board perspective, hearing from parents, educators, staff, and neighborhoods in which we operate was important. She said the ability to have listening sessions and to generally build in events was easier for parent stakeholders, especially if other engagement was built in. She said not to ask stakeholders to take time they aren't able to give from an already busy schedule. She said the new podcast was pretty cool and well done. She said to do more from a community outreach perspective or to be as engaged as we have been. She said to engage with media and through social media to ask for feedback and suggested office hours with pre-determined topics for feedback.

Vice Chair Jonak asked: What constitutes a "high function" school board? Please include what you see as the role of a school board member and their relationship with other board members, the superintendent, and employee groups?

Ms. McGinnis mentioned the school board association's set of criteria for a high functioning school board. She said to embrace and collect data and use that to make better decisions and make sure teachers, support staff, and other roles and functions have what they need. She said to make sure the board is working together as a united front. She said everyone has their own roles and areas of expertise and to recognize that through shared vision they were working toward the same goal of student success alongside the superintendent. She said to invest as a board in training and professional development and continue to learn what the board needed to do so support students and staff.

Ms. Munro asked: How would you work to address the needs of students with disabilities in our school community and/or students receiving Special Education services?

Ms. McGinnis said this framing was new to her. She said experience from an inclusion perspective had been amazing compared to when she went to school and applauded the work that had been done and continued to be done for students with disabilities. She said there was always more work to do. She said from a board perspective to ensure investment continued in programs that met student needs and potentially include community resources that normalize classrooms. She said to utilize community partnerships such as the University of Oregon who work in this area and with many of the district's students. She said she still had a lot to learn on this topic and recognized she is not an expert.

Ms. Newman asked: Please describe how you would work to eliminate inequities in our school district. What would you bring to this work, and how would you measure success in this area?

Ms. McGinnis said a number of the inequities that exist aside general diversity of race and income and distribution from those two special perspectives came from the makeup of individual schools and the socio-economic inputs parents put into the school. She said she knows they will not eliminate inequities, but the district could fundraise to fill gaps and utilize collective feedback from parents. She said to invest in a central parent-teacher

association (PTA) and ensure that from a centralized perspective, people are involved in their local PTA or schools as well as the central PTA. She said parent groups could do more to fundraise for funds to be distributed to schools with low-income demographics.

Chair Rabasa asked: You are a member of the School Board, and the Board is scheduled to review the current safety resources and plans. How would you approach this topic to prepare for making decisions about filling gaps or making changes?

Ms. McGinnis said she would have a lot to learn to know what the safety plans were. She said to listen to principals and front office staff when it comes to safety related issues and what happens within the building. She said front office staff are the first staff that parents and students see and there is a lot to learn from them. She said there was a lot to learn from teachers and what they experienced in their classroom. She said from a mental or behavioral perspective to assess wellbeing and challenges coming into the classroom. She said to form focus groups and reports in addition to those already standardized by the district. She said to work in partnership with support services that would support a school or area that experienced challenges or an emergency. She said to work together with emergency services such as Eugene Police Department (EPD), fire emergency, White Bird Clinic, and other supports that were necessary from a crisis emergency perspective.

Chair Rabasa thanked Ms. McGinnis for joining and explained next steps. She said Ms. McGinnis was welcome to stay for deliberation at 9:30 p.m. or to join via Zoom. Chair Rabasa called for recess at 5:49 p.m.

Interviews resumed at 6:16 p.m. Chair Rabasa welcomed Thomas Oommen and explained the interview process. She asked if Mr. Oommen had a personal statement. Mr. Oommen said he did not.

Mr. Di Liberto asked: What are the most important things you think the board could work on to improve students' experience and outcomes, whether in academics or in their social and emotional lives? How would you measure success?

Mr. Oommen said there were a lot of important things competing for priority. He said he wanted to lift up two in particular. He said one was for students in K-12 to focus on identity safe classrooms, focus on classrooms that affirm and see the student's backgrounds whether it be their gender identity, culture, religion, as assets brought into the classroom setting. He said it was important to anchor our work this and have it as a guiding principle. He said the second important priority was teachers and to provide support for teachers to create safer spaces for learning that were anchored in equity, access, and belonging. He said in terms of how success was measured, there were a lot of tools in society, the town, and the district. He said he would like to see greater graduation rates for the most marginalized students in the district, and greater interest in life-long learning. He said he did not know how to measure life-long learning but had seen it in kids who had successfully graduated. He said it was important to measure marginalized and minority youth graduates.

Mr. Hamilton asked: Part of the board's role is connecting with the community. What does community engagement look like to you, and what specific ways would you work with the

board to engage community stakeholders? What voices do you think are most important for our Board to connect with?

Mr. Oommen said to listen to voices that had been silent, to engage voices that had been marginalized and minoritized communities in the district and to ask who preference was given to and commit time to those they don't hear from. He said to find strategies together as a board on how to reach out to communities of people not normally heard from. He said from his experience sitting on the equity committee, the district has sent out surveys and was not receiving responses. He said to use tools to get the voices we want to hear and continue to give preference to a certain segment of the district. He said to strategize together to offer listening sessions and go out to communities to meet people where they are at. He said to think about who was not at the table, who they are not hearing from, and how to reach them in a way that is meaningful to engage them.

Vice Chair Jonak asked: What constitutes a "high function" school board? Please include what you see as the role of a school board member and their relationship with other board members, the superintendent, and employee groups?

Mr. Oommen said it was important to have a strong sense of unity on a school board and to set policies and guidelines that support the leadership in the district to perform their work, and to know they were moving in ways that provided them the agency and ability to make decisions. He said the relationship with other board members and asked himself what was the next best step forward. He said it was important to have different perspectives on the board and referenced the Wright Brothers in that without argument, there would not be flight. He said there needed to be a sense of unity about the board's purpose and a sense to be able to speak their truth and hear others' truths, especially with K-12 kids, and especially those marginalized. He said if the board centered marginalized kids, the other kids would be fine too.

Ms. Munro asked: How would you work to address the needs of students with disabilities in our school community and/or students receiving Special Education services?

Mr. Oomen said at the heart of SPED was equity work. He questioned what policies were in place to provide action and were they helping students in the SPED world.

Ms. Newman asked: Please describe how you would work to eliminate inequities in our school district. What would you bring to this work, and how would you measure success in this area?

Mr. Oomen said he felt like was trying to give a high-level overview without specifics because the board needed to come together to do the work. He said it came back to implement policies that address inequities. He said as an immigrant, he thought a lot about race, gender, language background, and the assimilation process he experienced. He said he brought the ability to listen to others and hear from others what their experiences are. He said he used his experience as a way to empathize with others.

Chair Rabasa asked: You are a member of the School Board, and the Board is scheduled to review the current safety resources and plans. How would you approach this topic to prepare for making decisions about filling gaps or making changes?

Mr. Oommen said safety in classrooms and asked how the current board defined safety and what values were centered in the discussion in order to identify common principles and goals to guide their work to make schools safer. He said to ensure leadership had board support to accomplish their work to make schools identity safe.

Mr. Oommen asked to make a personal statement. He said when this opportunity arose, he wasn't sure that it was the right time for him to apply. He recognized challenges the board has worked with and that it was not easy to do this body of work. He asked the board what they needed at this moment and that he hoped there was something he could contribute to the process. He said he brought a South Asian immigrant perspective to the board and as an educator, he was grateful to have had the opportunity to be an Oregon teacher of the year and to have the opportunity to be part of the teachers experience. He said he was a teacher for 14 years and brought that perspective.

Chair Rabasa thanked Mr. Oommen for joining and explained next steps. She said he was welcome to stay for deliberation at 9:30 p.m. or to join via Zoom. Chair Rabasa called for recess at 6:34 p.m.

Interviews resumed at 6:59 p.m. Chair Rabasa welcomed Scott Fellman and explained the interview process. She asked if Mr. Fellman had a personal statement.

Mr. Fellman said he appreciated being there and the opportunity to present himself as a candidate. He said he was dedicated to better government and to improve society in any way and that he saw education as key government service.

Mr. Di Liberto asked: What are the most important things you think the board could work on to improve students' experience and outcomes, whether in academics or in their social and emotional lives? How would you measure success?

Mr. Fellman said the most important thing they could as a school board to improve student success in those areas was to increase time each student received with teachers. He said this was a long-term complex and money-demanding issue. He said research showed the impact of having time to build a relationship and get to know each other to identify the needs of each student. He said he deferred to subject matter experts where SE kids are served and whether specialists were taking care of needs outside of the classroom or creating more time for them to stay in the classroom with their teachers. He said how to measure success was a complicated, time-consuming process that could be used across all questions presented. He said long-term to ask kids how it was going, ask teachers short-term, and compare to national data. He said to combine with test scores already gathered. He said a piece missing was long-term exit interviews with students, staff, and parents in five-, ten-, or twenty-year increments to identify gaps and receive recommendations.

Mr. Hamilton asked: Part of the board's role is connecting with the community. What does community engagement look like to you, and what specific ways would you work with the board to engage community stakeholders? What voices do you think are most important for our Board to connect with?

Mr. Fellman said all of local government was part of the community, and we all participated and had our own views on how things go. He said community engagement was getting

out of your bubble to connect with others. He said he was aware of privilege, and he had spent half of his adult life in service to every demographic of people in this town. He said community engagement meant being aware and sharing awareness of all communities to make sure no one went unheard, and no ones' needs went unaddressed. He said to explain outwardly what the board was doing, their concerns, and how they were addressing their concerns. He said this could be done through listening sessions, surveys, or online communication to catch different parts of the community. He said it was most important for the board to connect with those whose socio-economic status either did not have time or comfort to come forward. He said board time and capacity was limited, so they could coordinate closely to get board members to communicate to the community as much as possible and bring back information to share and amplify voices that way.

Vice Chair Jonak asked: What constitutes a "high function" school board? Please include what you see as the role of a school board member and their relationship with other board members, the superintendent, and employee groups?

Mr. Fellman referenced a favorite book series where in the end it was clear no one said the same thing twice just to hear themselves speak. He said this had been his definition of a high functioning group, and the ability to speak freely in honest and open conversation even when it was hard to do. He said the role of a board member was complex because there are many relationships and policy making. He said to be visible to staff and not interfere with what staff do, and for parents and students to know you cared about their needs and what you were doing to meet those needs. He said to listen and recognize that other board members are not advisories and had a unified goal. He said to instill a culture that looked back on what they have done and how they can improve.

Ms. Munro asked: How would you work to address the needs of students with disabilities in our school community and/or students receiving Special Education services?

Mr. Fellman said he felt that since he was not an educator he was not qualified to give perspectives. He said as a policy maker his role would be to make sure the stakeholders who needed to be in conversation were included. He said to reach out with different options of communication to be accessible and to have a constant approach of checking in. He said to follow up after graduation to identify how they met students' needs. He asked how they could apply and leverage experience across the district and to make sure teachers were involved in that process.

Ms. Newman asked: Please describe how you would work to eliminate inequities in our school district. What would you bring to this work, and how would you measure success in this area?

Mr. Fellman said the first thing they would need to do was identify the inequities and ensure they were aware of all needs and applied methods mentioned in the last question to do that. He said what seemed to cause conflict around the nation around school board policy was a lack of common understanding around those needs. He said education was needed about what we do about those needs and understand why we focused on certain things and why they were important. He said fear got in the way of success and the best thing they could do was acknowledge those fears and explain how policy was being applied. He said measuring success would be a combination of current information about how it seemed to be going to students, staff, and other stakeholders, and to compare what

other districts might be doing and evaluating their outcomes. He said it came down to people who had relationships and trust with others in the district who were willing to share their experiences.

Chair Rabasa asked: You are a member of the School Board, and the Board is scheduled to review the current safety resources and plans. How would you approach this topic to prepare for making decisions about filling gaps or making changes?

Mr. Fellman said the first thing to do was figure out where they were by conducting a risk assessment. He said to evaluate what the public safety issues were the district faced, what they were for individuals at risk, and vulnerable students, teachers, and civilian staff's individual needs. He said to look historically at what problems they have had and what was done, what resources they had and how they have benefited or caused problems to those with different safety needs. He said safety varied from the worst-case scenario of an active shooter to tripping hazards for students. He said the most important step was to understand what the needs were through risk assessments. He said once they had that assessment, to look at what resources they had locally and compare to best practices nationally and internationally. He said to look at what the district could and could not afford to do and establish priorities and community resources. He said to identify where at-risk communities were involved, identify risk factors, and build into implementation a way to check in with those people. He said to apply an ongoing improvement approach and build that process into policy to avoid being surprised somewhere down the road. He said to set up the process for long-term success.

Chair Rabasa thanked Mr. Fellman for joining and explained next steps. She said he was welcome to stay for deliberation at 9:30 p.m. or to join via Zoom. Chair Rabasa called for recess at 7:22 p.m.

Chair Rabasa advised interviews had concluded as Jensina Hawkins had withdrawn her application. The board determined 15 minutes of deliberation were needed. Chair Rabasa called for recess at 8:25 p.m.

## **VI. ITEMS FOR ACTION**

VI.1. Select an Applicant Finalist to Fill Board Member Position #2

Presenter: Maya Rabasa, Board Chair

Chair Rabasa resumed the meeting at 8:41 p.m. Chair Rabasa reviewed the voting process that was unanimously approved by the board.

The board submitted their Round 1 selections to the Board Secretary to tally. There was not a candidate with four or more votes and the board moved into a second round of voting.

The board submitted their Round 2 selections to the Board Secretary to tally. Ericka Thessen was the only candidate to receive four or more votes.

**MOTION:** Vice Chair Jonak moved to appoint Ericka Thessen to fill the open position #2 on the board of directors. Morgan Munro seconded. **Motion passed unanimously 6:0:0.**

Chair Rabasa thanked the candidates who were not selected and asked they consider applying for the budget committee or reach out for ways to connect with the district.

**VII. ADJOURN**

Chair Rabasa adjourned the meeting at 8:50 p.m.

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Andy Dey  
District Clerk

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Maya Rabasa  
Board Chair

*(Recorded by Laura Campbell and Jackie Low, LCOG)*

**ITEM FOR ACTION – CONSENT AGENDA**

**Date of Meeting**  
November 1, 2023

**Title**  
Approve Personnel Actions

**Presenter**  
Brooke Wagner D.Ed., Director of Human Resources

**Recommended Action**  
The superintendent recommends that the board of directors:

- 1. Approve the employment of the licensed employees listed below for the 2023-24 school year:***

<b>Employee ID</b>	<b>FTE</b>
124904	0.2
130299	0.6
132264	1.0
162340	.67
163152	.50
164578	0.5
165229	0.6
166584	1.0
170320	1.0
170376	1.0
170388	.25
170650	.75
170878	1.0
171026	1.0
171241	1.0
171283	0.5

- 2. Approve the acceptance of the resignations and retirements of the licensed personnel listed below:***

<b>Employee ID</b>	<b>Reason</b>	<b>Effective Date</b>
134439	Retirement	12/01/2023
166059	Resignation	10/06/2023
166722	Resignation	09/29/2023
170112	Resignation	09/22/2023



## ITEM FOR ACTION – CONSENT AGENDA

### Date of Meeting

November 1, 2023

### Title

Approve Postponement of Division 22 Requirements for Purchase of State-Adopted Instructional Materials

### Presenters

Jenna McCulley, Chief of Staff

### Description

The Board conducted a “first read” of the postponement of the Division 22 requirements for purchase of State-adopted instructional materials at their meeting on October 18, 2023.

Annually, superintendents are required to report the district’s status with respect to the Standards for Public Elementary and Secondary Schools from OAR Chapter 581, Division 22. One rule, “Postponement of Purchase of State-Adopted Instructional Materials” (OAR 581-022-2360) requires local school board approval of the application to seek to postpone the regular purchase of state-adopted materials a required by ORS 337-120.

This application seeks approval to postpone the purchase of secondary ELA (English Language Arts) instructional materials; Science instructional materials and K-10 Math instructional materials. The district is seeking a postponement due to resource limitations and timing with current curriculum adoption efforts. The district is currently implementing a new K-5 ELA curriculum, new secondary health curriculum, and is beginning the Board approved initiation process for K-10 Math adoption. Furthermore, secondary ELA is at the piloting phase of the adoption process, which means the adoption team will be prepared to present a recommendation to the 4J school board in spring 2024.

A chart of the current curriculum adoption and implementation plan for realigning to the state’s proposed seven-year cycle across the required curricular areas is included in the board packet.

### Options and Alternatives

Without approval of this application for a postponement the district would be out of compliance with Division 22 requirements.

### Board and Superintendent Goals

This recommendation supports the goal of educational excellence with equitable access and outcomes for every student by providing a thoughtful plan for realigning the district’s curriculum with the state’s seven-year curriculum adoption cycle across the required curricular areas, and ensuring 4J students have access to high quality instructional materials aligned to state standards.

### Recommendation

The superintendent recommends approval of the application for postponement of the purchase of instructional materials in Math, Science and ELA.

### 4J Current Instructional Materials Adoption Schedule

Content Area	ODE GUIDELINES FOR ADOPTION CYCLE			4J Adoption Cycle	
	Adoption Year	For use in classrooms by Fall:	Materials Must Be Adopted By Fall <small>(Postponement Period Ends)</small> :	4J Current Status	Notes
World Language	2020	2021	2023	Secondary world language programs adopted new curricular materials in <b>2021</b> .	Our French program elected to maintain their current materials.
English Language Arts & ELP	2021	2022	2024	<b>Elementary adopted</b> the literacy suite Heggerty, Foundations, and Wit & Wisdom in <b>2021</b> . <b>Materials were in use in fall of 2022</b> . <b>Secondary</b> is currently in the piloting phase of the adoption process and <b>materials will be in buildings fall of 2024</b> .	<b>Secondary was granted a waiver by ODE for the 2022 and 2023 school years.</b>
Math	2022	2023	2025	The math adoption was postponed to allow teachers time to implement the new ELA curriculum. Elementary & secondary are currently in the adoption phase. <b>Materials will be in buildings in fall of 2025</b> .	4J was granted a two year waiver by ODE. <b>We will be in compliance with ODE's adoption cycle in fall of 2025</b> .
Science	2023	2024	2026	Elementary adopted FOSS Science in 2017. Secondary adopted IQuest in 2017.	We are currently assessing our readiness and resources for this adoption cycle.
Health	2024	2025	2027	<b>Elementary adopted</b> The Great Body Shop in <b>2021</b> . <b>Secondary adopted</b> The Great Body Shop and Live Well in spring of 2023.	
Social Sciences	2025	2026	2028	4J completed an independent adoption of a district-selected instructional materials in 2023. <b>Materials were in secondary classrooms in fall 2023</b> . <b>Materials will be in Elementary classrooms in Winter/Spring of 2024</b> .	<i>The adopted materials are a collection of social studies texts rather than a core curriculum, meeting ethnic studies standards and social studies standards alike.</i>
FUTURE Years					
World Languages, Health, Arts	2026	2027	2029	We will assess our readiness and resources for this adoption cycle in spring 2025.	
English Lang. Arts	2027	2028	2030	We will assess our readiness and resources for this adoption cycle in spring 2026.	

**Updated** - September 2023



## ITEM FOR ACTION – CONSENT AGENDA (Second Read)

### Date

November 1, 2023

### Title

Approve Requested Instructional Allowances

### Presenter

Oscar Loureiro, Director of Research and Planning  
Dr. Kat Lange, Executive Director Youth and Family Support  
Larry Williams, Executive Director for Educational Access and Advancement

### Background

The Board conducted a “first read” of the request to approve the use of allowable instruction time credits when there is a projected or actual shortfall in the number of instruction hours, and the district’s schools would not otherwise meet state requirements.

### Instruction Time

Information about instruction time, schedules, and activities that support learning but are not actual instruction time, which the state allows to be counted as instruction time with explicit approval from the local school board.

### Legal and Contractual Framework

All schools must meet minimum instruction hours established by the state. OAR 581-022-2320. Instruction time is defined in state law as “time during which students are engaged in regularly scheduled instruction, learning activities, or learning assessments that are designed to meet...[state] academic content standards...and are working under the direction and supervision of a licensed or registered teacher, licensed CTE instructor, licensed practitioner, or Educational Assistant who is assigned instructionally related activities and is working under the supervision of a licensed or registered teacher.” OAR 581-022-0102.

Instructional time includes time that a student spends traveling between the student’s school and a CTE center, internship, work experience site, or post-secondary education facility, time that a student spends in statewide performance assessments; and up to fifteen minutes each day of the time that a student spends consuming breakfast in the classroom if instruction is being provided while the student is consuming breakfast.

Instructional time does not include time that a student spends passing between classes, at recess, in non-academic assemblies, on non-academic field trips, participating in optional school programs, or in study periods or advisory periods where attendance is not required and no instructional assistance is provided.

Oregon law allows a limited amount of certain activities that support learning but are not actual classroom learning time—recess, parent conferences and teacher professional development—to be counted toward instruction time. The appropriate level of credit, if any, is normally recommended by the superintendent and is up to each school board and its community to decide. By law, any use of credits requires approval of the school board. Credits may not be taken for activities unless they occur. For example, the district cannot claim credits for parent teacher conferences if it does not provide them, as is the case at high school.

The following table illustrates the amount and type of hourly credits authorized by the state and the maximum credits that could be claimed by the district. Where 4J hours for an activity are believed to be less than the state allowable credit, 4J hours are noted in parentheses.

Table: Available Credits

Level	Recess	Professional Development	Parent Teacher Conferences <sup>1</sup> (4J actual hours)	Maximum possible in 4J
K-3	60	30	30 (28)	118
4-5		30	30 (28)	58
6-8		30	30 (24)	54
9-12		30	30 (24)	54

The district’s contract with the Eugene Education Association (EEA) provides daily preparation time for teachers, planning time on certain non-instructional days, and paid duty-free lunches within the 8-hour day. The collective bargaining agreement also establishes the process for setting standard schedules and for EEA’s involvement in the development of academic calendars.

Relevant here, Article 10.2.4 of the EEA/4J contract provides:

- The district school board will not increase the instructional hours of teachers at any level beyond 920 hours for elementary, 945 hours for grades 6–8, and 1,012 hours for grades 9–12, for the regular school year and contract year.
- Standard schedules with parameters approved by the board for each level will meet or exceed the minimum hours of instruction time established by law.
- The board shall adopt the standard schedule “upon recommendation of the superintendent.”
- Any credit of hours for recess, parent-teacher conferences, or professional development must be approved by the board (not by an individual staff member, a school, or the superintendent without approval of the board).
- The process for determining standard schedule parameters includes prior notice to EEA and a period of conferral before schedules are brought to the board for approval.

The term “standard schedule” means the amount of daily, weekly and annual instruction hours; whether there is a common early release (or late start) day and the amount of release time being provided, and the expectation that levels of schools will start and end at the same time to the maximum extent possible, given transportation constraints. Exact bell times are determined by the superintendent, as are duties assigned to teachers. In cases of emergency or hazardous weather, the superintendent is authorized to alter these schedules or close schools. (Policy EBCD).

Standard Schedule Adoption in 2018–19

Prior to the 2018–19 school year, there were significant differences in school schedules and significant inequities in the instruction hours students received depending on the schools they attended. Each school had a different calendar and schedule, with different starting and ending times, different school day lengths, and different early-release, late-start and no-school days. A student attending 4J schools with the least amount of instruction hours would, over the course of their K–12 experience, receive 7 months less learning time than a student attending 4J schools with the most amount of instruction hours.

Recognizing this, and after more than a year of community involvement and union negotiations, the superintendent recommended and the board approved parameters for the school schedules that remain in place today. The district’s community engagement efforts included consideration of multiple drafts of

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<sup>1</sup> ODE has clarified that “parent teacher conferences” does not include family engagement activities or communications generally. The term is commonly understood in education to refer to school-wide parent teacher conferences.

school schedules, feedback on three draft schedules from more than 2,500 parents and educators, community engagement forums, and other modes of public comment. On July 6, 2018, the board adopted the final schedule parameters by resolution which established daily instruction minutes by level and provided that offsets would not be granted without board approval. (See Resolution 2018-04, attached).

Guiding factors were summarized at the time as:

- Students need to be in school, engaged in high-quality teaching and learning, as much as possible. Instruction time for 4J students should not depend on the school of attendance.
- Families need consistent, predictable schedules for their students.
- School staff need coordinated time for professional learning, planning and collaboration.

Note that the board does not approve school bell times, as flexibility is needed to accommodate transportation schedules and other timing considerations; however, there will not be a change to the number of hours of instruction without board approval.

**2022-23 Standard Schedules:**

	<b>Monday, Tuesday, Thursday, Friday</b>	<b>Wednesday Early Release</b>	<b>Recess / Lunch / Break / Passing Time</b>	<b>Annual Instruction Hours (minus any non-academic assemblies, etc.)</b>
<b>Elementary Schools K-3</b>	Tier 1: 7:55 a.m.–2:25 p.m.	Tier 1: 7:55 a.m.–1:10 p.m.	60 minutes on regular days	885
<b>Elementary Schools 4-5</b>	Tier 2: 8:30 a.m.–3:00 p.m.	Tier 2: 8:30 a.m.–1:45 p.m.	50 minutes on early release day	
<b>Middle Schools</b>	9:00 a.m.–3:40 p.m.	9:00 a.m.–2:35 p.m.	65 minutes (60 minutes on early release days)	907.6
<b>High Schools</b>	8:30 a.m.–3:30 p.m.	8:30 a.m.–2:30 p.m.	60 minutes (75 minutes on early release days)	969

**Standard Schedule: Comparison of Legal Minimums to Actual**

Level	State required annual instruction hours	Annual hours of instruction provided by 4J	Number of Allowance Hours Needed to Reach the State Requirement
K–3	900	885	15
4–5	900	885	15
6–8	900	907.6	0
9–11	990	969	21
12	966	946.25	19.75

Examples of impacts of schedule changes on instruction hours:

1. Loss of a day (examples: school closure day due to hazardous weather (“snow day”), wildfire smoke, power outage.
  - Elementary: 5 hours, 30 minutes
  - Middle: 5 hours, 41minutes
  - High: 6 hours, 3 minutes
2. Reduction in daily instruction time by 15 minutes = 43 hours annually
3. Change in passing periods by one minute
  - Middle school = 17 hours
  - High school = 14 hours

**Discussion**

Typically, the superintendent will seek board approval to apply allowable instruction time credits when there is a projected or actual shortfall in the number of instruction hours, and the district’s schools would not otherwise meet state requirements.

While future events are yet unknown, the available allowances may be needed for this purpose in the 2023-24 school year. For example, there may be impacts on instruction time from environmental events such as wildfires, hazardous weather, and school-level events such as power outages.

Although it is uncertain that all credits will be needed during the 2023-24 school year, one option would be for the board to authorize the credits now so that the district could claim the hours if it became necessary, without the board having to revisit the issue later this year. The superintendent does not anticipate that an authorization of credit hours would or should result in a new school schedule that reduces instruction time for students. Additionally, schedule changes must be feasible given transportation constraints, and should go through the conferral process provided in the CBA.

Options to recoup the instruction hours if desired include extending the school day by 15 minutes, adding days to the end of the school year, and/or converting existing non-instruction days (such as teacher planning, professional development or grading days) to instructional days and would require following other processes. As provided in the EEA contract, changing the school calendar requires advance notice to, and conferral between the superintendent and EEA prior to board action. Changes to the amount of instructional minutes to be provided in standard schedules is a matter for the board, after following the process in the EEA contract, which includes notice to EEA, conferral and a superintendent recommendation. As required by law, changes that impact the length of the teacher contract year or contractually-guaranteed planning days require contract negotiations and agreement with EEA. Changes to the bell schedule (i.e., student arrival and release time) are within the authority of the superintendent.

A sustained change to daily instruction time requires notice to EEA, recommendation of the superintendent, compliance with state minimum requirements and compliance with maximum hours limitations in the EEA contract. Additionally, notice to and comment from the public should be sought.

**Summary:**

Approval of this action item will allow district administration to report to ODE in its Division 22 report that the district is complying with state requirements to provide students with no less than the state-mandated minimum instruction hours.

The law: OAR 581-022-2320 requires that districts provide a minimum number of instructional hours to be received by Oregon students as follows:

- 900 Grades K-8
- 990 Grades 9-11
- 966 Grade 12

State law also provides that with the approval of a district school board, the district may include certain non-instructional activities in its calculations of instructional time if those activities occurred, including up to 30 hours for staff professional development time.

Given the academic calendars approved by the board and changes in school schedules, the number of instructional hours 4J students will receive in 2023-24 is up to twenty-one (21) hours below the legally mandated minimum, depending on the grade level. Middle schools are actually above the legally mandated minimum by 7.6 hours.

In order for the district to report to ODE that it has provided instructional hours in compliance with OAR 581-022-2320 for the 2023-24 school year, the board will need to approve an instructional time allowance of twenty-one (21) professional development hours.

### **Options and Alternatives**

Not approving the use of professional development hours will result in the district reporting to ODE that it is out of compliance with ODE's instructional hours requirements and informing ODE of its corrective action plan for the 2023-24 school year.

The board may take action to change instruction time and school schedule parameters, without staff consideration and vetting, without the opportunity for public input and without following the process in the EEA contract. This is not recommended.

The board may take action to approve certain instructional time allowances to be available for 2023-24 if needed due to later circumstances or at the discretion of the superintendent, such as up to 30 hours of professional development time for all grades, or up to 60 hours for recess for grades K-3.

The board may take action to change instruction time and school schedule parameters by identifying its desired goal and allowing the superintendent the opportunity to identify ways to achieve that goal, which would include conferring with the association. Should the board be so inclined it will be critical for the superintendent to receive clear guidance from the board about its goal and rationale, and to have the opportunity to evaluate the feasibility of different options.

### **Recommendation**

The superintendent recommends that the board (1) approves the use of all instructional time allowances made available by OAR 581-022-2320 and (2) rescinds board resolution no. 2018-04, which summarized our 2017-18 bell schedules, which are different now.



**RESOLUTION No. 2018-04**

**Resolution on Standard Schedules by Level**

**RECITALS**

**WHEREAS:**

1. State law establishes annual minimum hours of instruction time to be received by Oregon K-12 students;
2. Article 10.2.4.f of the collective bargaining agreement between the Eugene Education Association (EEA) and Eugene School District 4J establishes maximum annual instruction hours and provides that the board will approve standard schedules by level upon the recommendation of the Superintendent;
3. Providing enough, fair and equal instruction time is in the best educational interests of district students;
4. Having consistent and predictable school schedules is in families' best interests;
5. Allowing coordinated time for staff collaboration and professional development is a wise investment in teacher quality;
6. Each district school currently offers different calendars and schedules, which has led to unequal and insufficient instruction time; and
7. The board has received the recommendation of the Superintendent and feedback from stakeholders.

**RESOLUTION**

**SO BE IT RESOLVED THAT:**

1. Early release day shall occur on the same day, regardless of level or school.
2. The standard schedule for elementary schools shall consist of three hundred and thirty (330) minutes of instruction on regular school days, and two hundred and sixty five (265) minutes of instruction on early release day;
3. The standard schedule for middle schools shall consist of three hundred and forty one (341) minutes of instruction on regular school days, and two hundred and eighty-one (281) minutes of instruction on early release day. This instruction time may include up to 100 minutes per week for advisory;

1. The standard schedule for comprehensive high schools shall consist of three hundred and sixty three (363) minutes of instruction on regular school days, and three hundred and three (303) minutes of instruction on early release day.
2. The Superintendent or designee shall establish the schedule for the ECCO alternative high school program within the parameters of state law and the district's collective bargaining agreement with EEA.
3. In providing annual minimum instruction hours, offsets allowable under OAR 581-022-1620 may not be granted without Board approval.
4. The Superintendent shall establish bell times and take other actions he deems appropriate to achieving the objectives of this resolution.
5. The schedules described in this resolution shall take effect with the 2018-19 school year.

Adopted this 6<sup>th</sup> day of June, 2018



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CLERK



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CHAIR OF THE BOARD



**Eugene School District 4J**  
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Eugene, OR 97402-4295  
541-790-7700  
*www.4j.lane.edu*

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## **ITEM FOR ACTION CONSENT AGENDA**

### **Date of Meeting**

November 1, 2023

### **Title**

City of Eugene — Proposal for Amendment to the Riverfront Urban Renewal Plan

### **City of Eugene Presenters**

Amanda D'Souza, Development Programs Manager

### **Description**

After presenting and answering questions at the [October 18](#) board meeting, the City is bringing this item back for the board to consider approval.

# Summary of the Proposed Amendment to the Riverfront Urban Renewal Plan

The Riverfront Urban Renewal District (Riverfront District) runs from the heart of downtown to I-5, encompassing some of Eugene’s most urban blocks, the transforming Downtown Riverfront neighborhood, the University of Oregon’s North Campus area, and the streets, sidewalks, paths, and parks that connect them. On September 13, 2023, the Eugene City Council/Urban Renewal Agency Board initiated a process to consider an amendment to the Eugene Riverfront Urban Renewal Plan that would increase the spending limit in the Plan and allow the use of urban renewal funds on certain projects, described below.

## Proposed Riverfront Project Areas

### A. Existing Projects

The proposed Plan amendment includes continuation of two existing activities:

#### *Steam Plant*

The Steam Plant is part of the Downtown Riverfront property that the Agency purchased from EWEB in April 2018. Preservation and adaptive re-use of the historic building has long been a community-wide goal. Following a competitive selection process, the Agency Board chose to move forward with a local development team. The team’s proposal includes a ground floor open to the community and a hotel on the upper floors that provide the fiscal foundation for the project.

Adaptive re-use of the building is ambitious, facing extraordinary challenges that include environmental, seismic, and financial obstacles. The Agency Board approved terms for the disposition and redevelopment of the Steam Plant in 2022, allocating \$1.5 million to support the project. The development team estimates that even after accounting for the Urban Renewal funds and their other investment funds, the planned preservation and redevelopment has a remaining financial gap, estimated at \$6.3 million.

If the Plan amendment is approved and the Agency Board would like to allocate additional funds to the Steam Plant redevelopment, they will need to approve revised redevelopment agreement terms. Staff estimates revised terms could be ready by early 2024.

#### *Downtown Riverfront Affordable Housing*

The Downtown Riverfront lot reserved for Affordable Housing is on the northwest corner of Mill Street and 4th Avenue. The terms approved by the Agency Board in May 2020 for redevelopment of the Downtown Riverfront call for the Affordable Housing project to consist of not less than 75 units of housing rented to households with income at or below 60% of area median income.

The project will need substantial public contribution to compensate for the low rents and to make it financially viable. Affordable Housing subsidies often come from a combination of federal, state, and local financial sources and the financial packages are complex. The neighborhood character of the Downtown Riverfront, first articulated in the EWEB Master Plan and continued in subsequent City policies, includes high-quality, urban architecture. These denser, more durable buildings are a more expensive type of construction and higher cost-per-

square-foot than more suburban “garden-style” apartments. All of these factors lead to high development costs.

With rising construction costs, site constraints, the desire for the building to be responsive to the urban design context of the Downtown Riverfront while keeping rents affordable, it is expected there will be a need for significant subsidy to make a project feasible – likely about \$5 million.

If the Plan amendment is approved, the Agency would consider a disposition process for the site including a possible Request for Proposals, project criteria, and financial assistance. Staff estimates this project could be brought to the Agency Board in the spring of 2024.

## **B. Housing**

The creation of new housing across Eugene is a priority for the City Council. New housing will enhance the Riverfront District’s vibrancy and safety and will strengthen the connection between the downtown core and the Willamette River. It will also help to address the community-wide need to increase the supply of housing and reduce Eugene’s per capita carbon emissions on an ongoing basis. In order to support the creation of new housing (in addition to the Downtown Riverfront Affordable Housing above) in the Riverfront Urban Renewal District, the proposed 2023 Plan Amendment adds two eligible activities:

### ***Development Fee Assistance***

Urban Renewal funds would be used to pay for development fees that result in the creation of new housing. Development fees paid by the Agency may include System Development Charges (SDCs), permit fees, and other government-imposed development fees. Eligible projects would include new housing either in new construction or redevelopment of existing buildings.

This activity is included in the 2023 Amendment to the Downtown Urban Renewal Plan and staff is currently working on drafting a program for the Agency Board’s consideration. S

### ***Real Property Acquisition***

Urban Renewal funds could be used to acquire real property to support the creation of new housing in the Plan Area. Offering real property for reduced or no cost can help offset construction costs and make projects financially feasible. In addition, targeting underutilized properties in the Plan Area would support efforts to revitalize the Plan Area, including the eastern area of downtown.

If the Plan amendment is approved, staff would begin developing a strategy for this activity, including identifying a process and criteria for disposition of properties at reduced cost. Agency Board action is required before the acquisition or disposition of any real property in the Plan Area.

## **C. Physical Improvements to Address Safety and Comfort**

Under this project area, the Agency would be able to use Urban Renewal funds to make physical improvements to the public right-of-way in the Plan Area to create safe, accessible, and welcoming spaces for users. Improvements could include street, curb, alley, and sidewalk improvements; streetscape projects; and pedestrian, bike, and multi-modal improvements.

Improvements to the public right-of-way benefit workers, visitors, and residents, as well as the community at large with safe and attractive connections between the downtown core, the Riverfront, and the University area. Improving the quality of the public right-of-way can accomplish other City goals related to public safety, low carbon transportation, local economic development, and events and culture.

If the Plan amendment is approved, right-of-way improvement projects would be implemented on an as-needed basis. Any project that costs more than \$250,000 would require Agency Board approval. Community Development staff would work with other City divisions and private partners to determine needs and priorities and to coordinate implementation.

#### **D. Projects Directed or Initiated by the Agency Board**

During public outreach conducted in the fall of 2022, the community identified a number of possible projects that could help with the revitalization of downtown. The projects included in this section are examples of possible projects that have been previously discussed by the Agency Board or City Council. The inclusion of the projects in the proposed amendment does not guarantee the projects will move forward. By including the projects in the amendment, the Agency Board will be able to allocate Urban Renewal funds to the projects should they wish to pursue them.

If the Plan amendment is approved, Agency Board direction is needed for any of the following projects to move forward. Further study would be needed to determine design, costs, priorities, feasibility, and timing.

##### ***Parking and Mobility***

This focus area would allow for Urban Renewal funds to be used on the development of parking and mobility infrastructure in the Plan Area.

##### ***Transmission Lines Rerouting***

This focus area would allow for Urban Renewal funds to be used to support EWEB in the effort to reroute the transmission lines that service the Willamette Substation and currently run from the electrical tower in the Riverfront Park.

##### ***Open Spaces***

This focus area allows for the use of Urban Renewal funds for revitalization of open spaces and parks within the Plan Area. This could include improvements along the South Bank Bike Path or enhancement of other designated open space areas.

##### ***Development Support***

To support development and commercial activities within the Plan Area, especially the revitalization of vacant storefronts and underutilized property, the Agency would be able to offer financial assistance for physical improvements to privately owned properties, such as renovating ground-floor storefronts or underutilized commercial spaces. Incentivizing improvements to buildings can lead to an enhanced experience for downtown residents, workers, and visitors. Updated commercial spaces could stimulate economic activity and bring positive ground-floor presence to the street.

Urban Renewal funds could be used to acquire real property to support commercial activity in the Plan Area. Offering real property for reduced or no cost can help offset construction costs and make projects financially feasible, which could catalyze investment and positive activity.

If the Plan is amended, staff would begin developing a strategy for these activities and bring a program scope for financial assistance to the Agency Board for consideration, feedback, and approval. If the Agency chooses to acquire and dispose of property for commercial redevelopment, staff could identify strategically located properties and conduct negotiations with the property owner. To dispose of properties at reduced costs, staff could identify a process and criteria to select qualified developers. Agency Board action is required before the acquisition or disposition of any real property in the Plan Area.

**Other Public Facilities**

The proposed Plan amendment continues to authorize the use of urban renewal funds to support the development of public facilities, such as City Hall or a fire station. These facilities will benefit the Plan Area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the Plan Area.

**Financial Impact**

The Riverfront Urban Renewal District is set to sunset June 30, 2024 and the Urban Renewal Agency has nearly reached the current spending limit of \$34.8 million, with the bulk of that funding spent on property acquisition and infrastructure improvements to support the Riverfront Research Park, the Courthouse District, and the Downtown Riverfront.

The proposed Plan amendment includes three possible spending scenarios for Agency Board consideration, each with a different increase to the District’s total spending limit (i.e., maximum indebtedness). The table below shows each possible spending limit increase and the estimated number of years for the District to reach that new limit for the proposed scenarios.

Spending Scenario	Spending Limit Increase	Estimated extension
A	\$15 million	5 years (FY29)
B	\$25 million	8 years (FY32)
C	\$45 million	15 years (FY39)

Spending scenario A is focused on completion of two outstanding Downtown Riverfront projects: the Steam Plant redevelopment and the Downtown Riverfront Affordable Housing project. Scenario A estimates most of the increased spending limit will be allocated toward these projects, but does allow for the Agency Board to use any remaining funds on other Projects the Board chooses to initiate. Spending scenarios B and C include completion of the two outstanding Downtown Riverfront projects and also include projects in the following focus areas (the same focus areas that were included in the Downtown Urban Renewal Plan Amendment): Housing, Physical Improvements to Increase Safety and Comfort, and Projects Directed/Initiated by the Agency Board. These focus areas emerged from the Downtown Priorities and Projects public engagement effort from early 2023 and would contribute to improvements in and connections to the downtown core. The actual project funding allocations will depend on future Agency Board budgetary action and project implementation.

If the Plan amendment is approved, the Agency will continue to collect tax increment revenue within the Riverfront Urban Renewal District. The proposed amendment will not reduce the amount of tax revenue the overlapping taxing districts currently receive from within the Riverfront District boundary.

## School District 4J Financial Impact

If the Riverfront District did not exist and did not collect tax increment, the estimated net impact to 4J would be a loss of about \$45,000 per year. This impact was estimated with assistance from Lane County Assessment & Taxation and takes into account the effects of Measure 5 compression and the State school funding formula. The analysis concludes that 4J is slightly better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if the tax increment financing were terminated. Below is an excerpt from pages 27-28 of the Riverfront Urban Renewal Report which describes the impact in detail:

*The impact on K-12 schools from the division of tax calculation for urban renewal districts is largely an impact on the State's budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to schools and education service districts based on the applicable statewide school funding formula and the rest would be distributed to school and education service districts across Oregon.*

*The Lane County Assessor conducted an analysis of the impact of the Riverfront Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression in FY23. The analysis, which is included as Table 16 in Exhibit G, shows that the Riverfront Urban Renewal District currently provides 4J an estimated net benefit of \$45,000 per year. Table 16 shows the impact of tax rate compression in the education category for an additional 143 properties that would occur if the Riverfront District were not collecting division of tax revenue.*

*This analysis concludes that 4J is better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.*

*In order to understand the Lane County Tax Assessor's analysis for 4J impact for FY23, there are two factors to consider:*

- 1. Revenue from 4J's permanent levy would increase by approximately \$866,000, for a net gain of approximately \$26,000 after applying the State school funding formula. (4J receives about 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.*

- 4J would lose about \$71,000 of local option levy proceeds (after discounts and delinquencies) if the Riverfront District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J's budget. Both of these estimates are based on FY23 tax roll information and would vary in future years with changes in market conditions.

In summary, 4J would experience an ongoing loss in its budget of about \$45,000 annually as a result of terminating tax increment collections in the Riverfront District.

See below for a graphic representation of this explanation.

### Estimated Financial Impact on 4J if Riverfront District Terminates Collection of Tax Increment<sup>1</sup>

4J Property Tax Levy	Riverfront UR Division of Tax <sup>2</sup>	Property Tax Compression <sup>3</sup>	Property Tax Collection <sup>4</sup>	State School Fund <sup>5</sup>
Permanent Rate	\$971,941	\$906,586 +21 Accounts	\$866,000	\$26,000
Local Option Levy	\$0	(\$74,842) +143 Accounts	(\$71,000)	(\$71,000)
<b>Net Impact</b>	<b>\$971,941</b>	<b>\$831,744</b>	<b>\$795,000</b>	<b>(\$45,000)</b>

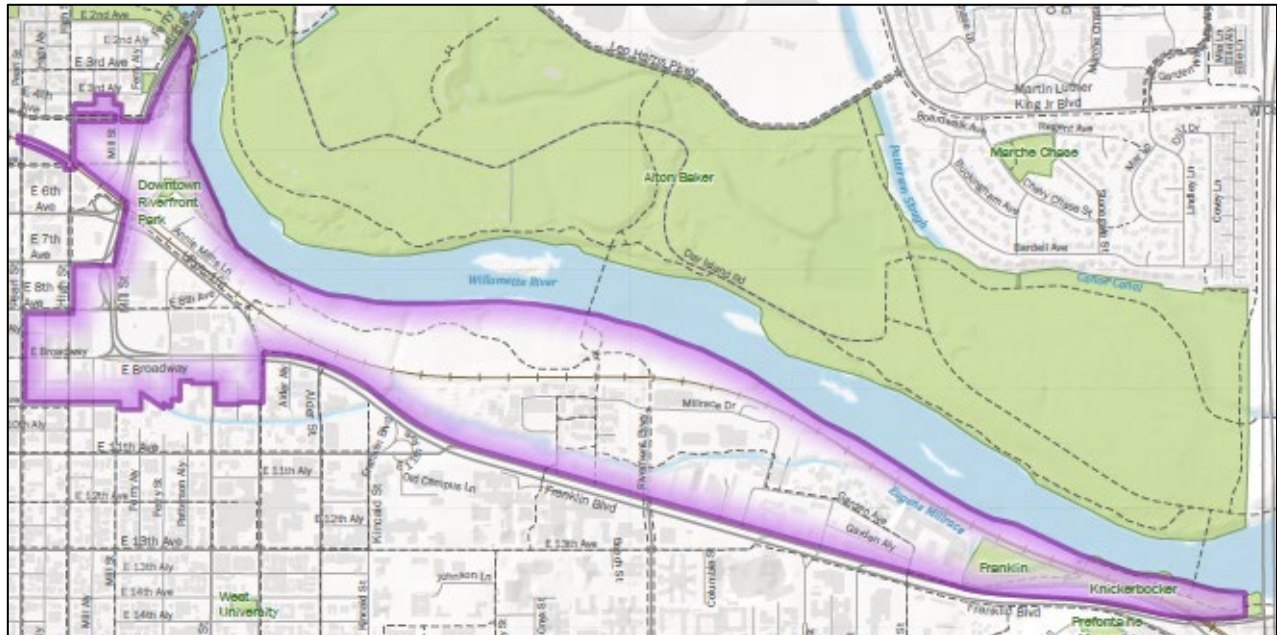
Notes:

- Estimates are annual figures based on fiscal year 2023 property tax data.
- Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2022-23.
- Calculated by Lane County Assessment & Taxation. Table also shows how many additional tax accounts would be in compression.
- Collection rate of 95.5% is applied and estimates are rounded to the nearest \$1,000.
- Permanent rate taxes are subject to the State School Fund, but not local option levy taxes. Assumes 4J receives 3% of State School Fund, rounded to the nearest \$1,000.

## Next Steps

The Agency Board is in the process of seeking feedback and concurrence from overlapping taxing districts. The Planning Commission will review the proposed amendment at their October 10, 2023, meeting, and City Council will hold public hearing on the proposal on October 16, 2023. City Council will review recommendations and public comments and further refine the proposed amendment, if needed, on November 15 and is scheduled to vote on the adoption of the ordinance on November 27, 2023. If the Plan is amended, City staff will begin implementation, with a prioritized focus on projects that support the creation of new housing.

# Draft Urban Renewal Plan for the Riverfront Urban Renewal District



Adopted September 11, 1985  
-Amended-  
March 2004  
February 2018

Amended \_\_\_\_, 2023 by Ordinance No. \_\_\_\_



Urban Renewal Agency of the City of Eugene, Oregon

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I. ADOPTION

Ordinance Number	Date	Purpose
Ordinance No. 19352	9/11/85	Adoption of the Urban Renewal Plan

II. AMENDMENTS

Ordinance/Resolution Number	Date	Purpose
Ordinance No. 20313	3/10/2004	<p>The First Amendment to the Riverfront Research Park Urban Renewal Plan made the following changes to the Plan:</p> <ul style="list-style-type: none"> <li>○ Changed the name of the urban renewal area from “Riverfront Research Park Urban Renewal Area” to “Riverfront Urban Renewal Area”.</li> <li>○ Added 34.5 acres of land to the renewal area.</li> <li>○ Expanded and revised the list of project activities to be undertaken under the First Amendment to the Plan.</li> <li>○ Provided new cost estimates of project activities to be undertaken under the First Amendment to the Plan.</li> <li>○ Extended the duration of time required to pay off project indebtedness to June 30, 2024.</li> <li>○ Provided new information on the impact that carrying out the Plan will have on other taxing bodies under Measure 50.</li> </ul>
Resolution No. 1085	2/12/2018	<ul style="list-style-type: none"> <li>○ Increased boundary by 1.1 acres (North of 4th Avenue Expansion)</li> </ul>
Resolution No. 1086	2/12/2018	<ul style="list-style-type: none"> <li>○ Increased boundary by 0.76 acres (Quiet Zone Expansion)</li> </ul>

# URBAN RENEWAL PLAN FOR THE RIVERFRONT URBAN RENEWAL DISTRICT

*[Throughout this draft Plan, a range of spending scenarios will be used to demonstrate the effect of different increases in the Plan's maximum indebtedness: A = \$15 million, B = \$25 million, C = \$45 million.]*

## Section 100 – Introduction

The Riverfront Urban Renewal Plan (the “Plan”) was revised in 2023 to make the following changes:

- Specifies project activities to be undertaken;
- Increases the Plan's maximum indebtedness to allow for those specific projects;
- Permanently increases the Frozen Base of the Plan Area to \$110,395,364 to allow for a portion of the increased assessed value within the Plan Area to be shared with overlapping taxing districts including the City of Eugene; and
- General updating of the Plan.

### *[Scenario A]*

The Plan outlines specific activities related to two projects previously initiated by the Urban Renewal Agency Board: redevelopment of the Steam Plant and development of an Affordable Housing project in the Downtown Riverfront.

The project activities are discussed in more detail under Section 600 of the Plan. Eligible activities include previously approved projects. The 2023 Amendment increases the Plan's maximum indebtedness from \$34.8 million to \$49.8 million.

The Riverfront Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300A of this Plan.

### *[Scenarios B and C]*

The Plan outlines specific activities related to two projects previously initiated by the Urban Renewal Agency Board: redevelopment of the Steam Plant and development of an Affordable Housing project in the Downtown Riverfront. The Plan continues to include authorization for the projects designated in Section 600A(7) of the 2004 Riverfront Urban Renewal Plan, and Section 600D(5) of this amended Plan as “Other Public Facilities.”

The Plan also includes activities related to new projects that address the challenges in the Plan Area, including those identified through a robust community outreach effort in fall of 2022, known as Downtown Priorities and Projects. The Downtown Priorities and Projects effort led to recommended improvements for Eugene's downtown, which includes the western end of the Plan Area, in six categories: Housing; Public Safety; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture.

Eligible project activities include previously approved projects and new project categories and are discussed in more detail under Section 600 of this Plan; including, “Additional Housing,” “Physical Improvements to Address Safety and Comfort” and “Projects Directed/Initiated by the Agency Board.” The 2023 Amendment increases the maximum indebtedness from \$34.8 million to \_\_\_ [B = \$59.8 million C = \$79.8 million].

The Riverfront Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300A of this Plan.

## **Section 200 – Definitions**

The following definitions will govern this Plan unless the context otherwise requires.

2004 Amendment means the update to the Plan that was completed in 2004.

2018 Amendments mean the two minor updates to the Plan Area that were completed in 2018.

Agency means the Urban Renewal Agency of the City of Eugene.

Blighted areas means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the conditions described in the definition of “Blighted Areas” in ORS 457.010.

City means the City of Eugene.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan. The eastern portion of the Downtown Plan boundary includes the western portion of the Plan Area.

Downtown Riverfront means the 16 acres of riverfront property the Agency purchased from EWEB in 2018 to facilitate the redevelopment of EWEB’s former utility yard. The Downtown Riverfront includes the Riverfront Park and Plaza, the Steam Plant, and the parcels of the Downtown Riverfront that have been or may be sold to a private developer for new residential and/or commercial development.

EWEB means the Eugene Water and Electric Board.

ORS means the Oregon Revised Statutes. ORS Chapter 457 regulates the urban renewal process.

Plan means the Urban Renewal Plan for the Riverfront Urban Renewal District.

Plan Area means the property included in the Riverfront Urban Renewal District as more fully described in Section 300.

Projects means the urban renewal projects listed in Section 600 of the Plan.

Report on the Plan means the textual material and graphic exhibits required by ORS 457.085(3) that explains existing conditions, activities, procedures, and proposals of the Plan.

Riverfront Park and Plaza means the 3-acre Downtown Riverfront Park and 1-acre Plaza located in the Plan Area. The Park was completed in 2022. Construction of the Plaza is expected to begin in 2025.

Steam Plant means the historic structure the Agency acquired from EWEB in 2018 as part of the purchase of the Downtown Riverfront property. The multi-story masonry and steel structure was constructed in three phases from 1930-1950. Steam Plant operations ceased in 2012 and the building is currently vacant. The Agency intends to preserve and redevelop the structure.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8<sup>th</sup> Avenue between the Willamette River and Willamette Street.

## **Section 300 – Legal Description**

The Riverfront Urban Renewal District includes an area of approximately 245 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

## **Section 400 – Goals and Objectives**

### **A. Goals**

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area by:
  - a. Supporting the creation of a mix of new housing, which will bring more people and positive activity into the Plan Area, thereby making the entire Plan Area more attractive for residents, workers, and visitors.
  - b. Supporting commercial development by creating physical conditions to help businesses thrive and by the repurposing of underutilized properties.
  - c. Making physical improvements to parks, plazas, open spaces, sidewalks, and streets to provide an inviting connection through the Plan Area and to the river.
2. Eliminate blight and blighting influences.

3. Strengthen the economic conditions of the Plan Area.
4. Improve connections between the Riverfront Plan Area, the core of downtown, the federal courthouse, and the University of Oregon.
5. Protect or enhance the riparian area.

## **B. Objectives**

Development in the Plan Area is intended to play a critical role in Eugene's economy by improving the east side of the downtown core and providing a unique opportunity to develop an area that connects downtown Eugene to the Willamette River, the federal courthouse, and the University of Oregon. These objectives are consistent with the Eugene 2035 Transportation System Plan, Envision Eugene, Eugene's Community Climate Action Plan 2.0, the City's Capital Improvement Program, and the City's Housing Implementation Pipeline. The objectives of the Plan are:

1. Address barriers to the creation of new housing by helping to make residential development projects financially feasible. The creation of new housing in the Plan Area will:
  - a. Contribute to the Plan Area's vitality;
  - b. Help alleviate the undersupply of housing in Eugene; and
  - c. Support the City's housing and climate action goals.
2. Improve public spaces and buildings in the Plan Area in order to make it a safe, accessible, and welcoming place for all users. These public improvements will:
  - a. Address public safety concerns by improving the physical environment;
  - b. Provide safe, direct, and attractive linkages between the Plan Area, the University of Oregon, downtown Eugene, and the Willamette River;
  - c. Address bicycle and pedestrian access within the Plan Area; and
  - d. Improve pedestrian and multi-modal transportation circulation between downtown Eugene and the Downtown Riverfront.
3. Strengthen the Plan Area's commercial environment by:
  - a. Investing in vacant or underutilized spaces to increase marketability and flexibility; and
  - b. Providing financial assistance for new and growing businesses.
4. Protect and enhance the key riparian areas along the river by:
  - a. Addressing impacts of Plan Area development on public open space;
  - b. Maintaining and enhancing the public's physical access to and along the Willamette River; and
  - c. Supporting design improvements or mitigations that are needed to treat stormwater, protect water quality, or to respond to other environmental protection needs.

## **Section 500 – Land Use Plan**

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City's comprehensive plan, land use regulations, City charter, and any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

## **Section 600 – Urban Renewal Projects**

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and may pay that indebtedness with tax increment funds:

### **A. Existing Activities**

The Agency may complete and provide tax increment funds to urban renewal projects authorized and for which some action has been taken prior to the 2023 Plan Amendment (for example, the Downtown Riverfront Plaza, the Steam Plant Redevelopment, the Downtown Riverfront Affordable Housing Project, and the Railroad Quiet Zone). The Agency may also continue to operate the River Loans Program. All dollars loaned must come from program revenue and not from tax increment funds.

### **B. Additional Housing**

The Agency is authorized to support the creation of housing in the Plan Area through the following activities:

#### **B-1. Development Fee Assistance**

The Agency may use tax increment funds to pay development fees for development that results in the creation of new housing in the Plan Area. Development fees paid by the Agency may include Systems Development Charges, permit fees, and other government-imposed fees. The Agency Board will establish eligibility criteria for Development Fee Assistance. If the criteria are met, Agency Board approval pursuant to Section 700 of the Plan is not required. Eligible projects must result in new housing and include new construction or redevelopment of existing buildings.

#### **B-2. Real Property Acquisition and Disposition**

The Agency may use tax increment funds to acquire real property when the acquisition of the real property is necessary to support the creation of additional new housing in the Plan Area.

The process for selling or disposing of property acquired for the purpose of supporting the creation of housing will be determined by the Agency Board. Property acquired to support the creation of housing may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

### **C. Physical Improvements to Address Safety and Comfort**

The Agency is authorized to make improvements to public spaces including streets, curbs, and sidewalks in the Plan Area to create safe, accessible, and welcoming places for users. Possible improvements include:

#### **C-1. Street, Curb, Alley, and Sidewalk Improvements**

Improvements within the Plan Area may require the construction of new streets, curbs, and sidewalks. The Agency may fund sidewalk and roadway improvements in the Plan Area including design, redesign, construction, resurfacing, repair, and acquisition of right-of-way

for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects that may be undertaken include:

- Local street, curb, and sidewalk improvements to support commercial and other street-level activity in the Plan Area or as identified in the Eugene Capital Improvement Program; and
- Other street, curb, and/or sidewalk improvements identified by the Agency.

### **C-2. Streetscape Projects**

The Agency may participate in activities that will improve the visual appearance of the Plan Area, including but not limited to:

- Accent paving;
- Decorative lighting;
- Street trees, planters, and landscaping;
- Furnishings, including benches, trash receptacles, bicycle racks;
- Street and directional signage;
- Public art and water features;
- Gateway monuments and landscape features; and
- Undergrounding of utilities in the Plan Area.

### **C-3. Pedestrian, Bike, and Multi-Modal Transportation Improvements**

The Agency may participate in activities that support pedestrian, bicycle, other non-automobile, and transit uses in the Plan Area and connections between the Plan Area, downtown, public parks, and other areas of Eugene. Projects may include:

- Construction of bicycle parking and storage, transit stops, covered shelters, transit pullouts;
- Provide new bike paths or lanes in the Plan Area;
- Provide pedestrian connections to the broader downtown, riverfront, and surrounding areas;
- Provide more prominent entrances to the downtown area; and
- Provide weather sheltering devices for the protection of pedestrians.

## **D. Projects Directed/Initiated by the Agency Board**

The Agency is authorized to participate in eligible activities and projects should the Agency Board decide to pursue them, such as:

### **D-1. Parking and Mobility**

The Agency is authorized to participate in the development of parking and mobility infrastructure in the Plan Area, including surface lots or garages. These improvements will benefit the Plan Area by increasing public use of the area. On-street parking is anticipated to meet most of the standard daily needs of people accessing public amenities in the Plan Area, such as the Park, restaurants, and commercial spaces. However, on-street parking will not accommodate all of the parking needs during high demand periods such as nights and weekends, and during special events. In addition, the Steam Plant parcel size is not sufficient to accommodate anticipated parking needs for its future redevelopment into a mixed-use center.

While implementation of certain physical improvements in Section 600 C may reduce the need for parking, it is still expected that additional parking may be needed, at least in the medium term.

### **D-2. Transmission Lines Rerouting**

The Agency is authorized to participate in the effort to reroute the transmission lines that service the Willamette Substation and currently run from the electrical tower in the Riverfront Park, south along the river next to the Steam Plant. Rerouting of the transmission lines would allow removal of the existing Riverfront Park tower, opening up views at the southern end of the park and in front of the Steam Plant and creating more passive open space in those places.

### **D-3. Open Space Improvements**

The Agency may participate in funding the design, acquisition, construction, and/or rehabilitation of public open spaces and parks within the Plan Area. Projects to be undertaken may include:

- Walkways and plazas;
- Shelters;
- Buildings;
- Landscaping;
- Accessibility improvements;
- Lighting;
- Furniture; and
- Art.

### **D-4. Other Development Support**

The Agency is authorized to support development and commercial activities within the Plan Area through the following activities:

#### **a. Financial Assistance**

The Agency may use tax increment funds to provide financial assistance to property owners, for physical improvements to privately owned properties that will address the goals of the Plan. The activities eligible for financial assistance could include housing development, green building or renewable energy investments, improvements to ground-floor storefronts, and improvements to vacant or underutilized commercial spaces to increase flexibility and marketability.

#### **b. Real Property Acquisition and Disposition**

The Agency may use tax increment funds to acquire real property for the purpose of supporting the objectives of this Plan, including the support of commercial activity.

The process for selling or disposing of property acquired for the purpose of supporting commercial activity will be determined by the Agency Board. Property acquired to support commercial activity may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

### **D-5. Other Public Facilities**

The Agency is authorized to participate in development of public facilities including City Hall, police and fire facilities, libraries, recreation centers, conference facilities, and community centers. These facilities will benefit the Plan Area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the Plan Area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the Plan Area, and the importance of the project in carrying out Plan objectives. The type and location of these public facilities will be determined by future study. Potential public facilities to be assisted include:

- New Police Building or City Hall.

These public facility projects were designated and authorized by Section 600A(7) of the 2004 Riverfront Urban Renewal Plan, and continue to be authorized by this renumbered Section 600D(5). The only amendments made to this renumbered Section 600D(5) are to change references from "renewal area" to "Plan Area" for consistency with the language used in other areas of the Plan and removal of a new federal courthouse building as an eligible public facility project following the construction of a new federal courthouse building in 2006.

### **E. Loans and Grants**

The Agency may operate a low-interest loan and grant program to assist development and redevelopment of private property within the Plan Area. All dollars loaned must come from program revenue and not from tax increment funds. Property owners within the Plan Area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans, and procedures of the City.

### **F. Project Delivery and Administrative Activities**

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
  - a. Project management;
  - b. Preparation of market, feasibility, or other economic studies;
  - c. Public engagement;
  - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
  - e. Preparation of property acquisition appraisals;
  - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;

- g. Provision of legal, debt issuance, accounting, or audit services;
    - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
    - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).
  2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
  3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
  4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

## **Section 700 – Methods for Financing the Projects**

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State of Oregon, City of Eugene, Lane County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Every other year, the Agency shall develop a biennial budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

The Agency Board must approve all projects, other than loans, in excess of \$250,000.

## **Section 800 – Annual Financial Statement Required**

A financial statement shall be prepared that includes the information required by ORS Chapter 457. The statement shall be filed with the City Council and notice shall be published and mailed to the affected taxing districts in accordance with the requirements of ORS 457.

## **Section 900 – Community Member Participation**

The activities and projects defined in this Plan, development of subsequent plans, procedures, activities, and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, tenants as individuals, and organizations who reside within or who have financial interest within the project area together with the participation of general community members of the city. An advisory committee authorized by the Agency Board will advise on the activities of the Riverfront Urban Renewal District.

## **Section 1000 – Non-Discrimination**

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

## **Section 1100 – Recording of This Plan**

A copy of this Plan and Substantial Amendments to this Plan shall be recorded with the recording officer of Lane County.

## **Section 1200 – Procedures for Changes or Amendments**

The Plan will be reviewed and analyzed periodically and may need to be modified based on this review. The types of Plan Amendments are:

### **A. Type One Amendment – Substantial Change Requiring Special Notice**

Type One amendments shall require approval per ORS 457.095 and notice as provided in ORS 457.120. Type One amendments will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

### **B. Type Two Amendment – Substantial Change Not Requiring Special Notice**

Type Two amendments shall require approval per ORS 457.095 but will not require notice as provided in ORS 457.120. Type Two amendments will consist of any change or additions to the projects listed in Section 600.

### **C. Type Three Amendment - Minor Amendment**

Minor amendments are any change that does not require a Type One or Type Two amendment and may be approved by the Agency Board in resolution form.

## **D. Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances**

Amendments to Eugene's adopted comprehensive plan and/or land use regulations that affect the Plan and/or the Plan Area shall be incorporated automatically into the Plan without any separate action required by the Agency Board or City Council. If a Type I or Type II amendment is prepared, Exhibit C of this Plan will be updated at that time.

## **Section 1300 – Duration and Validity of Approved Plan**

### **A. Duration of the Plan**

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Riverfront Urban Renewal District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2023 Amendment, it is estimated that the last fiscal year for which taxes will be divided is \_\_\_ [A = FY29, B = FY32, C = FY39].

### **B. Validity**

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.

## **Section 1400 – Maximum Indebtedness**

The First Amendment to the Riverfront Urban Renewal Plan established a maximum indebtedness for the Plan of \$34.8 million.

The 2018 type 3 amendments did not increase the maximum indebtedness.

The 2023 Amendment increased the maximum indebtedness amount by \_\_\_ [A = \$15 million, B = \$25 million, C = \$45 million] to a total of \_\_\_ [A = \$49.8 million, B = \$59.8 million C = \$79.8 million]. The maximum indebtedness limit established by this Section 1400 does not apply to or limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 2004 Amendment; and

4. Expenditures made from funds other than tax increment funds, such as loans made from the River Loans Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations *“do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.”*

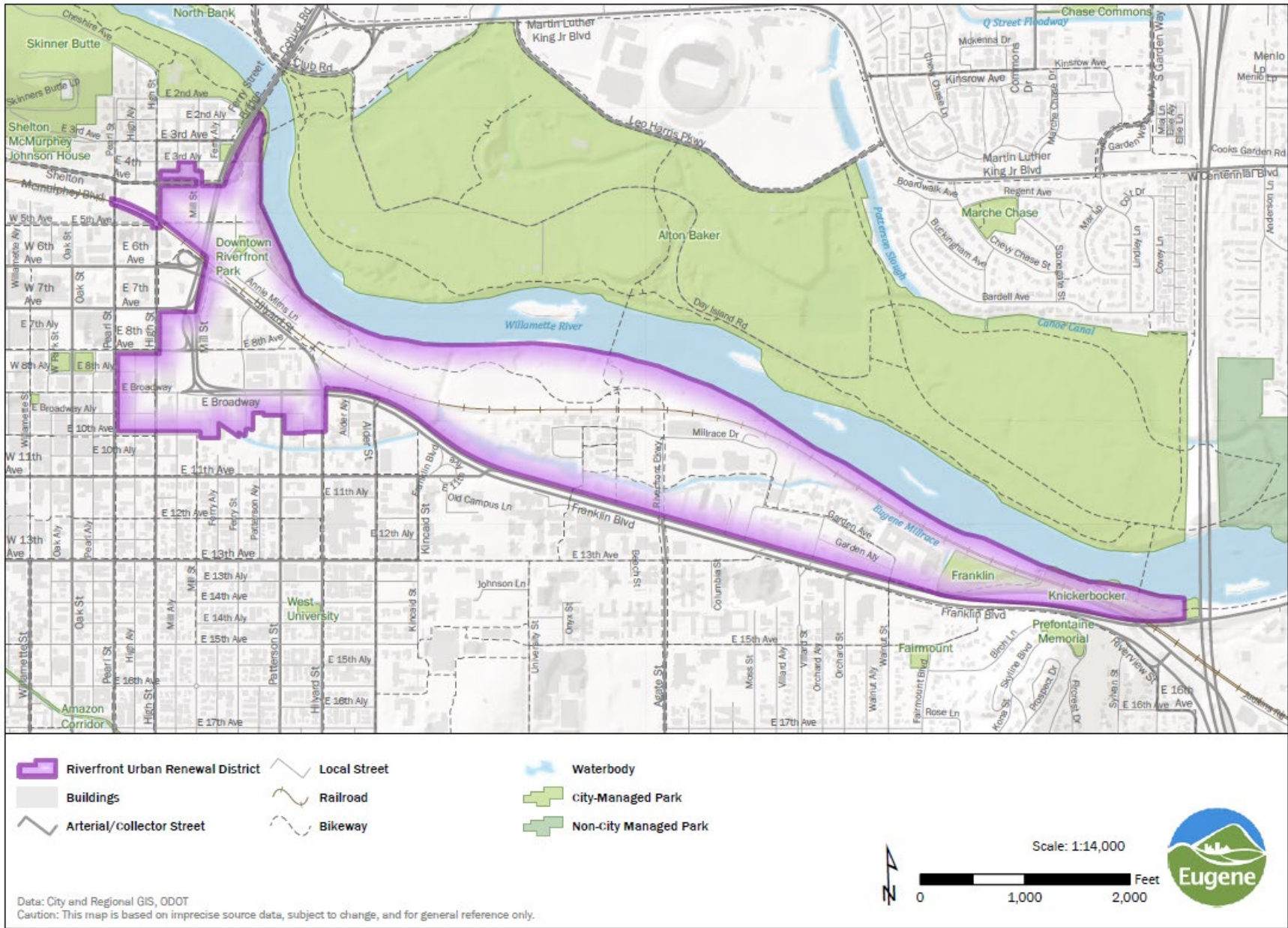
*[Placeholder for overlapping taxing districts information]*

## **Section 1500 – Formal Matters**

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency will develop provisions for relocation.

If the Agency acquires occupied real property in the implementation of the Plan, occupants of such property shall be offered relocation assistance, in such circumstances as may be required under the applicable state law. Those displaced will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 35.500-35.530 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 35.510. The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property that will cause displacement.

# Plan Exhibit A: Plan Area Map



## **Plan Exhibit B: Plan Area Description**

Beginning at a point which is at the intersection of the east right-of-way line of Hilyard Street with the north right-of-way line of Franklin Boulevard; thence easterly along the north right-of-way line of said Franklin Boulevard to the intersection of the west right-of-way line of Interstate I-5; thence along said west right-of-way line of I-5 in a northerly direction to the intersection of the south bank of the Willamette River; thence along said south bank of the Willamette River in a westerly direction to the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to a point on the south right-of-way line of 4th Avenue (if extended east); thence along said south right-of-way line in a westerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 4th Avenue; thence along said east right-of-way line of High Street in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the north right-of-way line of Southern Pacific Railroad; thence along said north right-of-way of Southern Pacific Railroad in an easterly direction to the intersection of said north right-of-way of Southern Pacific Railroad with the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to the south right-of-way line of 7th Avenue (if extended east); thence along said south right-of-way in a westerly direction to a point at the intersection of the south right-of-way line of 7th Avenue with the east right-of-way line of High Street; thence along said east right-of-way line in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 8th Avenue; thence along said south right-of-way line in a westerly direction to a point at the intersection of said south right-of-way line with the east right-of-way line of Pearl Street; thence along said east right-of-way line of Pearl Street in a southerly direction to a point at the intersection of said east right-of-way line with the north right-of-way line of 10th Avenue; thence along said north right-of-way in an easterly direction to a point at the intersection of said north right-of-way line with the east right-of-way line of Mill Street; thence along said east right-of-way in a southerly direction to a point at the intersection of the south right-of-way line of 10th Avenue (if extended easterly) with the east right-of-way line of Mill Street; thence along said south right-of-way line (if extended easterly) to a point at the intersection of said south right-of-way line with the east margin of a north-south alley running from 11th Avenue to 10th Avenue, between Ferry Street and Mill Street, thence along said east right-of-way line of said alley in a northerly direction to a point of intersection with the south margin of the Mill Race; thence along said south margin in a southeasterly direction to a point on the east boundary of that certain tract of land described on document number 2000 WD, 00802, Lane County Oregon Deed Records; said point being the southeast corner of said parcel said point also being the southeast corner of Tax Lot 4000, Assessors Map 17-03-32-23; thence along said east boundary in a northerly direction to a point on the north margin of the Mill Race, said point being the southwest corner of that certain tract of land describe on Reel No. 1559, Instrument No. 8906959, Lane County Oregon Deed Records; thence along the south boundary of said tract of land in a southeasterly direction to the southwest corner of Tax Lot 5000, Assessors Map 17-03-32-23, said point also being the southwest corner of that certain tract of land described on Reel No. 721 Instrument No. 53549; thence along the westerly and northerly boundary of said

tract of land to its intersection with the west right-of-way line of Patterson Street; thence cantoning east on said northerly line (if extended east) to the east right-of-way line of Patterson Street; thence along said east right-of-way line in a southerly direction to the southwest corner of Lot 7, Hoffman Addition To Eugene; thence along the south boundary of said Lot 7 in an easterly direction to a point on the east boundary of said Hoffman Addition To Eugene; thence in a northeasterly direction to the south west corner of that certain tract of land described on Reel No. 1873, Instrument No's. 9353770-9353772, said point also being the south west corner of Tax Lot 7300, Assessors Map 17-03-32-23, thence along the south boundary of said tract of land in an easterly direction to the east right-of-way line of Hilyard Street; thence along said east right-of-way line of Hilyard Street in a northerly direction to the point of beginning.

The Riverfront Urban Renewal Area also includes the following property situated in the Southwest 1/4 of the Southwest 1/4 of Section 29 and in the Southeast 1/4 of the Southeast 1/4 of Section 30, 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 all of Lots 5, 7 and 8 in Block 7 of the plat of "Eugene City" as platted and recorded in Judgement Docket A at Page 2 in Lane County Oregon Records, together with a portion of the North-South alley in said Block 7 that lies between said Lots 7 and 8 and portions of Mill Street and East 4th Avenue, all as shown on said plat of "Eugene City". The perimeter of which lands are described more particularly as follows:

BEGINNING at the southwest corner of said Lot 7; THENCE, leaving said POINT OF BEGINNING and running northerly the following one numbered course: ( 1) along the west line of said, Lot 7 NORTH 01 °50'06" EAST 80.20 feet to the northwest corner of said lot; THENCE, easterly the following one numbered course: (2) along the north line of said Lot 7 and its easterly prolongation, SOUTH 88°04' 11" EAST 173.56 feet to the southwest corner of aforesaid Lot 5; THENCE, northerly the following one numbered course: (3) along the west line of said Lot 5, NORTH 01°48'44" EAST 80.3 1 feet to the northwest corner of said lot; THENCE, easterly the following one numbered course: (4) along the north line of said Lot 5, SOUTH 88°06'18" EAST 159.53 feet to the northeast corner of said lot, which corner lies on the west margin of Mill Street, a 66.00-foot wide right-of-way; THENCE, southerly the following one numbered course: (5) along the east line of said Lot 5 and said west margin of Mill Street, SOUTH 01°47'21" WEST 80.39 feet to the southeast corner of said lot, THENCE, easterly and crossing said Mill Street, the following one numbered course: (6) SOUTH 88°02'41" EAST 66.00 feet, more or less, to the Northwest corner of Lot 7 in Block 6 of said plat of "Eugene City", which corner lies on the east margin of said Mill Street; THENCE, southerly along the west line of said Lot 7 and east margin of Mill Street, the following one numbered course: (7) SOUTH 01°47'21" WEST 80.43 feet to the southwest corner of said lot, which corner lies on the north margin of East 4th Avenue, a 66.00- foot wide right-of-way; THENCE, continuing southerly and crossing said East 4th Avenue, the following one numbered course: (8) SOUTH 01°47'21" WEST 66.00 feet, more or less, to the northwest corner of Lot 2 in Block 11 of said plat of "Eugene City", which corner lies at the intersection of the aforecalled east margin of Mill Street with the south margin of aforecalled East 4th Avenue; THENCE, westerly along said south margin of East 4th Avenue and crossing said Mill

Street, the following one numbered course: (9) NORTH 88°02'03" WEST 66.00 feet, more or less, to the northeast corner of Lot 1 in Block 10 of said plat of "Eugene City", which corner lies at the intersection of said south margin of East 4th Avenue with the west margin of Mill Street; THENCE, northerly and crossing said East 4th Avenue, the following one numbered course: (10) NORTH 01°47'21" EAST 66.00 feet, more or less, to the southwest corner of aforesaid Lot 8 in Block 7 of the plat of "Eugene City", which corner lies at the intersection of the north margin of East 4th Avenue with the west margin of Mill Street: AND THENCE, westerly along said north margin of East 4th Avenue and the south lines of said Lot 8 and 7 in Block 7 of the plat of "Eugene City", the following one numbered course: (11) NORTH 88°02'03" WEST 333.18 feet RETURNING to the POINT OF BEGINNING and containing 1.13 acres, more or less.

The Riverfront Urban Renewal Area also includes the following property situated on a tract of land being a portion of the existing right-of-way of the Southern Pacific Railroad and portions of Pearl and High Streets located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian and being more particularly described as follows;

Beginning at the Northeast corner of Lot 1, Block 16, Original Plat of Eugene City as platted and recorded in Judgement Docket A, Page 2, Lane County Oregon Deed Records in Lane County, Oregon; thence easterly to a point being the intersection of the east right-of-way line of High Street and the southerly right-of-way line of the Southern Pacific Railroad; thence northerly to a point being the intersection of the east right-of-way line of High Street and the Northerly right-of-way line of the Southern Pacific Railroad: thence northwesterly along the northerly right-of-way line of the Southern Pacific Railroad to a point being at the intersection the east right-of-way line of Pearl Street and the northerly right-of-way line of the Southern Pacific Railroad: thence westerly to a point of intersection with the west right-of-way line of Pearl Street and the northerly right-of-way line of the Southern Pacific Railroad; thence southerly to a point being at the intersection with the west right-of-way line of Pearl Street and the southerly right-of-way line of the Southern Pacific Railroad; thence southeasterly to the point of intersection of the east right-of-way line of Pearl Street and the southerly right-of-way line of the Southern Pacific Railroad; thence southeasterly along the south right-of-way line of the Southern Pacific Railroad to a point of intersection with the south right-of-way line of the Southern Pacific Railroad and the north right-of-way line of 5th street; thence south to the south right-of-way line of 5th street; thence east the point of beginning, all in Eugene, Lane County, Oregon. Per exhibit map A "Railroad Quiet Zone Riverfront Urban Renewal District Expansion" Resolution 1086 approved by the Urban Renewal Agency Board on February 26, 2018.

## **Plan Exhibit C: Analysis Of The Plan’s Conformance To The Comprehensive Plan And Other Local Plans**

ORS 457.095 requires that an Urban Renewal Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Additionally, ORS 457.085(2)(d) requires that the Plan include an explanation of the Plan’s relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements. This section complies with the statutory requirement to identify definite local objectives regarding land use, transportation, etc., by reference to local planning documents. Relevant local planning and development objectives are contained within the following local planning documents:

- Eugene-Springfield Metropolitan Area General Plan (Metro Plan)
- Envision Eugene Comprehensive Plan (Envision Eugene)
- Eugene 2035 Transportation Systems Plan
- Housing Implementation Pipeline
- Eugene Climate Action Plan 2.0
- Eugene Downtown Plan

The following section describes the purpose and intent of these planning documents, lists applicable goals and policies within each planning document, and provides an explanation of how the Urban Renewal Plan for the Riverfront Urban Renewal District (Plan) relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original planning document. Italicized text is text that has been taken directly from an original planning document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

### **A. Eugene-Springfield Metropolitan Area General Plan (Metro Plan)**

*Metropolitan Residential Land Use and Housing Element Goal: Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs.*

FINDING: The 2023 Amendment to the Urban Renewal Plan for the Riverfront Urban Renewal District (2023 Amendment) provides tax increment resources to help create additional housing opportunities, including Affordable Housing, for Eugene residents. The resources may be used for acquisition, assisting with development costs, and providing incentives to make a project economically feasible. The Plan conforms to the Housing Element Goal of the Metro Plan.

*Economic Element Goal: Broaden, improve, and diversify the metropolitan economy while maintaining or enhancing the environment.*

*Policies:*

- *B.14 Continue efforts to keep the Eugene and Springfield central business districts as vital centers of the metropolitan area.*
- *B.28 Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.*
- *B.29 Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity to the Plan Area. The Plan conforms to the Goal and Policies B.14, B.28, and B.29 of the Metro Plan.

*Transportation Element Goals:*

1. *Provide an integrated transportation and land use system that supports choices in modes of travel and development patterns that will reduce reliance on the automobile and enhance livability, economic opportunity, and the quality of life.*
2. *Enhance the Eugene-Springfield metropolitan area's quality of life and economic opportunity by providing a transportation system that is:*
  - *Balanced,*
  - *Accessible,*
  - *Efficient,*
  - *Safe,*
  - *Interconnected,*
  - *Environmentally responsible,*
  - *Supportive of responsible and sustainable development,*
  - *Responsive to community needs and neighborhood impacts, and*
  - *Economically viable and financially stable.*

*Policies:*

- *F.3 Provide for transit-supportive land use patterns and development, including higher intensity, transit-oriented development along major transit corridors and near transit stations; medium- and high-density residential development within ¼ mile of transit stations, major transit corridors, employment centers, and downtown areas; and development and redevelopment in designated areas that are or could be well served by existing or planned transit.*
- *F.4 Require improvements that encourage transit, bicycles, and pedestrians in new commercial, public, mixed use, and multi-unit residential development.*
- *F.11 Develop or promote intermodal linkages for connectivity and ease of transfer among all transportation modes.*
- *F.13 Support transportation strategies that enhance neighborhood livability.*

- *F.14 Address the mobility and safety needs of motorists, transit users, bicyclists, pedestrians, and the needs of emergency vehicles when planning and constructing roadway system improvements.*
- *F.22 Construct and improve the region's bikeway system and provide bicycle system support facilities for both new development and redevelopment/expansion.*
- *F.23 Require bikeways along new and reconstructed arterial and major collector streets.*
- *F.24 Require bikeways to connect new development with nearby neighborhood activity centers and major destinations.*
- *F.26 Provide for a pedestrian environment that is well integrated with adjacent land uses and is designed to enhance the safety, comfort, and convenience of walking.*
- *F.27 Provide for a continuous pedestrian network with reasonably direct travel routes between destination points.*
- *F.37 Consider and include among short-term project priorities, those facilities and improvements that support mixed-use, pedestrian-friendly nodal development, and increased use of alternative modes.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley, and sidewalk improvements; streetscape improvements; and pedestrian, bike, and transit improvements. The Plan conforms to the Goals and listed policies of the Transportation Element of the Metro Plan.

*Public Facilities and Services Element Goals:*

1. *Provide and maintain public facilities and services in an efficient and environmentally responsible manner.*
2. *Provide public facilities and services in a manner that encourages orderly and sequential growth.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, Eugene residents. This area in Eugene already has existing services and increasing the density of the area makes efficient use of existing resources. The Plan conforms to the Public Facilities and Services Element Goals of the Metro Plan.

*Parks and Recreation Facilities Element Goal:*

*Provide a variety of parks and recreation facilities to serve the diverse needs of the community's citizens.*

*Objectives:*

4. *Develop park sites and recreation facilities in the manner best suited to serve the diverse interests of local residents and in areas of greatest need.*
5. *Close the gap between the current supply of park and recreation facilities and the projected demand.*

FINDING: The 2023 Amendment provides tax increment resources to improve the public spaces within the area acknowledging that increasing the residents in the area will increase demand for park facilities. The Plan conforms to the Goal and Objectives 4 and 5 of the Parks and Recreation Facilities Element of the Metro Plan.

## **B. Envision Eugene Comprehensive Plan**

June 2017

### *Chapter 3 Economic Development*

*Downtown, Key Corridors, and Core Commercial Areas – Policies in this section support geographic areas of particular economic intensity.*

- *3.32 Priority development areas. Promote redevelopment and reuse in prioritized areas including downtown, key corridors, and core commercial areas.*
- *3.33 Urban economy. Promote downtown as a hub of creative, entrepreneurial activity that can attract new investment and retain and grow existing businesses that thrive in the urban environment.*
- *3.34 Multifaceted, regional center. Strengthen downtown’s role as a destination and the functional center for government, business and commerce, entertainment and the arts, and education in Eugene and the Southern Willamette Valley.*
- *3.35 Neighborhood vitality. Recognize the vital role of commercial facilities that provide services and goods in complete, walkable neighborhoods throughout the community. Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners across all neighborhoods.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity and economic input to the Area. The Plan conforms to the Economic Development Element of the Envision Eugene Comprehensive Plan.

### *Chapter 9 Transportation*

*Policy 9.1 Local transportation planning. The Eugene 2035 Transportation System Plan, not including the transportation financing program, serves as the transportation element of the Envision Eugene Comprehensive Plan and amendments to that plan shall constitute amendments to this plan.*

FINDING: The findings of conformity with the Eugene 2035 Transportation System Plan, laid out in more detail below, support a finding of conformity with the Transportation Chapter of the Envision Eugene Comprehensive Plan.

## **C. Eugene 2035 Transportation System Plan**

The following are projects specified in the Eugene 2035 Transportation System Plan located in the Plan Area.

- *Improved connections from Downtown to other corridors*
- *Neighborhood greenway*
  - *PB-111 – Broadway, Charnelton Street to High Street*
  - *PB-503 – High Street, Cheshire Ave to 6<sup>th</sup> Avenue*
  - *PB-591 – Garden Avenue, Millrace Drive to 15<sup>th</sup> Avenue*
- *Protected bike lane*
  - *PB-18 – High Street, 6<sup>th</sup> Avenue to 19<sup>th</sup> Avenue*
  - *PB-580 – Hilyard, 8<sup>th</sup> Avenue to Broadway*
  - *PB-582 – Broadway, Hilyard Street to Alder Street*
- *Shared use path*
  - *PB-376 – South Bank Path to Riverview Street*
- *Sidewalk Path*
  - *PB-508 – Franklin Boulevard, Alder Street to Millrace Park Path*
- *Multimodal*
  - *MM-9 – West Eugene EmX*
  - *MM-19 – Franklin Boulevard Reconstruction*
  - *MM-22 – Convert 8<sup>th</sup> Avenue to a two-way street*
  - *MM-24 – Railroad Quiet Zone*
  - *MM-25 – 8<sup>th</sup> Avenue railroad crossing improvements*
- *Future study projects*
  - *S-3 – Improvements to North-South Travel/Circulation South of Downtown – Evaluate north/south circulation options on the Oak/Pearl Streets and Hilyard/Patterson Streets couplets*
- *Potential actions for system-wide policies*
  - *N. Promote transportation demand management programs along the Key Corridors, in downtown, and near the University of Oregon to coordinate the needs and travel options of multiple businesses and residences for purposes of reducing automobile and freight demand at times of peak congestion.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley and sidewalk improvements, streetscape improvements and pedestrian, bike, and transit improvements. The Plan conforms to the Eugene 2035 Transportation System Plan.

## **D. Housing Implementation Pipeline**

July 1, 2022 – June 30, 2027

*The Housing Implementation Pipeline (HIP) is an internal, cross-departmental, five-year work plan for the City. This work plan coordinates current and future City resources, goals, and priorities with a systems-thinking approach to housing across the full continuum from people experiencing homelessness to overall housing supply. A target goal in the HIP is to increase the amount of housing downtown by 50% from 2021; an increase of over 1,000 units. The HIP work*

*plan period begins July 1, 2022, and concludes June 30, 2027. The HIP will be reviewed and updated on a two-year schedule to occur in year 3 (2025) and year 5 (2027)*

### ***Downtown Housing Strategies***

*Encouraging compact development in the downtown area is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy, and fiscal sustainability.*

*Despite community benefits from a strong residential presence downtown, new residential construction faces a number of competitive disadvantages, particularly financial challenges, compared with development in other parts of the city.*

*Prior support for downtown housing has come in multiple forms, especially 1) Affordable Housing investments such as HOME funds and tax exemptions from Low-Income Rental Housing Property Tax Exemption (LIRHPTE), 2) tax exemption under the Multi Unit Property Tax Exemption (MUPTE) program, 3) Urban Renewal, and 4) regulatory incentives, such as the removal of parking minimums in the downtown area. These tools have led to the creation of the majority of the housing units in downtown today, including Broadway Place, First on Broadway, Aurora Building, and West Town on 8<sup>th</sup>.*

*The City could look to continue this type of support by exploring tax exemption opportunities as well as the possibility of extending the life of the Downtown and Riverfront Urban Renewal Districts for the purposes of supporting more housing downtown. Support for downtown housing will allow the City to meet its goal of adding at least 1,000 new units downtown.*

### ***Middle Housing Incentives***

*Throughout the public engagement process for Middle Housing Code Amendments (HB 2001), community members and the Planning Commission emphasized the need for incentivizing smaller and more affordable housing options. To increase desired middle housing, the City will explore a suite of incentives such as fee reductions, tax exemptions, preapproved plans, first-time home buyer assistance, and land use code changes (e.g., density bonuses). Potential incentives would complement other items in the HIP and some incentive programs could be expanded to include middle housing in certain places or city wide if specific targets are met including efficiency targets like small square footage, or income restriction targets. It is anticipated that a comprehensive approach that pairs financial incentives with regulatory changes will have the greatest impact. This policy exploration could occur starting in FY25, if the additional resources are secured.*

### ***Anti-Displacement Action Plan***

*If additional resources are made available, City staff will look to coordinate policies and actions to promote equitable development and reduce the harmful impacts of involuntary displacement as Eugene continues to grow. The action plan will guide many of our existing and proposed policies or programs.*

*Academic and professional publications on anti-displacement identify production, preservation, and protection as key policy areas to combating the negative effects of displacement. In developing the plan, the City will look to other cities and models that have proven effective at preventing the effects of involuntary displacement.*

*As shown in Appendix A [of the HIP], the plan could be created beginning in FY25, if additional resources are made available for this work. An Anti-Displacement Action Plan will be co-created with community members, building off the work of the Equity Panel and with a particular focus on engaging with communities that are most impacted by displacement. It could include direction on tenant/renter protection regulations, Affordable Housing preservation and development, rental assistance, homeownership assistance, community land trust support, inclusionary zoning requirements, and a housing-specific equity lens toolkit.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities in the downtown for Eugene residents. The Housing Implementation Pipeline includes the use of urban renewal as a potential resource for creating additional housing. The Housing Implementation Pipeline also includes exploration of incentives of middle housing production, which can occur with urban renewal. The Plan supports the Housing Implementation Pipeline.

## **E. Climate Action Plan 2.0**

July 2020

*The Climate Action Plan 2.0 identifies actions that will help Eugene reach its climate goals. The Plan includes multiple strategies that support the development of downtown and increase compact housing in the downtown. Housing policy is a cornerstone of any City's climate policy. Housing stock characteristics like size, affordability, and location relative to transit, jobs, and other amenities all impact residents' environmental impact. Size has multiple impacts including the emissions from creating the building materials and the emissions from energy used to heat and cool the home. Smaller homes tend to have a smaller carbon footprint during construction and use. In addition, housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips.*

**Action T11** COE to make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas. This includes removing regulatory barriers, flexible uses within industrial and commercial, reduce financial obstacles, restructure SDCs for smaller additional incentives, flexible land use codes, and ensure transportation system can support planned densities. This action is part of the Promote Compact Urban Development and Efficient Transportation Options Pillar of Envision Eugene.

**Action T13** COE to plan for growth so that an increasing proportion of residents live in 20-Minute Neighborhoods where residents can meet most of their daily needs near their homes without the use of an automobile. This includes identifying location opportunities for flexible codes, transportation infrastructure improvements, parks and open space, partnerships, and

*incentives. This action is part of the Plan for Climate Change and Energy Resiliency Pillar of Envision.*

**Action T14** *COE to incentivize transit-oriented development and walkable neighborhoods using tools such as the Multi-Unit Property Tax Exemption (MUPTE), a state-enabled 10-year property tax exemption, to stimulate the construction of multiunit housing downtown and along key corridors. MUPTE is currently authorized to be used in downtown Eugene. Programs to facilitate more housing downtown, including MUPTE, are an Envision Eugene strategy anticipated to achieve an additional 1,000 dwellings by 2032.*

**Action T15** *COE to encourage housing diversity in all neighborhoods. Support the construction of duplexes, triplexes, quadplexes, townhomes, and cottage clusters throughout the community. Directly implement House Bill (HB) 2001, the state law that enables missing middle housing options on lots zoned for residential uses by June 2022. (HTS Process, Envision Eugene, SB 1051, HB 2001)*

**Recommendation E1**

*Implement City land use policies that encourage higher density land use. Higher density housing results in more walkable, rideable, or roll-able communities.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Providing for increased housing density in the downtown helps compact urban development and plans for growth for increasing the proportion of the residents who live in 20-Minute Neighborhoods, and encourages housing diversity by providing increased housing opportunities. The Plan conforms to the Climate Action Plan 2.0.

**G. Eugene Downtown Plan**

April 12, 2004

**Downtown Riverfront**

*Policies*

1. *Incorporate the Willamette River as an integral element to downtown planning and development.*
2. *Collaborate with EWEB to encourage relocation of their utility facilities.*
3. *A master plan for the EWEB riverfront property must be approved by the City before any redevelopment, land use application, rezoning, Metro Plan, or refinement plan diagram amendments are approved for uses not associated with EWEB functions. The master plan shall be evaluated based on the master plan's consistency with principles a through d below:*
  - a. *Create a "people place" that is active, vibrant, accessible, and multi-use.*
  - b. *Provide appropriate setbacks, deeper where environmental or habitat issues are more critical, shallower in other areas.*
  - c. *Incorporate appropriate building and site design techniques that address environmental concerns.*

- d. Incorporate an educational aspect, so that the riverfront improvements teach us about our river, our history, and our city.*
- 4. Facilitate dense development in the courthouse area and other sites between the core of downtown and the river.*

*Implementation Strategies*

- A. Create inviting physical and visual access to the riverfront from 8th and 5th Avenues and explore opportunities for additional access between these two points.*
- C. Reinforce the relationship between downtown and the river through landscaping, art, signs, street furniture, historic plaques, and markers.*
- E. Enhance existing points of access from downtown to the river so that convenient connections are visible both from the riverfront to downtown, and from downtown to the river.*
- F. Explore possibilities for parks or public open space along the riverfront.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities, including affordable housing, for Eugene residents. Major policies in the Downtown Plan call for incorporating the Willamette River as an integral element to downtown planning and development and developing the EWEB property. The Steam Plant project will continue revitalization of the Downtown Riverfront, adding public gathering spaces and a hotel to bring more activity and economic input to the Area. The Plan also includes physical improvements that will strengthen the connection between downtown and the river. These policies are supported by the 2023 Amendment. The Plan conforms to the Eugene Downtown Plan.

# DRAFT RIVERFRONT URBAN RENEWAL DISTRICT REPORT

For the Riverfront Urban Renewal Plan

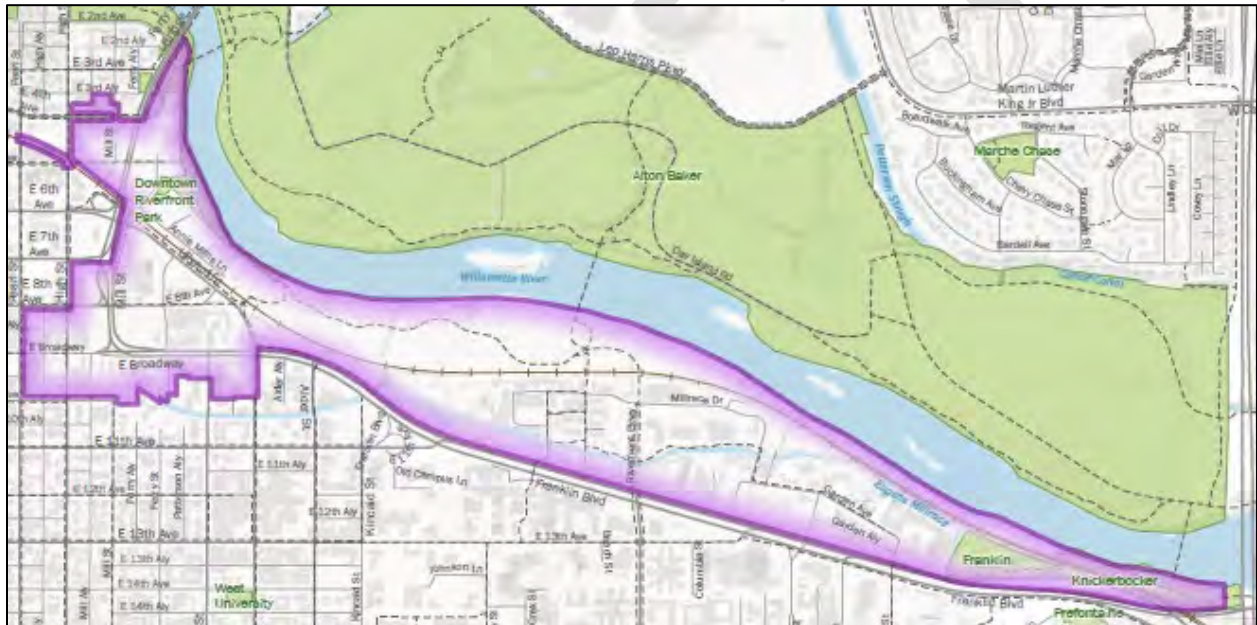
Originally Adopted September 11, 1985 by City Council Ordinance No. 19352

Amended March 10, 2004 by City Council Ordinance No. 20313

Amended February 12, 2018 by Eugene Urban Renewal Agency Resolution No. 1085

Amended February 26, 2018 by Eugene Urban Renewal Agency Resolution No. 1086

Amended \_\_\_\_, 2023 by City Council Ordinance No. \_\_\_\_



Urban Renewal Agency of the City of Eugene, Oregon



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# REPORT ON THE RIVERFRONT URBAN RENEWAL DISTRICT PLAN

*[Throughout this draft Report, a range of options will be used with different increases to maximum indebtedness: A = \$15 million, B = \$25 million, C = \$45 million. In a few instances where clarity would be unduly compromised, option C is used and shows the maximum end of what City Council is considering.]*

## **Chapter 1: Introduction**

The 2023 Amendment to the Riverfront Urban Renewal Plan (the “Plan”) makes the following changes:

- Specifies project activities to be undertaken;
- Increases the Plan’s maximum indebtedness to allow for those specific projects; and
- General updating of the Plan.

The Plan has been amended three other times: once in 2004 and twice in 2018 to add small amounts of property to the Plan Area . The 2023 Plan Amendment is considered a substantial amendment under ORS 457 because it increases the maximum indebtedness of the Plan. This Report accompanies the Plan and consists of text, tables, and appendices.

The Riverfront Urban Renewal District contains approximately 245 acres (the “Plan Area”). The legal description for the Plan Area is located in Exhibit B to the Plan.

## **Chapter 2: Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area**

### **A. Physical Conditions**

#### **1. Land Area**

The Plan Area encompasses about 245 acres. See Appendix, Exhibit A for a map of the Plan Area.

The total incorporated land area for the City of Eugene, as of July 2023, is 28,544 acres. The Plan Area represents about 0.85% of the City’s total land area. The Plan Area, combined with the area of the Downtown Urban Renewal District (approximately 75 acres), equals approximately 320 acres in urban renewal districts, which is a little more than 1.0% of the City’s total land area and well below the 15% maximum allowed by Oregon State law.

#### **2. Existing Land Use and Zoning**

Table 1 shows generalized land use in the Plan Area as of July 2023 by category. Table 2 shows the zoning of property in the Plan Area as of July 2023 by zone. A description of each use permitted is found in Chapter 9 of the Eugene Code. (The zoning map is located in the Appendix, Report Exhibit B.)

**Table 1. Generalized Land Use**

Land Use Code	Tax lots	% Total
Commercial	173	0.5%
Residential	3	0.7%
Residential Multi-Fam	36	0.6%
Miscellaneous	3	1.8%
Industrial	1	0.3%
<b>Total</b>	<b>216</b>	<b>100.0%</b>

**Table 2. Zoning**

Zoning		Acres
S-RP	Riverfront Park Special Area	82.2
S-WS	Walnut Station Special Area	37.4
S-DR	Downtown Riverfront Special Area	22.0
C-2	Community Commercial	24.3
I-3	Heavy Industrial	4.4
I-2	Light-Medium Industrial	1.9
R-4	High-Density Residential	1.9
PL	Public Land	2.1
C-3	Major Commercial	2.7
<b>Total Zoned Property</b>		<b>178.9</b>
Non-Taxloted Right-of-Way		66.1
<b>Total</b>		<b>245.0</b>

Source: Lane County Department of Assessment & Taxation

3. Historic Structures

Given its location just south of the Willamette River, much of the Plan Area was a mix of industrial uses and greenspace. Numerous old buildings were lost in the Plan Area due to demolition or neglect. While not all of these structures were historically or architecturally significant, their demolition and neglect demonstrate that Eugene’s urban heritage was not considered worthy of preservation or reuse.

The Plan Area is adjacent to one of only two historic districts in Eugene, East Skinner Butte Historic District. This district showcases a high concentration of structures, most of which are residential homes, listed on the National Register of Historic Places and/or designated as a City Landmark.

Today, the Agency aims to take an active role in celebrating that urban heritage by preserving and reclaiming obsolete or underutilized buildings as well as parts of the urban landscape. For example, the Agency Board intends to save the historic Steam Plant building and is currently working with a developer who intends to list the building on the National Register. The Agency Board intends to preserve, conserve, and complement the natural and built environment of the Riverfront, as a whole, and by doing so holds up the integrity of the larger network of neighborhoods surrounding the Plan Area.

4. Telecommunications Utility System

The Eugene Water and Electric Board (EWEB) installed a fiber network throughout the Downtown Riverfront, providing the new structures access to EWEB’s open-

access fiber network, known as EUGNet. The EUGNet network connects to EWEB's fiber network that serves its electrical system but offers the publicly owned fiber to private internet service providers.

Outside of the Downtown Riverfront, there are no fiber connections to individual properties in the Plan Area. EWEB has 'backbone' fiber across the Plan Area, but additional construction is needed to connect most of the Plan Area to the fiber network. On 8th Avenue, between High and Hilyard Streets, EWEB owns fiber that travels through its underground electric distribution systems, but the vault access does not have adequate space to install splice locations that would be needed to connect adjacent properties to the fiber network.

5. Streets, Alleys, Sidewalks

Existing major streets in the Plan Area are all paved and are in relatively good condition. Improvements are made to rights-of-way as new development occurs throughout the Plan Area. The City and Agency recently completed construction of the infrastructure needed to bring downtown to the river. Urban Renewal funds were used to build out the street network, stormwater and wastewater systems, and utilities needed to serve the Riverfront Park and future development.

The City of Eugene's Transportation Planning team is currently in the process of redesigning Franklin Boulevard, which forms the southern border of the Plan Area, to transform it from an auto-focused highway to a multi-modal urban street safe for all users. Many of the sidewalks, especially those connecting the Riverfront Plan Area to the Downtown Plan Area are in need of maintenance and upgrade to make them safe for users.

The Ferry Street Bridge connects to the street network in the western portion of the Plan Area. The existing road network creates a physical and psychological barrier between the new development in and near the Downtown Riverfront and the downtown core east of Mill Street.

Table 3 shows the list of projects identified in the City of Eugene's Transportation System Plan (TSP) that are located in the Plan Area. *The projects listed are deficiencies in the Area but are not necessarily projects to be completed by this Plan.*

**Table 3. Transportation System Plan (TSP) Projects**

<b>TSP Number</b>	<b>Project Type</b>	<b>Name</b>	<b>Estimated Cost as identified in TSP</b>	<b>Description</b>
MM-9	Transit and Multimodal Project	West Eugene EmX	Funded; under construction	West Eugene EmX extension along W 6th, 7th, and 11th Avenues, Garfield and Charnelton Streets (project is currently funded and under construction)
MM-19	Roadway	Other project	\$27,400,000	Reconstruct Franklin Boulevard pursuant to the Walnut Station Plan; make streetscape improvements including new sidewalks on the south side and a

<b>TSP Number</b>	<b>Project Type</b>	<b>Name</b>	<b>Estimated Cost as identified in TSP</b>	<b>Description</b>
				shared use path on the north side between Onyx and Alder Streets
MM-22	Roadway	Other project	\$3,900,000	Convert 8th Avenue to two-way street
MM-24	Railway	Quiet Zone	\$5,000,000	Establish Railroad Quiet Zone; assumes 10 crossings
MM-25	Railway	Near 8th Avenue with connection to South Bank Path	\$3,100,000	Relocate highway-railroad crossing in alignment with the existing 8th Avenue improvements including track panels, lights, relocated signal, gates, audible warning devices, upgraded railroad track detection as required by ODOT Rail and/or Union Pacific Railroad, and an accessway to establish a walking and bicycling connection to the South Bank Path
PB-18	Protected Bike Lane	High Street	\$2,267,000	E 6th Avenue to E 19th Avenue
PB-111	Neighborhood Greenways	Broadway	\$47,000	Charnelton Street to High Street
PB-376	Shared Use Path	Franklin Boulevard Path	\$639,000	South Bank Path to Riverview Street
PB-503	Neighborhood Greenways/Bike Lane	High Street	\$42,000	Cheshire Avenue to E 6th Avenue
PB-508	Sidewalk Path	Franklin Boulevard sidewalk path	\$273,000	Alder Street to Millrace Park Path
PB-580	Protected Bike Lane	Hilyard Street	\$330,000	E 8th Avenue to E Broadway
PB-582	Protected Bike Lane	E Broadway	\$265,000	Hilyard Street to Alder Street
PB-591	Neighborhood Greenways	Garden Avenue	\$52,000	Millrace Drive to E 15th Avenue

Source: City of Eugene Transportation System Plan

Table 4 shows the list of transportation projects identified in the City of Eugene's Capital Improvement Program (CIP) that are located in the District. *The listed projects document existing conditions only, they do not mean these are projects included in this Plan.*

**Table 4. Capital Improvement Program Projects: Transportation**

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
T8	Transportation	Coburg Road Viaduct Load Strengthening	\$1,800,000	This project is in construction to make repairs to the steel bridge over the Willamette River and the viaduct. Design work included preliminary design of seismic upgrades to the Willamette River Bridge to be constructed upon future funding
T9	Transportation	East Broadway Street Paving	\$1,800,000	This project will rehabilitate East Broadway Street from Mill Street to East 11th Avenue
T10	Transportation	Franklin Blvd: 11th Ave to Walnut Street Paving	\$2,700,000	This project will rehabilitate Franklin Boulevard from 11th Avenue to Walnut Street
T11	Transportation	Franklin Blvd: A Partnership to Rebuild and Revive a Corridor	\$35,500,000	This project will redesign Franklin Boulevard from 11th Avenue to I-5 including conversion to roundabouts, reduction of travel lanes, and reallocation of space for protected bicycle and pedestrian facilities

Source: City of Eugene Capital Improvement Program

6. Wastewater System

Table 5 shows the wastewater project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project documents existing conditions only, it does not mean the project is included in this Plan.*

**Table 5. Capital Improvement Program Projects: Wastewater System**

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
W1	Wastewater	Franklin Boulevard Wastewater Rehabilitation	\$500,000	This project will redesign and reconstruct a section of the wastewater system along Franklin Boulevard.

Source: City of Eugene Capital Improvement Program

7. Stormwater Delivery System

Table 6 shows the stormwater project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project document existing conditions only, it does not mean the project is included in this Plan.*

**Table 6. Capital Improvement Program Projects: Stormwater Delivery System**

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
S15	Stormwater	Mill Street Water Quality Improvement	\$300,000	This project will construct a large water quality improvement structure to treat stormwater runoff from an area east of downtown, park of Franklin Boulevard, and the Millrace from Kincaid Street to Ferry Street.

Source: City of Eugene Capital Improvement Program

**8. Parks and Plazas**

The Plan Area stretches along the south side of the Willamette River, making parks and open space important components of the District. As development continues in the Plan Area, preserving and improving access to the River is an important consideration. The Plan Area currently includes the following parks and open spaces:

- (a) Riverfront Park – A new urban park that features broad river views, new bicycle and pedestrian paths, covered seating, and overlooks.
- (b) Franklin Park – This park is a forested natural area near the Willamette River that currently does not have access or recreational facilities. The site lies between Franklin Boulevard and the railroad tracks next to the Willamette River, and provides habitat for insects, birds, and small mammals.
- (c) Ruth Bascom Riverbank Path System (South Bank Bike Path) – A portion of the South Bank Bike Path and a portion of the Ruth Bascom Riverbank Path System is in the District.

Table 7 shows the Parks project identified in the City of Eugene’s Capital Improvement Program (CIP) that is located in the District. *The listed project documents existing conditions only, it does not mean the project is included in this Plan.*

**Table 7. Capital Improvement Program Projects: Parks**

CIP Project Number	Project Type	Project Name	2014 Cost Estimate	Description
P3	Parks	Downtown Riverfront Plaza	\$7,000,000	This project will develop the one-acre upland portion of the Riverfront Park into an urban riverfront amenity.

Source: City of Eugene Capital Improvement Program

## B. Social Conditions

### 1. Housing

There were 1,275 housing units in the Plan Area as of July 2023. There are 18 units of Affordable Housing (income-qualifying) within the Plan Area. In the past 10 years, approximately 1,000 new residential units have been created in the Plan Area, however they are targeted to college-aged students at both the nearby University of Oregon and Bushnell University. The monthly rents that are representative of the Plan Area from two of the newer large student housing complexes in 2023 are:

- Studio           \$1,425-1,504
- 1-Bedroom     \$1,790-1,874
- 2 Bedroom     \$2,500-2,650

As part of the Downtown Riverfront redevelopment, a private development team is constructing 500 to 1,000 new market-rate housing units. In addition, the property located at the northwest corner of 4<sup>th</sup> Avenue and Mill Street is reserved for a 75-unit Affordable Housing project (included in the 2023 Plan Amendment as “Downtown Riverfront Affordable Housing”).

### 2. Socio-Economic

Based on information from the 2021 5-Year American Community Survey (ACS) data, there are 2,313 people living in the three Census block groups that overlap the Plan Area. There is quite a bit of acreage within these block groups that is not in the Plan Area, so this is probably an overestimate of the number of residents. The majority of the residents (66%) are in the 18 -24 age group and, given the proximity to the University of Oregon and Bushnell University, are likely college students. The median household income in the Plan Area is well below the median household income in the City. (Table 8 and Appendix Exhibit C – Census Boundaries Map.)

**Table 8. Median Household Income**

	<b>Population</b>	<b>Margin of Error (+/-)</b>	<b>Median Household Income</b>	<b>Margin of Error (+/-)</b>
City of Eugene	173,278	136	55,776	1,824
Census Tract 37, Block Group 1	2,640	428	24,453	4,043
Census Tract 38.02, Block Group 1	2,358	907	28,125	21,769
Census Tract 39, Block Group 1	1,296	407	35,662	4,675
<b>Total Population</b>	<b>6,294</b>			

Data source: ACS 2021-Year Estimates. B01001 Total Population, B19013 Median Household Income

### 3. Employment

In early 2023, there were 201 employers and about 1,900 employees in the Plan Area, according to the Oregon Employment Department’s Covered Employment data. The largest employers in the District were Northwest Community Credit Union and Whole Foods, based on estimates from InfoUSA, 2023. However, these data do not include employment at the University of Oregon. The University owns

numerous buildings in the Plan Area, including Fine Arts studios, Campus Planning and Facilities Management, the Zebrafish International Resource Center, the Central Power Station, and the Knight Campus. Faculty and staff that work in these spaces are included in the University’s overall employment numbers—the Covered Employment dataset does not disaggregate employees by building. The University’s buildings accommodate hundreds of employees, the Knight Campus alone has about 500 workers. The University is constructing a second Knight Campus building, which will accommodate an additional 500 employees, which will bring the full Knight Campus capacity to approximately 1,000 workers.

**C. Economic Conditions**

1. Value of Property

The FY23 taxable assessed value for the whole City of Eugene is \$18,254,461,170. The total taxable assessed value, which includes the ‘frozen base’ and ‘increment’, for the Riverfront Urban Renewal District as of FY23 is \$255,345,586. The total taxable assessed value for the Downtown Urban Renewal District as of FY23 is \$240,398,656. Of these amounts, excess value, also known as increment, of the Plan Areas for Eugene’s two Urban Renewal Districts is \$411,398,048. The increment, or excess value, is the growth in assessed value of the Plan Area after its initial adoption. Table 9 below demonstrates that the combined frozen bases for the Downtown and Riverfront Urban Renewal Districts is less than 1.0%, well below the 15 % limit of the City of Eugene assessed value minus the increment (excess) value of the Urban Renewal Plan Areas as imposed by ORS 457.420.

**Table 9. Assessed Value Limitations as of FY23**

<b>A. City of Eugene Total Assessed Value (AV)</b>	<b>\$ 18,254,461,170</b>
<b>B. Total Frozen Base AV of Districts</b>	<b>\$ 84,346,194</b>
Downtown District	\$ 33,736,746
Riverfront District	\$ 50,609,448
<b>C. Total Increment AV of Districts</b>	<b>\$ 411,398,048</b>
Downtown District	\$ 206,661,910
Riverfront District	\$ 204,736,138
<b>D. Frozen Base AV as % of City AV: B/(A-C)</b>	<b>0.5%</b>

This Plan Amendment includes a permanent increase to the frozen base in the Riverfront Urban Renewal District to \$110,395,364 starting in FY25. With the increased frozen base, the Frozen Base assessed value as a percent of City assessed value is estimated to be 0.8%, still well below the 15% statutory limitation.

2. Relationship of the Value of Improvements to the Value of Land

The current ratio of improvement value to land value within the Plan Area, based on 2023 assessment records and excluding all tax-exempt property, is 3 to 1. This data is from the Lane County Assessor’s 2023 tax records.

## **D. Environmental Conditions**

The Plan Area has been developed with a mix of commercial, industrial, and residential uses. Most streets, sidewalks, alleys, and sewers are in place and should be upgraded and maintained. The public park areas within the Plan Area should be maintained as needed by the City. There are opportunities through the additional resources from the Plan Amendment to improve the function and condition of some of the streets, public parks, and public plazas.

- The infrastructure in the Plan Area, including roads and sidewalks, is a critical piece of the Willamette to Willamette Initiative, focused on connecting the downtown core to the river. Part of that project is to transform 8th Avenue from a predominantly one-way west-bound street with inadequate pedestrian and bicycle amenities into a two-way inviting and accessible path to and from the river and the ongoing development on the Downtown Riverfront property as well as the university area to the east. Construction is underway on a portion of that project, but there are more opportunities to improve the connection within the Plan Area.
- A portion of the Plan Area is within the boundaries of the Willamette Greenway and will be subject to policies protecting riparian areas along the southern bank of the Willamette River.
- The Millrace is an environmental historical feature which is currently not maintained and portions are not accessible for public recreation.

## **Chapter 3: Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population**

The projects in the 2023 Amendment support the Plan goal to strengthen the economic conditions of the Plan Area. The historic Steam Plant, which is currently planned for redevelopment as a hotel, will be a commercial anchor of the Downtown Riverfront, attracting both residents and visitors to the unique project and creating more job opportunities. The increased residential uses in the Downtown Riverfront will provide increased activity to the businesses in the Plan Area. The projects will also contribute to the goal of enhancing the Plan Area's role as a key location for public and private development and investment. Improvements to right of way will contribute to the goal of reinforcing the Plan Area as a place to live, work, or visit by providing inviting and highly functional spaces for the community to enjoy on a daily basis as well as for special events.

One measure of this goal to strengthen the economic conditions is the expected increase in the taxable property values caused by the projects. Areas adjacent to the Plan Area are also expected to become more valuable. From FY23 through the estimated remaining life of the District \_\_\_ [A = FY29, B = FY32, C = FY39] assessed value in the Plan Area is estimated to increase by about \_\_\_ [A = \$170 million, B = \$208 million, C = \$553 million].

Potential direct impacts to School District 4J from the 2023 Amendment are residential development projects that will ideally increase the number of people living in the Plan Area. Whether or not those residents have school-aged children is unknown at this time.

However, the schools are funded on a per pupil basis, so additional school-aged students could mean additional funding for the schools. The amount of increased residential units will not likely require new school facilities. (See Chapter 9 for a summary of the financial impact that the Riverfront District has on 4J.)

The projects included in the 2023 Amendment, like all development projects, are expected to impact police services, transportation, utilities, and other public services.

City Council selected projects within the Plan Area for the way in which they support planning efforts and strategies, such as Envision Eugene, and adopted policy documents, such as the Eugene Downtown Plan, the Housing Implementation Pipeline, and Climate Action Plan 2.0. Developed with significant public input, the planning documents were based on assumptions about the value of and expected need for higher density of uses and development, with a consequent need for new and improved services and amenities. The Amendment is expected to facilitate improvements within the Plan Area, thereby addressing the goals and policies in these documents. The policies of the Downtown Plan strongly support an active, strong urban core connected to the river, development in the Downtown Riverfront including the Steam Plant, and pedestrian improvements at Broadway and Mill Streets.

The pillars of Envision Eugene that will be addressed by the 2023 Amendment are to provide housing affordable to all income levels and to promote compact development and efficient use of transportation. Specifically, the 2023 Amendment projects are expected to meet more of Eugene's multi-unit housing needs and transform the eastern end of downtown into a mixed-use neighborhood that fosters active, walkable community living and connects to the downtown core. The projects in the Plan do not result in an intensification of development beyond that previously anticipated under the planning documents.

The Agency will use tax increment revenues to carry out the Plan. The use of tax increment revenues will affect the property tax revenues of other taxing jurisdictions that share assessed value with the Plan Area. The property tax impacts are described in Chapter 9.

## **Chapter 4: Reasons for Selection of the Plan Area**

The Plan Area was adopted in 1985 with approximately 209 acres. This area was selected with the intention of diversifying the area's economy by supporting development in an industrial area that would capitalize on research activities of the University of Oregon. The Plan Area was expanded by 34.5 acres in 2004 to achieve objectives outlined in downtown planning documents. The Plan Area was further expanded by approximately 1.9 acres in 2018 to support the redevelopment envisioned in the EWEB Riverfront Master Plan and implementation of the Railroad Quiet Zone.

The five goals of the Plan are to 1) improve the function, condition, and appearance of the Plan Area, 2) eliminate blight and blighting influences, 3) strengthen the economic conditions of the Plan Area, 4) improve connections between the Riverfront Plan Area, the core of downtown, the federal courthouse, and the University of Oregon, and 5) protect or enhance the riparian area.

According to ORS 457.010, “blighted areas” means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
  - (A) Defective design and quality of physical construction;
  - (B) Faulty interior arrangement and exterior spacing;
  - (C) Overcrowding and a high density of population;
  - (D) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities; or
  - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
- (f) The existence of property or lots or other areas that are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

A total of \_\_ properties (\_\_%) out of a total of \_\_ surveyed in the Riverfront Urban Renewal District are determined to have blighted conditions. In addition to the \_\_ properties with blighted conditions, \_\_ locations found in roads, public walkways, and sidewalks also have blighted conditions. The blighted conditions impact the safety, health, and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest. Additional information about blight findings can be found in the Property Analysis Report (Exhibit C to the Ordinance).

## **Chapter 5: Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan**

All Projects set forth in Section 600 of the Plan are intended to correct the existing deficiencies in the Plan Area as described in this report (see Chapter 2).

The projects in Section 600 of the Plan are:

- 1) Existing Activities, specifically Steam Plant Redevelopment and Downtown Riverfront Affordable Housing; [all spending scenarios]
- 2) Additional Housing; [spending scenarios B and C only]
- 3) Physical Improvements to Address Safety and Comfort; and [spending scenarios B and C only]
- 4) Projects Directed/Initiated by the Agency Board. [all spending scenarios]

These projects will build on the significant efforts undertaken to redevelop the Downtown Riverfront, the former site of EWEB's operations and headquarters. These projects also align with the challenges and opportunities identified in a fall 2022 community outreach effort, known as Downtown Priorities and Projects. That effort looked at a focus area that included part of the Riverfront Urban Renewal Plan Area. It built on community outreach conducted over the previous few years and complementary professional recommendations. The Downtown Priorities and Projects effort led to recommended improvements for Eugene's downtown (which includes a portion of the Plan Area) in six categories: Housing; Public Safety; Social Services; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture. Staff presented a summary of the Downtown Priorities and Projects recommendations to the Agency Board in January 2023.

### **A. Existing Activities [all spending scenarios]**

Among other existing activities, the two prominent ones are Steam Plant Redevelopment and Downtown Riverfront Affordable Housing.

#### **1. Steam Plant Redevelopment**

Redevelopment of the Steam Plant will preserve and reuse a historically significant building, increase public use of the building, and expand access to views of the river. The developer intends to list the building on the National Register of Historic Places. The redevelopment will also improve the building's current status as a blighted condition. After not being used since 2012, the building has become a target of vandalism and theft and has significantly deteriorated. In addition, as a mixed-use building anchored by a hotel and including retail food and drink establishments, the building will support the creation of dozens of new jobs.

#### **2. Downtown Riverfront Affordable Housing**

The property selected for the Downtown Riverfront Affordable Housing project is a vacant parking lot at the northwest corner of 4th Avenue and Mill Street. A housing development would result in a higher and better use of this property, as well as address the City's goals related to housing that is affordable to all income levels. See the next section for general

information on how development of more housing in the Plan Area addresses existing conditions.

## **B. Additional Housing [spending scenarios B and C only]**

The Plan Area has long been challenged by underutilized or vacant properties and buildings. These structures create empty spaces between active uses that lack vibrancy, add to a perceived lack of safety, and provide for a weak link between the downtown core and the Willamette River.

Increasing the housing supply addresses these problems. Converting vacant parcels and underutilized commercial buildings to residential uses will fill in empty spaces in the Plan Area. New housing units will attract people who will in turn increase demand for retail goods and services and expand the number of people walking throughout the Plan Area, enhancing vitality and perceptions of safety.

Expanding the Plan Area's housing supply also supports Eugene's efforts to positively impact housing issues and reduce per capita carbon emissions, described in the following documents:

- The Housing Implementation Pipeline (HIP) summarizes the City's goals, efforts, and coordination of housing production across the Eugene community. The HIP has a goal of issuing 6,000 permits for new housing units by the end of FY27 to address the undersupply of housing in Eugene. Increasing the number of housing units in the Plan Area will help support this goal.
- The Climate Action Plan 2.0 (CAP 2.0) identifies strategies that the Eugene community can take to address climate change. The CAP 2.0 states that housing policy is a cornerstone of any City's climate policy, because housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips. Downtown already offers all of these amenities.

An important reason for the lack of housing in the western end of the Plan Area is the relatively high cost of construction in dense areas. Properties in dense areas are often constrained construction sites. The lack of 'elbow room' means more complicated logistics for the builder to manage. The sites often do not have on-site staging areas and have a higher likelihood of needing street/sidewalk closures compared to construction in less dense neighborhoods.

Some properties in the Plan Area have existing structures on them which could be converted from prior commercial uses to residential uses, but the financial feasibility of the project is hampered by the cost of the existing building. In addition, the change of use may trigger requirements for seismic upgrades and Systems Development Charges (SDCs) to cover the cost of adding to infrastructure systems. These costs can render the cost of redevelopment to be equal to the cost of new development. Redevelopment may require paying for an existing building and elevated construction costs.

The availability of incentives and predictability of the funds directly impacts the creation of new housing units. An ongoing fee assistance program that covers fees related to

construction of housing would create an incentive for the projects, while also continuing to fund the programs and activities those fees pay for (such as the infrastructure capacity for new growth). For example, the Transportation System Plan and Parks and Recreation System Plan, and their companion SDC project lists, not only provide capacity for new development, they also serve as integral plans to meeting the goals of Envision Eugene, the Climate Recovery Ordinance and the Climate Action Plan 2.0.

### **C. Physical Improvements to Address Safety and Comfort [spending scenarios B and C only]**

Improvements to the public right-of-way benefit workers, visitors, and residents, as well as the community at large with a safe and attractive connection between the downtown core, the Riverfront, and the University area. Blighted conditions in these areas include barren spaces with broken, deteriorated, and poorly lit pedestrian walkways, lack of amenities such as seating or drinking water, and areas that do not meet accessibility standards. The expenditure of urban renewal funds for the spaces will improve or remove blighted conditions, which will in turn provide a healthier and safer place for Eugene residents and visitors.

There are significant new developments occurring on the Downtown Riverfront site and near the Federal courthouse. Existing street crossings and pedestrian walkways that connect downtown to these newly improved areas are narrow and uninviting. For the Plan Area to flourish it should have street connectivity to ensure multiple mobility modes can easily access the Plan Area. Enhancing these public spaces will create an improved environment, so that the on-street experience is pleasant and perceived to be safe. Enhancing connectivity for multiple modes of mobility will encourage individuals to cross streets in the Plan Area.

Street, curb, and sidewalk improvements will improve deteriorated spaces that are uneven and inaccessible. Improvements will make the pedestrian environment safe, accessible, and attractive, which will enhance the pedestrian experience as individuals move from within and through the Plan area. These improvements are consistent with the CAP 2.0, Action T7, which states the City of Eugene will develop a sidewalk infill program and strategy for upgrading unimproved streets and connectivity to parks, shopping, and important community resources.

### **D. Projects Directed/Initiated by the Agency Board [all spending scenarios]**

The east end of downtown, east of Mill Street, has seen significant redevelopment in recent years, including the Wayne L. Morse U.S. Courthouse, Northwest Community Credit Union, the Foundry Building, and new multi-story residential developments, creating a need for residents, employees, and visitors to access this area. This need is expected to continue increasing with the recent opening of the Riverfront Park, the construction of the Downtown Riverfront neighborhood, the redevelopment of the Steam Plant, and the relocation of City Hall. As activity in the area continues to increase, there is a need to evaluate how these areas are accessed and how to accommodate the new demands on the transportation system.

The Downtown Riverfront redevelopment and new Park will significantly increase the need for parking and mobility in this area. The planned housing in the Downtown Riverfront includes parking to serve the needs of the private redevelopment. On-street parking is anticipated to meet most of the standard daily needs of people accessing public amenities, such as the Park, restaurant, and commercial spaces. However, on-street parking will not accommodate all of the parking needs during high demand periods such as nights and weekends, and during special events. In addition, the Steam Plant parcel size is not sufficient to accommodate anticipated parking needs for its future redevelopment into a mixed-use center. While implementation of other mobility options may reduce the need for parking, it is still expected more parking is needed, at least in the medium term.

The Agency is authorized to participate in the effort to reroute the transmission lines that currently run from the electrical tower in the Riverfront Park, south along the river next to the Southern Plaza. Rerouting of the transmission lines would allow removal of the existing tower in the Riverfront Park, opening views at the southern end of the park and in front of the Steam Plant and creating more passive open space in those places. The realignment within Alton Baker Park would move the towers and lines away from the canoe canal creating a safer maintenance environment for EWEB, benefitting wildlife along the canal, and supporting EWEB's long-term resiliency plans.

The Plan Area includes centrally located parks and public facilities that serve the whole community. Urban Renewal funds could be used to support physical improvements to public spaces that benefit the broader community. The South Bank Path runs through the Plan Area, providing connections to the University, Eugene neighborhoods, and Springfield. Franklin Park is located on the east side of the Plan Area and does not have access or recreational facilities.

Investment in public facilities, such as a City Hall or fire station, will benefit the Plan Area by increasing public usage of the area and stimulating additional public and private investment in the District. Strategic development of public facilities on underutilized properties would help address blight in the Plan Area.

Urban renewal funds could also support physical improvements to privately owned properties to improve the look and feel of the Plan Area and enhance the experience of downtown residents, workers, and visitors. The Agency would be stimulating economic activity and bringing positive ground-floor presence to the street by assisting with façade improvements or investing to make properties more marketable for a variety of uses.

## **Chapter 6: Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity**

This Report on the 2023 Amendment includes the estimated cost of projects to be carried out following the adoption of the amendment. Cost estimates are based on new tax increment revenue resulting from the increase to maximum indebtedness.

Table 10 lists the project activities included in the Plan and estimated costs for each spending scenario. Because elements of each project are yet to occur or will not be known

until implemented, there is a range of opportunities within each project. The estimated range gives a sense of scale and scope that could be possible. Below is a short description of each of the projects.

## **A. Projects**

### **1. Existing Activities - Steam Plant redevelopment [all spending scenarios]**

The Steam Plant is part of the Downtown Riverfront property that the Agency purchased from EWEB in April 2018. The building was the oldest of EWEB's operational buildings and is the only remaining industrial structure. Constructed in phases from the 1930s to the 1950s, the 28,000 square foot multi-story masonry building was used to generate standby electrical power and to provide heat to downtown businesses. Steam Plant operations ceased in 2012 and the building has since been vacant.

Following a Request for Qualifications/Proposals process, in 2019 the Agency Board directed the Agency Director to enter into negotiations with the local development team for the redevelopment of the Steam Plant.

Adaptive re-use of the existing building is ambitious, facing extraordinary challenges that include environmental, seismic, and financial obstacles. Because of those obstacles and the cost to address them, the Steam Plant has a negative value and the project is only feasible with the financial support of the Agency and/or the City. In 2022, the Agency Board approved terms for the sale and redevelopment of the Steam Plant that allocated \$1.5 million of Urban Renewal funds for asbestos abatement, system development charges, and permit fees and provides the property at no cost.

The development team estimates that even after accounting for the allocated funds, the planned redevelopment has a remaining financial gap of about \$6.3 million. Assuming the Agency Board will choose to fill the full financial gap, that would make up \_\_\_ [A = 42%, B = 25%, C = 14%] of the 2023 Amendment spending limit increase. This project is one of two projects funded in FY26 in the 2023 Amendment.

### **2. Existing Activities - Downtown Riverfront Affordable Housing [all spending scenarios]**

The Affordable Housing project located at the northwest corner of 4th Avenue and Mill Street, also known as "Parcel 2," in the Downtown Riverfront will need substantial public contribution to compensate for the low rents and to make it financially viable. Affordable Housing subsidies often come from a combination of federal, State, and local financial sources and the financial packages are complex. The neighborhood character of the Downtown Riverfront, first articulated in the EWEB Riverfront Master Plan and continued in subsequent City policies, includes high-quality, urban architecture. These denser, more durable buildings are a more expensive type of construction and higher cost-per-square-foot than more suburban "garden-style" apartments. All of these factors lead to high development costs.

With rising construction costs, site constraints, the desire for the building to be responsive to the urban design context of the Downtown Riverfront while keeping rents affordable, it is expected there will be a need for significant subsidy – likely in the range of \$5 million. Assuming the Agency Board will choose to allocate \$5 million to support the project, that

would make up \_\_\_ [A = 33%, B = 20%, C = 11%] of the 2023 Amendment spending limit increase. This project is one of two projects funded in FY26 in the 2023 Amendment.

3. Additional Housing [spending scenarios B and C only]

Approximately \_\_\_ [B = 19%, C = 30%] of the 2023 Amendment spending limit increase would be allocated to support the creation of new housing.

For Development Fee Assistance, funds would be allocated based on projects meeting criteria approved by the Agency Board. Funds could be allocated to pay up to 100% of development fees. It is assumed it would take about four years from allocating funds to a project to when construction would be completed. Estimating based on development fees for recently completed projects in and near downtown, fees could be approximately \$10,000 per unit. Assuming 50% of the housing funding was allocated for development fee assistance, it is estimated the Agency could support the creation of the following:

- Scenario B: \$2.35 million – about 235 residential units
- Scenario C: \$6.8 million – about 680 residential units

Funds for Development Fee Assistance would be allocated during the Plan period with the final units estimated to be funded by \_\_\_ [B = FY30, C = FY31]. Total cost is dependent on the specifics of developments undertaken, and any future adjustment of fee rates during the years ahead.

For **Land Acquisition**, total cost is dependent on the properties being acquired. Approximately half of the funds allocated for housing in Scenarios B and C are estimated to be for land acquisition ([B = \$2.35 million, C = \$6.5 million]). The funding for Acquisition is available in \_\_\_ [B = FY25, C = FY25]. As stated in the Plan, Agency Board approval is required before land will be acquired or sold.

4. Physical Improvements to Address Safety and Comfort [spending scenarios B and C only]

It is estimated that approximately \_\_\_ [B = 10%, C = 15%] of project funding would be allocated to physical improvement projects that address safety and comfort. Funds would be allocated during the Plan period. Actual costs will depend on projects and priorities. Some of the funding for Physical Improvements to Address Safety and Comfort is available in \_\_\_ [B = FY25, C = FY29]. Other funding is available later in the life of the Plan.

5. Projects Directed/Initiated by the Agency Board [all spending scenarios]

It is estimated that approximately \_\_\_ [A = 13%, B = 10%, C = 15%] of project funding would be allocated to activities listed in Section 600 D, Projects Directed/Initiated by the Agency Board, which includes, as examples, Parking, Transmission Line Rerouting, Open Space Improvements, Development Support, and Other Public Facilities. Further study is needed to determine costs, feasibility, and timing for these possible projects. Based on 2022 estimates, staff estimates a 75-stall surface parking lot would cost up to \$1.2 million (preliminary cost estimate of \$300,000 to \$450,000 for construction combined with potential land acquisition cost). EWEB's 2018 cost estimate for the transmission line rerouting is about \$1.2 million and staff have had preliminary conversations about the City or Agency potentially contributing funding for the work that would occur on the

Downtown Riverfront side of the river (about \$500,000 in the 2018 estimate). Funding for Open Space Improvements, Development Support, and Other Public Facilities will depend on the need and will be administered according to the rules in the Plan.

Some of the funding for Projects Directed/Initiated by the Agency Board is available in \_\_\_ [A = FY25, B = FY29, C = FY29]. Other funding is available later in the life of the Plan.

## **B. Project Delivery Administration**

Actions for this activity include program administration (project management, loan and grant administration, support for ongoing investments within the Plan Area, public engagement, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial reports required under Sections 800 and 900 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the projects are complete, district administration expenses will be reduced to a level that will be sufficient to run the loan and grant program, support ongoing investments within the Plan Area, and ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation.

The bullet points below summarize the projected administration costs, which includes staffing for project delivery, ongoing financial administration, and the loan and grant program. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the projects, debt issuance cost needed for the projects, and property management. The cost estimates in the below bullets are for the largest maximum indebtedness increase of \$45 million.

- **Project Delivery - Staffing**
  - Average of 1.2 FTE at an average cost of \$266,000 per year FY25 through FY39; personnel costs are projected to increase 3-4% per year due to inflation and higher health and retirement costs.
- **Project Delivery - Legal costs, public engagement, financial administration, overhead and miscellaneous**
  - \$155,000 average per year FY25 through FY39; higher in the early years and a smaller amount for maintenance over time.
- **Debt Issuance Costs**
  - \$100,000 per issuance for a total of \$200,000 across two series of debt; to be determined.

**Table 10. List of Project Activities and Estimated Allocations of Tax Increment Revenues**

<b>Project Activity</b>	<b>A = \$15 million</b>	<b>B = \$25 million</b>	<b>C = \$45 million</b>
Steam Plant	\$6,300,000	\$6,300,000	\$6,300,000
Downtown Riverfront Affordable Housing	\$5,000,000	\$5,000,000	\$5,000,000
Additional Housing	-	\$4,700,000	\$13,600,000
Physical Improvements		\$2,500,000	\$6,800,000
Projects Directed/Initiated by Agency Board	\$1,900,000	\$2,400,000	\$6,800,000
Debt Issuance Costs	\$100,000	\$100,000	\$200,000
Project Delivery Administration	\$1,700,000	\$4,000,000	\$6,300,000
<b>Total</b>	<b>\$15,000,000</b>	<b>\$25,000,000</b>	<b>\$45,000,000</b>

Source: Tiberius Solutions

\* The amounts provided in Table 10 are estimates. The Agency Board will approve actual amounts to be spent on individual projects after reviewing project details. The Agency Board may ultimately approve spending for an individual project above or below the estimates listed in this table; however, the total tax increment spending for the District will not exceed the 2023 cumulative spending limit (maximum indebtedness) of \_\_ [A = \$49.8, B = \$59.8, C = \$79.8] million.

The increased maximum indebtedness from the 2023 Amendment will start funding projects in FY25. Decisions on priorities of funding for projects will be made by the Agency Board at regular Agency Board meetings, all of which are open to the public. Construction of the projects contemplated in the 2023 Amendment is expected to be completed by \_\_ [A = FY26, B = FY31, C = FY31], except for Project Delivery Administration which is expected to continue until debt is fully paid off. Debt issued to fund the projects is estimated to be paid off by \_\_ [A = FY29, B = FY32, C = FY39] depending on future tax increment revenue levels.

## **Chapter 7: Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460**

The total amount of tax increment revenue expected to be collected by the Agency beginning in FY25 to pay off maximum indebtedness is estimated at about \_\_ [A = \$17.6 million, B = \$28.6 million, C = \$59.3 million]. The projects in the Plan will be funded with a combination of urban renewal tax increment financing under ORS 457 and other sources. The Agency may apply for funding from other federal, state, and local grants in order to complete the projects.

Oregon Revised Statutes require that each urban renewal district that receives property taxes include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit; it is more like a spending limit.

***Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt.*** Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as from the loan program (known as River Loans). In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness.

The City Council amended the Plan in 2004 to include a maximum indebtedness limit of \$34.8 million. The \$34.8 million figure represented the amount that the Agency was allowed to cumulatively spend in tax increment revenues starting in 2004, excluding existing debt and other expenditures that are excluded from maximum indebtedness as described above.

The 2023 Amendment increases the maximum indebtedness as shown in Table 11 below, adds project categories to the Plan, and includes general updating.

**Table 11. Maximum Indebtedness (MI) Calculation**

<b>Amendment</b>	<b>Maximum Indebtedness Increases</b>
2004 Plan Amendment	\$34.8M
2018 Plan Amendments (x2)	No increase
2023 Plan Amendment	A = \$15.0M, B = \$25.0M, C = \$45.0M
<i>Total Maximum Indebtedness</i>	A = \$49.8M, B = \$59.8M, C = \$79.8M

Table 13 in Exhibit D includes information about future revenues and expenditures in the Plan Area. The timing and amounts for individual project activities will be determined by the Agency Board and, every other year, during the biennial budget process. Completion dates for individual activities may be affected by changes in the plans of other private or public partners, local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

Current projections show that the tax increment revenues should be sufficient to pay for the projects and associated debt by \_\_ [A = FY29, B = FY32, C = FY39]. The District would cease collecting tax increment funds once there are sufficient tax increment funds available to repay all debt issued or obligations created to fund the projects.

These projections of future tax increment revenues account for mandatory revenue sharing (i.e., underlevying) as described in ORS 457.470. In all years after the annual tax increment revenues equal or exceed the greater of 10% of the initial maximum indebtedness of the Plan or a predetermined “transition amount” as defined in ORS 457.470 (1)(d), the Agency must begin to “share” a portion of the increment value with overlapping taxing districts. This results in only a portion of the increment value being used for the purposes of calculating tax increment revenues. This financial forecast anticipates that the Plan will be subject to revenue sharing beginning in FY30, though the timing will depend upon actual collections of tax increment revenues. The maximum amount of annual tax increment

revenue for the Riverfront District is anticipated to be 12.5% of the initial maximum indebtedness of the Plan, which would be \$4.35 million.

## **Chapter 8: Financial Analysis of the Plan with Sufficient Information to Determine Feasibility**

The financial analysis of the plan shown in Table 13 in Exhibit D includes the anticipated tax increment revenues over the projected remaining life of the Plan. The anticipated tax increment revenues are based on reasonable projections of new development and appreciation in existing property values. The projection of tax increment revenues is based on the following assumptions:

- Property assessed values will increase by 3% per year, which includes increases on existing property as well as a small amount of new investment in existing Riverfront area properties.
- New taxable development is anticipated during the next several years.
- The frozen base of the Plan Area is permanently increased. This shifts some of the taxes being generated within the Plan Area to be out of the portion that generates tax revenue for the Plan Area (the “increment” value) into the portion that generates tax revenue for all of the overlapping taxing districts (the “frozen base” value).

The projections result in urban renewal tax revenues between FY25 and \_\_ [A = FY29, B = FY32, C = FY39] of approximately \_\_ [A = \$17.6 million, B = \$28.6 million, C = \$59.3 million]. Together with other revenues and existing fund balances, these revenues will support \_\_ [A = \$15 million, B = \$25 million, C = \$45 million] of increased maximum indebtedness plus the interest on the debt to fund the 2023 Amendment projects. In addition to the redevelopment projects, the revenues will be sufficient to pay for other obligations, such as project delivery administrative activities, including an allocation of overhead costs. Those costs are projected to increase over time due to inflation and higher health and retirement costs at a rate of about 3-4% per year.

The Agency will also carry a balance equal to two months of operating costs each year, per City financial policy and a debt service reserve account, if required by lenders.

## **Chapter 9: Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area**

Taxing bodies that overlap with the Plan Area are affected by the use of tax increment funds to implement the Plan. When a district is first created, the assessed value within the Plan Area is established as the “frozen base.” This is a way of keeping the overlapping taxing districts “whole” as of the date the urban renewal district is created. Property taxes from the overlapping jurisdictions (schools, general governments) are then divided among the jurisdictions that continue to receive taxes on the frozen base. In theory, urban renewal investments will spur additional development and the assessed value of the district will grow above the base. That increase is called the “incremental value” or “excess

value.” The Agency receives taxes on the incremental value. This has an impact on the amount of revenue that the overlapping jurisdictions receive, versus what they would have received if there were no urban renewal districts in effect.

## **A. Impact on Tax Bills**

In addition to the impact on the overlapping taxing jurisdictions, urban renewal also makes individual tax bills look different. Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. There are two basic steps to understand how an individual’s tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive, and the second step determines how the taxes are accounted for on property tax statements.

The first step consists of applying the tax rates of the taxing districts (such as the city, county, and school districts) to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive. The second step determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As of July 2023, there were eight urban renewal districts in Lane County, and the calculation is done for each of these districts.

The Lane County Assessor determines how the tax rates for the schools, city, and county are divided between the taxing districts and the urban renewal districts. As an example, the City’s permanent tax rate is \$7.0058 per \$1,000 of assessed value. For the FY23 tax year, the Lane County Assessor divided that tax rate into three pieces: \$6.8480 goes to the City of Eugene, \$0.0793 goes to the Downtown Urban Renewal District, and \$0.0785 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

With the information from the Lane County Assessor about the division of tax rates, an analysis can determine how an individual tax bill is affected by urban renewal division of tax. For the typical Eugene home that the Lane County Assessor calculated for FY23, this taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The only difference is that some of the tax revenues go to the urban renewal districts, instead of to the overlapping taxing districts. Table 14 in Exhibit E sets out this calculation for the typical taxpayer in Eugene. As can be seen, **the before and after urban renewal views of this taxpayer’s bill are exactly the same.**

## **B. Impact on Tax Rates**

Prior to the 2023 Amendment, the Riverfront Urban Renewal District was a “standard rate plan” under State statutes, which meant that property taxes used to fund urban renewal activities were limited to the permanent tax rates and bonded debt levies. Per updated State statutes, the 2023 Amendment turns the Plan into a “permanent rate plan”, meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

## C. Impact on Overlapping Taxing District Revenues

A share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The incentive for the overlapping districts to support urban renewal is higher property tax revenues in the long run and potential direct and indirect benefit from the urban renewal funded projects.

The estimated amount of urban renewal taxes to be divided over the remaining term of the Plan (net of discounts, delinquents, etc.) is shown in Table 15 in Exhibit F. As can be seen in the table, in FY25, once this amendment is effective, it is estimated that the City of Eugene would forego about \$1.4 million of revenue because of the Riverfront Urban Renewal District division of tax calculation. In \_\_\_ [A = FY30, B = FY33, C = FY40] after tax increment financing is terminated, the City of Eugene is estimated to receive \$2.2 million of additional tax revenue per year as shown in Table 12. Lane County is estimated to forego \$254,000 of revenue in FY25 per Table 15, and to benefit by \$399,000 of additional tax revenue per year in \_\_\_ [A = FY30, B = FY33, C = FY40] after division of tax is terminated as shown in Table 12. The amount of revenue in the future when tax increment is terminated is equal in all scenarios due to ORS 457 mandatory revenue sharing, which limits the amount of tax increment revenue to the Riverfront District to a specific, set amount. For more information about revenue sharing, see Chapter 7.

The impact on school districts from the termination of the urban renewal district is more complicated. Table 15 shows the foregone taxes, excluding any impacts from tax rate compression under Measure 5 and Measure 50 and excluding any impacts from the State school funding formula. Compression occurs when levied property taxes exceed the Measure 5 limits of \$5 per \$1,000 of real market value for education taxes (or \$10 per \$1,000 for general government taxes). If taxes exceed that limit, a property is in “compression” and the taxes are reduced until the limits are met. Table 15 shows that the combined school districts (4), Lane Community College, and Lane Education Service District) are estimated to forego \$1.1 million of revenue in FY25. Table 12 shows that the combined school districts will benefit by \$1.7 million of additional annual tax revenue in \_\_\_ [A = FY30, B = FY33, C = FY40] after the division of tax is terminated. This is not the complete story, however.

The impact on K-12 schools from the division of tax calculation for urban renewal districts is largely an impact on the State’s budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to schools and education service districts based on the applicable statewide school funding formula and the rest would be distributed to school and education service districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Riverfront Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression in FY23. The analysis, which is included as Table 16 in Exhibit G, shows that the Riverfront Urban Renewal District currently provides 4J an estimated net benefit of \$45,000 per year. Table 16 shows the impact of tax rate compression in the education category for an additional 143 properties that would occur if the Riverfront District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Riverfront Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the “general government” category for Measure 5 tax rate limitations (i.e., the “school property tax dollars” that now go to urban renewal) would move into the “education” category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

In order to understand the Lane County Tax Assessor’s analysis for 4J impact for FY23, there are two factors to consider:

1. Revenue from 4J’s permanent levy would increase by approximately \$866,000, for a net gain of approximately \$26,000 after applying the State school funding formula. (4J receives about 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.
2. 4J would lose about \$71,000 of local option levy proceeds (after discounts and delinquencies) if the Riverfront District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J’s budget. Both of these estimates are based on FY23 tax roll information and would vary in future years with changes in market conditions.

In summary, 4J would experience an ongoing loss in its budget of about \$45,000 annually as a result of terminating tax increment collections in the Riverfront District. Lane Education Service District is also funded through the State School Fund and would experience similar impacts as 4J on the permanent rate levy, however, Lane Education Service District does not have a local option levy. Lane Community College is also funded on a formula according to classes taken, not directly through permanent rate property taxes.

The financial analysis in this Report accounts for mandatory revenue sharing as previously described in Chapter 7. The financial analysis also includes a permanent increase in the frozen base of the Plan Area to \$110,395,364. This shifts some of the taxes being generated within the Plan Area to be out of the portion that generates tax revenue for the Area (the “increment” value) into the portion that generates tax revenue for all of the overlapping taxing districts (the “frozen base” value). This allows for a portion of the increased assessed

value within the Plan Area to be shared with overlapping taxing districts including the City of Eugene. The City of Eugene permanent rate levy is the largest tax rate impacted by the Plan Area and thus the City’s General Fund would receive the largest share of increased revenue from the frozen base. The frozen base increase will generate an estimated \$800,000 per year for all of the overlapping taxing districts combined starting in FY25; the City’s General Fund will receive approximately half of the total amount, or about \$400,000 per year. This will reduce the annual tax increment revenue directed to the District.

Table 12 shows the impacts to taxing districts in FY40, which is the first year after the Riverfront District is expected to terminate taking division of taxes in scenario C (\$45 million). Some definitions help with the understanding of this table:

- Frozen Base is the total assessed value of the District at the time it was established, plus any voluntary increases by the Agency. ‘Revenue from Frozen Base’ is the tax revenue from that assessed value.
- Excess Value is the growth in assessed value in the District from the time it was established, also known as ‘increment.’ ‘Revenue from Excess Value Used’ is the tax revenue received by the urban renewal agency from the excess value. This column represents the estimated new revenue that overlapping taxing districts would receive in FY40 upon termination of Riverfront District division of taxes (excluding the aforementioned State school fund and compression impacts).
- ‘Revenue from Excess Value Shared’ is the taxes received by the taxing districts from the excess value that was subject to revenue sharing. The excess value becomes subject to revenue sharing (i.e., not subject to the division of tax) in all years after the annual tax increment revenues equal or exceed the greater of 10% of the initial maximum indebtedness of the Plan or a predetermined “transition amount” as defined in ORS 457.470 (1)(d).
- ‘Total Revenue at District Termination’ reflects the full taxes from the assessed value of the properties within the District at termination of the District.

**Table 12. Estimated Revenue in FY40 After Termination of Riverfront Urban Renewal District**

Taxing District	Type	Tax Rate per \$1,000 of AV	Revenue from Frozen Base	Revenue from Excess Value Used	Revenue from Excess Value Shared	Total Revenue at District Termination
<b>General Government</b>						
City of Eugene	Permanent	7.0058	\$773,000	\$2,185,000	\$3,135,000	\$6,093,000
Lane County	Permanent	1.2793	\$141,000	\$399,000	\$572,000	\$1,112,000
Upper Willamette Soil & Water	Permanent	0.0700	\$8,000	\$22,000	\$31,000	\$61,000
<b>Education</b>						
Eugene SD 4j	Permanent	4.7485	\$524,000	\$1,481,000	\$2,125,000	\$4,130,000
Lane Community College	Permanent	0.6191	\$68,000	\$193,000	\$277,000	\$538,000
Lane ESD	Permanent	0.2232	\$25,000	\$70,000	\$100,000	\$195,000
<b>Total:</b>		<b>13.9459</b>	<b>\$1,539,000</b>	<b>\$4,350,000</b>	<b>\$6,240,000</b>	<b>\$12,129,000</b>

Source: Tiberius Solutions

Note: This table shows gross revenues before subtracting discounts and delinquencies, which are estimated to be 5%.

## Chapter 10: Relocation Report

### A. Requirement

An analysis of the existing residences or businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170.

#### Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

### B. Requirement

A description of the methods to be used for the temporary or permanent relocation of persons living in and businesses situated in, the Plan Area in accordance with ORS 35.500 through 35.530.

#### Response

No specific relocation activity to be initiated by the Agency is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

### C. Requirement

An enumeration, by cost range, of the existing housing units in the Plan Area to be destroyed or altered and new units to be added.

#### Response

No specific existing housing units are proposed to be removed by actions of the Plan.

### D. Requirement

A description of new residential units which are likely to be constructed within the Plan Area.

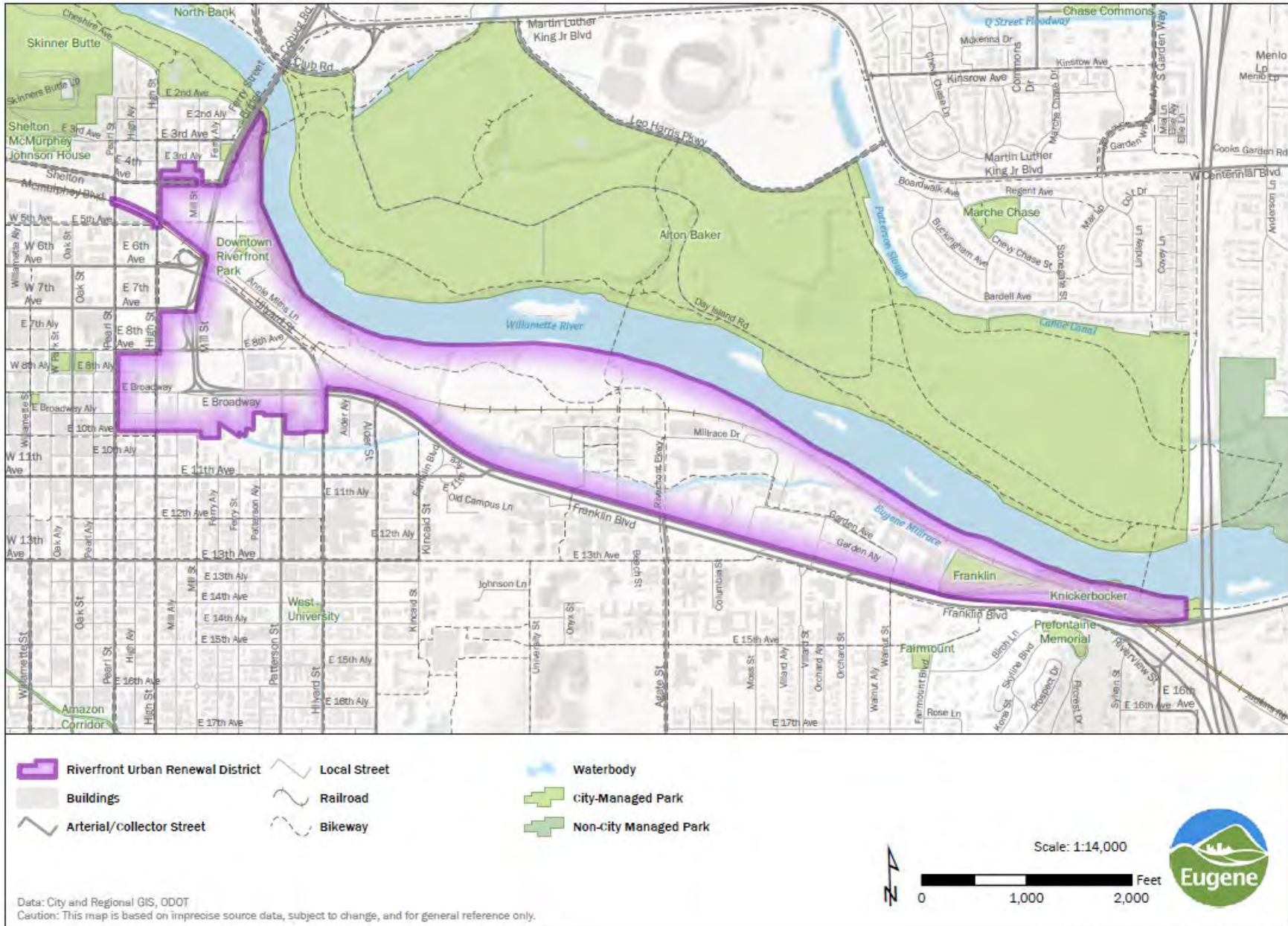
#### Response

Some new residential units are expected to be constructed within the Plan Area.

## **Chapter 11: Appendix**

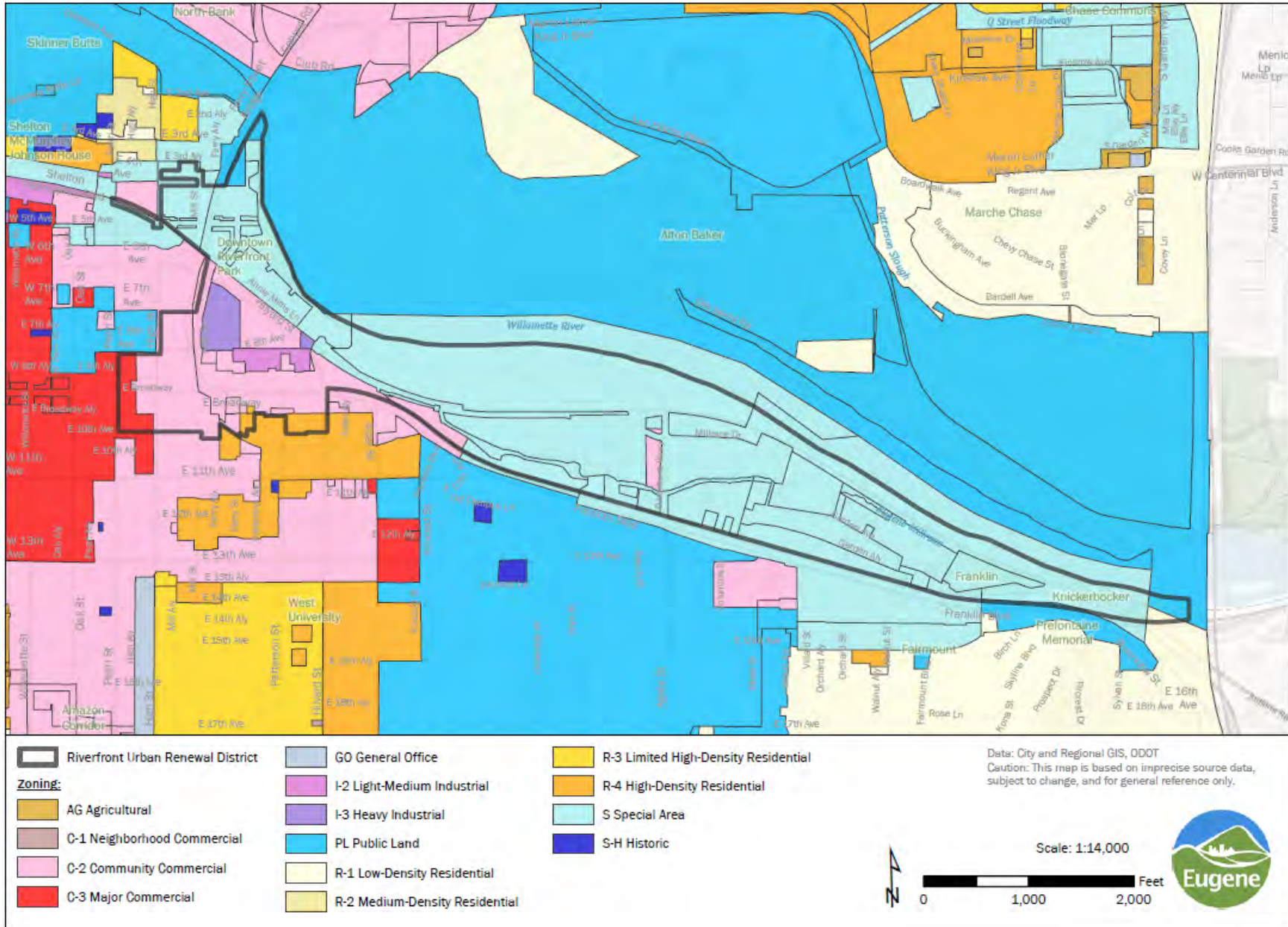
- Exhibit A: Plan Area Map
- Exhibit B: Zoning District Map
- Exhibit C: Census Boundaries Map
- Exhibit D: Table 13. – Projected Revenues and Expenditures for the Plan Area
- Exhibit E: Table 14. – Impact of Urban Renewal on an Individual Tax Bill
- Exhibit F: Table 15. – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY25 – FY39
- Exhibit G: Table 16. – Estimated Impact of Riverfront District Tax Increment Collections on Overlapping Jurisdictions, FY23 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)

# Report Exhibit A – Plan Area Map



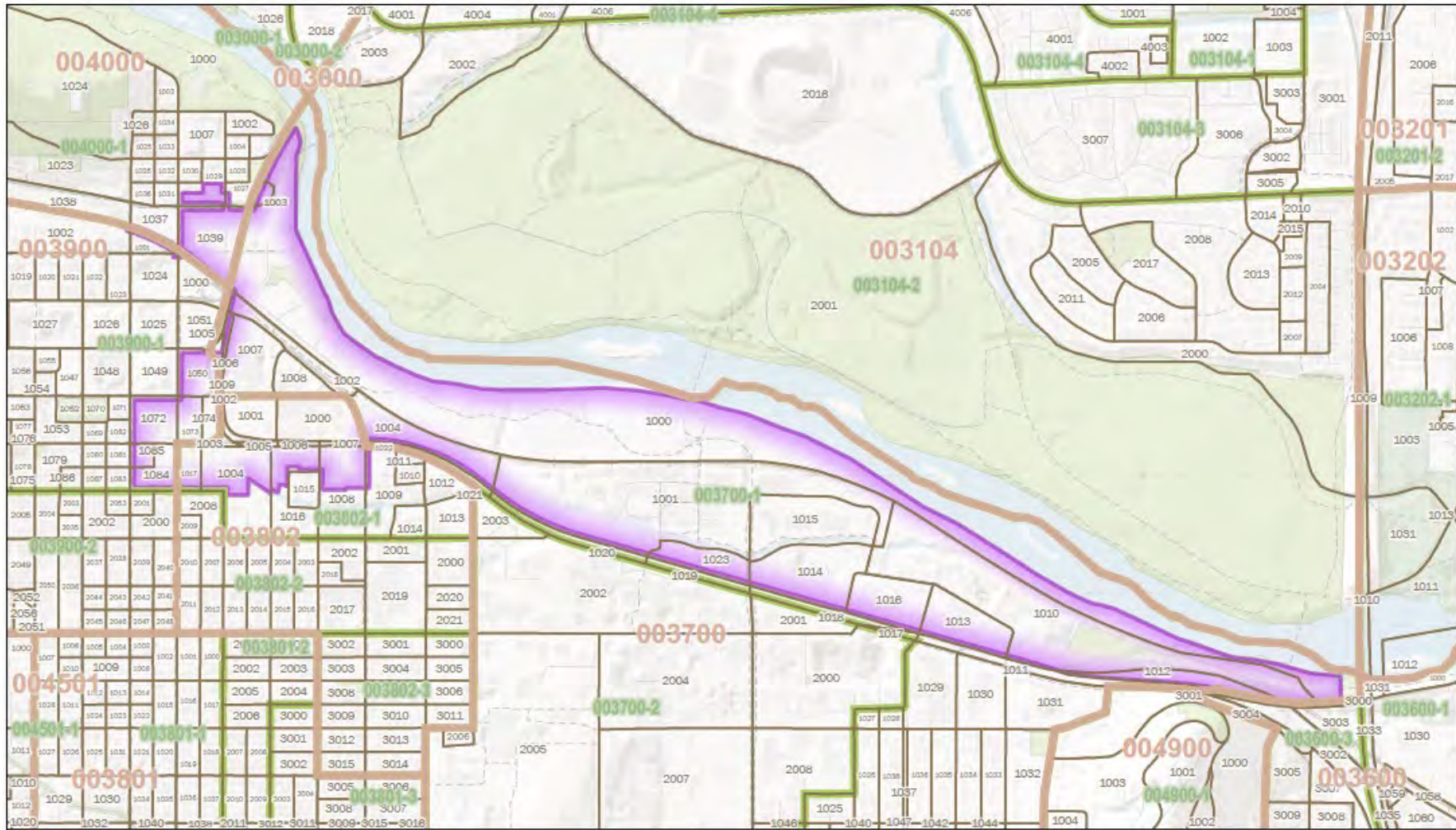
120


# Report Exhibit B – Zoning District Map






7/18/2023 PWE Ad-hoc #5R2306\_1202

# Report Exhibit C – Census Boundaries Map




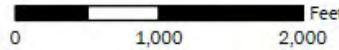
 Riverfront Urban Renewal District


**2020 Census Boundaries:**

-  003104 Tract
-  003700-2 Block Groups
-  1001 Block

Data: City and Regional GIS, U.S. Census Bureau  
 Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Scale: 1:14,000

  Feet



## Report Exhibit D:

### Table 13. Projected Revenues and Expenditures for the Plan Area (page 1)

Table 13 shows estimated revenues, expenditures, and allocation to projects over the life of the Plan (project timing may vary). This table reflects Scenario C, a \$45 million increase in maximum indebtedness. Scenario A (\$15 million) would terminate in FY29, and Scenario B (\$25 million) would terminate in FY32. See Table 10 for project allocations under each scenario.

	Total	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>Resources</b>								
Beginning Working Capital		9,351,000	5,041,000	139,000	1,031,000	364,000	929,000	2,367,000
Interest Earnings	139,000	47,000	25,000	1,000	5,000	2,000	5,000	12,000
Tax Increment Revenues	59,286,000	2,773,000	3,240,000	3,377,000	4,064,000	4,238,000	4,195,000	4,194,000
Bond/Loan Proceeds	26,700,000		5,700,000			21,000,000		
<b>Total Resources</b>	<b>95,476,000</b>	<b>12,172,000</b>	<b>14,006,000</b>	<b>3,517,000</b>	<b>5,100,000</b>	<b>25,604,000</b>	<b>5,128,000</b>	<b>6,573,000</b>
<b>Requirements</b>								
<i>Debt Service</i>								
Existing Debt Service	7,942,000	1,324,000	1,323,000	1,324,000	3,547,000	424,000		
New Debt Service	39,516,000		497,000	497,000	497,000	2,328,000	2,328,000	2,328,000
Subtotal	47,458,000	1,324,000	1,820,000	1,821,000	4,044,000	2,752,000	2,328,000	2,328,000
<i>Existing Maximum Indebtedness</i>								
Additional Housing	848,000	848,000						
Subtotal	848,000	848,000						
<i>New Maximum Indebtedness</i>								
Steam Plant	6,300,000		6,300,000					
Downtown Riverfront Affordable Housing	5,000,000		5,000,000					
Additional Housing	13,607,000	2,167,000				7,800,000		3,640,000
Physical Improvements	6,800,000					6,800,000		
Projects Initiated by Agency Board	6,800,000					6,800,000		
Debt Issuance Costs	200,000							
			100,000			100,000		
Project Delivery Administration	6,293,000	621,000	647,000	665,000	692,000	424,000	434,000	338,000
Subtotal	45,000,000	2,788,000	12,047,000	665,000	692,000	21,924,000	434,000	3,978,000
<i>Funded by Program Income</i>								
River Loans	2,068,000	2,068,000						
Additional Housing	103,000	103,000						
Subtotal	2,170,000	2,170,000						
Ending Fund Balance		5,041,000	139,000	1,031,000	364,000	929,000	2,367,000	268,000
<b>Total Requirements</b>	<b>95,476,000</b>	<b>12,172,000</b>	<b>14,006,000</b>	<b>3,517,000</b>	<b>5,100,000</b>	<b>25,604,000</b>	<b>5,128,000</b>	<b>6,573,000</b>
Annual Impact on Maximum Indebtedness	45,848,000	8,769,000	7,120,000	1,556,000	20,000	22,487,000	1,867,000	1,867,000
Cumulative Maximum Indebtedness Used to Date		42,721,000	49,841,000	51,397,000	51,417,000	73,904,000	75,771,000	77,638,000

Source: Tiberius Solutions

**Report Exhibit D:**

**Table 13. Projected Revenues and Expenditures for the Plan Area (page 2)**

	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
<b>Resources</b>								
Beginning Working Capital	268,000	1,821,000	1,803,000	1,527,000	1,240,000	945,000	643,000	326,000
Interest Earnings	1,000	9,000	9,000	8,000	6,000	5,000	3,000	2,000
Tax Increment Revenues	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
<b>Total Resources</b>	<b>4,463,000</b>	<b>6,024,000</b>	<b>6,006,000</b>	<b>5,729,000</b>	<b>5,440,000</b>	<b>5,145,000</b>	<b>4,840,000</b>	<b>4,170,000</b>
<b>Requirements</b>								
<i>Debt Service</i>								
Existing Debt Service								
New Debt Service	2,328,000	3,899,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
Subtotal	2,328,000	3,899,000	4,194,000	4,194,000	4,194,000	4,194,000	4,194,000	3,842,000
<i>Existing Maximum Indebtedness</i>								
Additional Housing								
Subtotal								
<i>New Maximum Indebtedness</i>								
Steam Plant								
Downtown Riverfront Affordable Housing								
Additional Housing								
Physical Improvements								
Projects Initiated by Agency Board								
Debt Issuance Costs								
Project Delivery Administration	315,000	323,000	285,000	295,000	301,000	308,000	320,000	328,000
Subtotal	315,000	323,000	285,000	295,000	301,000	308,000	320,000	328,000
<i>Funded by Program Income</i>								
River Loans								
Additional Housing								
Subtotal								
Ending Fund Balance	1,821,000	1,803,000	1,527,000	1,240,000	945,000	643,000	326,000	
<b>Total Requirements</b>	<b>4,463,000</b>	<b>6,024,000</b>	<b>6,006,000</b>	<b>5,729,000</b>	<b>5,440,000</b>	<b>5,145,000</b>	<b>4,840,000</b>	<b>4,170,000</b>
Annual Impact on Maximum Indebtedness	1,867,000	295,000						
Cumulative Maximum Indebtedness Used to Date	79,505,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000	79,800,000

Source: Tiberius Solutions

Note: The current Plan is projected not to reach the existing maximum indebtedness limit by \$848,000 at the end of FY24. The Plan Amendment will allow more time to collect enough tax increment revenue to reach the existing maximum indebtedness limit. It is anticipated that these funds will be used towards housing, but the actual allocation will be made during the budgeting process.

## Report Exhibit E:

### Table 14. Impact of Urban Renewal on an Individual Tax Bill

Taxing District	Taxes	Taxes Directed To:			Taxes	Difference
	Before UR <u>Reallocation</u>	Taxing <u>Districts</u>	Downtown <u>UR District</u>	Riverfront <u>UR District</u>	After UR <u>Reallocation</u>	
<b>Education Taxes</b>						
Eugene School District 4J	\$1,131.55	\$1,100.34	\$15.68	\$15.54	\$1,100.34	(\$31.22)
Eugene School District 4J LOL	357.45	357.45	0.00	0.00	357.45	0.00
Lane Community College	147.53	144.22	1.67	1.64	144.22	(3.31)
Lane Education Service District	53.19	52.00	0.60	0.60	52.00	(1.19)
<b>Total</b>	<b>\$1,689.72</b>	<b>\$1,654.00</b>	<b>\$17.94</b>	<b>\$17.78</b>	<b>\$1,654.00</b>	<b>(\$35.72)</b>
<b>General Government Taxes</b>						
City of Eugene	\$1,669.46	\$1,631.86	\$18.90	\$18.71	\$1,631.86	(\$37.60)
City of Eugene Library LOL	37.20	37.20	0.00	0.00	37.20	0.00
City of Eugene Parks & Rec LOL	41.11	41.11	0.00	0.00	41.11	0.00
Lane County	304.85	298.01	3.43	3.41	298.01	(6.84)
Lane County 4-H/Extension LOL	6.67	6.67	0.00	0.00	6.67	0.00
Lane County Public Safety LOL	131.06	131.06	0.00	0.00	131.06	0.00
Upper Willamette Soil & Water	16.68	16.35	0.17	0.17	16.35	(0.33)
Eugene UR Downtown District	0.00	0.00	0.00	0.00	40.44	<b>40.44</b>
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	50.28	<b>50.28</b>
<b>Total</b>	<b>\$2,207.04</b>	<b>\$2,162.26</b>	<b>\$22.50</b>	<b>\$22.28</b>	<b>\$2,252.98</b>	<b>\$45.94</b>
<b>Bonded Debt Taxes</b>						
City of Eugene Bond I	\$1.02	\$1.02	\$0.00	\$0.00	\$1.02	\$0.00
City of Eugene Bond II	184.94	182.87	0.00	2.07	182.87	(2.07)
Eugene School District 4J Bond II	532.67	525.37	0.00	7.29	525.37	(7.29)
Lane Community College Bond II	53.09	52.50	0.00	0.60	52.50	(0.60)
Lane Community College Bond III	25.31	25.05	0.00	0.26	25.05	(0.26)
<b>Total</b>	<b>\$797.03</b>	<b>\$786.81</b>	<b>\$0.00</b>	<b>\$10.22</b>	<b>\$786.81</b>	<b>(\$10.22)</b>
<b>Total Taxes</b>	<b>\$4,693.78</b>	<b>\$4,603.06</b>	<b>\$40.44</b>	<b>\$50.28</b>	<b>\$4,693.78</b>	<b>\$0.00</b>

Source: City of Eugene from Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2022-23.

Note: Calculations based on assessed value of \$238,297 for typical (i.e., median) Eugene home per Lane County Assessor media release October 2022. The 2023 Amendment turns the Plan into a "permanent rate plan", meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

## Report Exhibit F:

**Table 15. Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY25 – FY39**

FY	City of Eugene	Lane County	Upper Willamette Soil & Water	Eugene School District 4J	Lane Community College	Lane Education Service District	Total
2025	1,393,000	254,000	14,000	944,000	123,000	44,000	2,773,000
2026	1,628,000	297,000	16,000	1,103,000	144,000	52,000	3,240,000
2027	1,697,000	310,000	17,000	1,150,000	150,000	54,000	3,377,000
2028	2,042,000	373,000	20,000	1,384,000	180,000	65,000	4,064,000
2029	2,129,000	389,000	21,000	1,443,000	188,000	68,000	4,238,000
2030	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,195,000
2031	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2032	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2033	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2034	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2035	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2036	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2037	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2038	2,107,000	385,000	21,000	1,428,000	186,000	67,000	4,194,000
2039	1,930,000	352,000	19,000	1,308,000	171,000	61,000	3,842,000
<b>Total:</b>	<b>29,783,000</b>	<b>5,438,000</b>	<b>298,000</b>	<b>20,186,000</b>	<b>2,632,000</b>	<b>949,000</b>	<b>59,286,000</b>

Source: Tiberius Solutions

Notes:

1. Property tax collections for all years is projected to be 95%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit G – Table 16.
3. Existing property values are projected to increase 3% per year.
4. The final year for each scenario assumes only a partial year of tax increment collection is needed to reach maximum indebtedness.

## Report Exhibit G:

**Table 16. Estimated Impact of Riverfront District Tax Increment Collections on Overlapping Jurisdictions, FY23 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)**

Taxing District	Levy	With Riverfront Tax Increment <sup>1</sup>	Without Riverfront Tax Increment <sup>1</sup>	Difference	Estimated Revenue If Riverfront District Ends Tax Increment Collection <sup>2</sup>
<b>EDUCATION</b>					
Eugene School District 4J	Permanent Rate	68,469,322	69,375,908	906,586	26,000 <sup>3</sup>
Eugene School District 4J	Local Option Levy (LOL)	24,906,721	24,831,879	(74,842)	(71,000)
Lane Community College	Permanent Rate	10,973,980	11,090,774	116,794	112,000
Lane Education Service District	Permanent Rate	3,956,579	3,998,913	42,334	40,000
<b>Total Education</b>		<b>\$108,306,602</b>	<b>\$109,297,474</b>	<b>\$990,872</b>	<b>\$107,000</b>
<b>GENERAL GOVERNMENT</b>					
City of Eugene	Permanent Rate	125,004,018	126,436,974	1,432,956	1,366,000
City of Eugene	Library LOL	2,849,477	2,849,477	-	-
City of Eugene	Parks and Rec LOL	3,148,847	3,148,847	-	-
Lane County	Permanent Rate	22,828,924	23,089,963	261,039	249,000
Lane County	4-H/Extension LOL	1,105,267	1,105,267	-	-
Lane County	Public Safety LOL	21,710,714	21,710,714	-	-
Upper Willamette Soil & Water	Permanent Rate	1,252,248	1,265,026	12,778	12,000
Eugene Urban Renewal Downtown	Urban Renewal	2,877,334	2,877,334	-	-
Eugene Urban Renewal Riverfront	Urban Renewal	3,530,764	-	(3,530,764)	(3,370,000)
<b>Total General Government</b>		<b>\$184,307,593</b>	<b>\$182,483,602</b>	<b>(\$1,823,991)</b>	<b>(\$1,743,000)</b>
<b>BONDS</b>					
City of Eugene	Bond I	78,494	78,494	-	-
City of Eugene	Bond II	14,008,436	14,167,252	158,816	152,000
Eugene School District 4J	Bond II	32,865,721	33,321,880	456,159	436,000
Lane Community College	Bond II	4,017,756	4,063,351	45,595	44,000
Lane Community College	Bond III	1,916,777	1,936,838	20,061	19,000
<b>Total Bonds<sup>4</sup></b>		<b>\$52,887,184</b>	<b>\$53,567,815</b>	<b>\$680,631</b>	<b>\$651,000</b>
<b>TOTAL</b>		<b>\$345,501,379</b>	<b>\$345,348,891</b>	<b>(\$152,488)</b>	<b>(\$985,000)</b>

Source: City of Eugene Notes:

1. Data provided by Lane County Assessment & Taxation, tax year 2022-23.

2. Revenue estimates adjusted for discounts, delinquencies, State school funding formula, and compression.

3. Assumes that legislature allocates the additional property taxes to schools throughout the State and 4J receives approximately 3% of the total.

4. The 2023 Amendment turns the Plan into a “permanent rate plan”, meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

# **RIVERFRONT URBAN RENEWAL DISTRICT PLAN**

**Originally Adopted September 11, 1985  
By Eugene City Council Ordinance No. 19352**

**Amended March 10, 2004  
By Eugene City Council Ordinance No. 20313**

Prepared by the City of Eugene Planning and Development Department in  
Cooperation with the Finance Division.

RIVERFRONT URBAN RENEWAL DISTRICT PLAN

Originally Adopted September 11, 1985

Amended March 10, 2004

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## RIVERFRONT URBAN RENEWAL DISTRICT PLAN

### **Part 1.**

#### **Section 100--Introduction**

The Riverfront Urban Renewal District, pertaining to an area of approximately 178 acres within the boundaries of the city, consists of Part 1, Text and Part 2, Exhibits. This plan has been prepared by the Planning and Development Department of the City of Eugene pursuant to the provisions found within the Oregon Revised Statutes, ORS Chapter 457, the Oregon Constitution, and all applicable laws and ordinances.

#### **Section 200--Definitions**

The following definitions will govern this plan unless the context otherwise requires.

Acquisition means the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights of remainder interest).

Agency or Renewal Agency means the Eugene Renewal Agency which in accordance with ORS Chapter 457 is the official Urban Renewal Agency of the City of Eugene, Lane County, Oregon.

Blighted areas means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the conditions as described in ORS 457.010(1).

City means the City of Eugene, Lane County, Oregon.

County means the County of Lane, State of Oregon.

District means Riverfront Urban Renewal Plan area

Exhibit means an attachment, either narrative or graphic, to the plan for the plan area .

ORS means Oregon Revised Statutes (State law). ORS Chapter 457 regulates the urban renewal process.

Plan or Development Plan means the Urban Renewal Plan for the Riverfront Urban Renewal District area. The plan consists of Part 1, text and Part 2, exhibits.

Project means any undertaking or activity within the Riverfront Urban Renewal District project area, such as a public improvement, street project, or loan program which is authorized by and implements provisions set forth in the Development Plan.

Plan area means the entire Riverfront Urban Renewal District area.

Redeveloper means any individual or group which acquires property or which receives financial assistance for the physical improvement of publicly or privately-held structures and land within the plan area .

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient, contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Report on the plan means the textual material and graphic exhibits required by ORS 457.085(3) which explains existing conditions, activities, procedures, and proposals of the plan.

Riverfront Research Park Site means the University of Oregon owned property within the Riverfront Urban Renewal District area.

State means the State of Oregon and its various agencies, divisions, and departments.

Text increment financing means a method of financing urban renewal projects as authorized by ORS Chapter 457, which uses the tax revenues generated by the increased taxable values in a defined area to pay for improvements within that area.

Text means Part 1 of this Urban Renewal Plan for the Riverfront Research Park.

Upper Millrace means that portion of the Millrace within the plan area connecting from the Willamette River to Franklin Boulevard.

### **Section 300--Legal Boundary Description**

The following is a legal description of the boundary of the Riverfront Urban Renewal District area:

Beginning at a point which is at the intersection of the east right-of-way line of Hilyard Street with the north right-of-way line of Franklin Boulevard; thence easterly along the north right-of-way line of said Franklin Boulevard to the intersection of the west right-of-way line of Interstate I-5; thence along said west right-of-way line of I-5 in a northerly direction to the intersection of the south bank of the Willamette River; thence along said south bank of the Willamette River in a westerly direction to the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to a point on the south right-of-way line of 4<sup>th</sup> Avenue (if extended east); thence along said south right-of-way line in a westerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 4<sup>th</sup> Avenue; thence along said east right-of-way line of High Street in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the north right-of-way line of Southern Pacific Railroad; thence along said north right-of-way of Southern Pacific Railroad in an easterly direction to the intersection of said north right-of-way of Southern Pacific Railroad with the east right-of-way line of County Road No. 431 also know as Ferry Street; thence along said east right-of-way line in a southerly direction to the south right-of-way line of 7<sup>th</sup> Avenue (if extended east); thence along said south right-of-way in a westerly direction to a point at the intersection of the south right-of-way line of 7<sup>th</sup> Avenue with the east right-of-way line of High Street; thence along said east right-of-way line in a southerly direction to a point at the intersection of the east right-or-way line of High Street with the south right-of-way line of 8<sup>th</sup> Avenue; thence along said south right-of-way line in a westerly direction to a point at the intersection of said south right-of-way line with the east right-of-way line of Pearl Street; thence along said east right-of-way line of Pearl Street in a southerly direction to a point at the intersection of said east right-of-way line with the north right-of-way line of 10<sup>th</sup> Avenue; thence along said north right-of-way in an easterly direction to a point at the intersection of said north right-of-way line with the east right-of-way line of Mill Street; thence along said east right-of-way

in a southerly direction to a point at the intersection of the south right-of-way line of 10<sup>th</sup> Avenue (if extended easterly) with the east right-of-way line of Mill Street; thence along said south right-of-way line (if extended easterly) to a point at the intersection of said south right-of-way line with the east margin of a north-south alley running from 11<sup>th</sup> Avenue to 10<sup>th</sup> Avenue, between Ferry Street and Mill Street, thence along said east right-of-way line of said alley in a northerly direction to a point of intersection with the south margin of the Mill Race; thence along said south margin in a southeasterly direction to a point on the east boundary of that certain tract of land described on document number 2000 WD, 00802, Lane County Oregon Deed Records; said point being the southeast corner of said parcel said point also being the southeast corner of Tax Lot 4000, Assessors Map 17-03-32-23; thence along said east boundary in a northerly direction to a point on the north margin of the Mill Race, said point being the southwest corner of that certain tract of land describe on Reel No. 1559, Instrument No. 8906959, Lane County Oregon Deed Records; thence along the south boundary of said tract of land in a southeasterly direction to the southwest corner of Tax Lot 5000, Assessors Map 17-03-32-23, said point also being the southwest corner of that certain tract of land described on Reel No. 721 Instrument No. 53549; thence along the westerly and northerly boundary of said tract of land to its intersection with the west right-of-way line of Patterson Street; thence cantoning east on said northerly line (if extended east) to the east right-of-way line of Patterson Street; thence along said east right-of-way line in a southerly direction to the southwest corner of Lot 7, Hoffman Addition To Eugene; thence along the south boundary of said Lot 7 in an easterly direction to a point on the east boundary of said Hoffman Addition To Eugene; thence in a northeasterly direction to the south west corner of that certain tract of land described on Reel No. 1873, Instrument No's. 9353770-9353772, said point also being the south west corner of Tax Lot 7300, Assessors Map 17-03-32-23, thence along the south boundary of said tract of land in an easterly direction to the east right-of-way line of Hilyard Street; thence along said east right-of-way line of Hilyard Steet in a northerly direction to the point of beginning.

#### **Section 400--Goals and Objectives for the Riverfront Urban Renewal District Area**

The goals of the Riverfront Urban Renewal District area are:

1. To improve the function, condition, and appearance of the development area;
2. To eliminate existing blight and blighting influences;
3. To strengthen the economic and environmental conditions of the plan area and the metropolitan area;
4. To stimulate development activity and amenities near the new federal courthouse;
5. To stimulate appropriate redevelopment in the Riverfront area currently occupied by EWEB, if EWEB relocates in whole or in part from this property;
6. To improve connections between the core of downtown, Riverfront, and the University of Oregon; and
7. To protect or enhance the riparian area.

The development in the Riverfront Urban Renewal District area is intended to play a critical role in the revitalization of the metropolitan area's economy by providing a unique opportunity to develop an area that connects downtown Eugene to the Willamette River, connects to University of Oregon, and will house the new federal courthouse. The area is envisioned to include retail, commercial, housing and recreation.

More specifically, the public objectives of this plan are:

#### Land Use

- Allow for a mixture of uses consistent with the Courthouse District Concept Plan
- Allow for a mixture of uses consistent with the Riverfront Park Special Development District zoning for Riverfront Research Park site property within the plan area and for other properties within the plan area at the request of affected property owners.
- Provide for development of land located within the Riverfront Research Park site area in accordance with the conditional use permit review process called for in the Special Development District.

#### Transportation/Access

- Improve access into and through the Riverfront Urban Renewal District area by transportation improvements consistent with the City of Eugene transportation policies, the City's capital improvements programming process, the Riverfront Park Study, and the Master Development Site Plan to be developed for the Riverfront Research Park site. In addressing Eugene's transportation policies, use strategies consistent with achieving the area-wide alternative modes goal of 25 to 30%.
- Plan and implement safe, direct, and attractive linkages between the Riverfront Urban Renewal District area, the University of Oregon, downtown Eugene, and the river.
- Improve and construct safe pedestrian amenities and bikeways between downtown and the plan area and throughout the plan area in a way that is consistent with adopted transportation plans and policies, addressing bicycle/pedestrian needs integral to the development to and within the plan area.
- Provide mass transit facilities and services to and within the plan area emphasizing improvements that will encourage the use of alternative modes while reducing impacts on required parking and public street improvements.
- Improve circulation to and through the district and coordinate with other transportation systems.

#### Environment

- Enhance the natural vegetation along the adjacent bank of the Willamette River by developing an active management plan to protect the riparian area.

- Maintain and improve visual and pedestrian access to and along the upper Millrace, and expand its use for public recreation.
- Maintain and enhance the public's physical access to and along the Willamette River, addressing impacts of the plan area development on public open space, in particular the east Millrace outfall and the bicycle bridges.
- Preserve significant clusters of trees such as Black Locust, English Oak, and Red Leaf Plum located along the Willamette River within the plan area :
- Support design improvements or mitigations that are needed to treat stormwater, protect water quality, or to respond to other environmental protection needs.

#### Public Facilities and Services

- Develop public amenities such as public parks, plazas, recreation facilities, pedestrian/bicycle paths, parking facilities, etc., within the plan area.
- Improve the utility and storm drainage systems in the plan area.
- Mitigate potential flooding within the plan area for those areas located within the 100 year flood plan.
- Encourage maintenance and rehabilitation of existing buildings within the plan area through financing programs.
- Encourage development of new commercial and housing uses through the assembly of land within the plan area.
- Ensure access throughout the district to the Riverfront Research Park development site through appropriate transportation connections.

#### **Section 500--Land Use Plan**

The use and development of all land within the Riverfront Urban Renewal District area shall comply with the regulations prescribed in the City's comprehensive plan, refinement plans, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

The Riverfront Research Park site is designated in the Metro Area General Plan as University/research. Riverfront Research Park Special Development District zoning is to be applied to that property to achieve the following objectives:

1. Provide long-range direction for future development within the plan area of the Riverfront Park.

2. Encourage a broad range of uses that would complement research activities of the University of Oregon as well as provide necessary limited commercial support services and opportunities for multiple-family housing.
3. Allow flexibility in future development of the area for University-related uses as well as limited commercial and residential uses in a supporting role.
4. Provide flexibility in standards for density, site design and bulk, and relationship to the adjacent Willamette River Greenway.
5. Address environmental protection and mitigation needs.

### **Section 600--Project Activities**

In order to achieve the objectives of this plan, the following activities will be undertaken on behalf of the City of Eugene by the Renewal Agency, in accordance with applicable Federal, State, County, and City laws, policies, and procedures.

#### **A. PUBLIC IMPROVEMENTS**

##### **1. Street, Curb, and Sidewalk Improvements**

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the plan area . The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Local street, curb, and sidewalk improvements identified in the Eugene Capital Improvements Program (CIP) and the Vision For a Greater Downtown Eugene Report and the Courthouse District Concept Plan.
- Other curb, sidewalk and street improvements identified by the Renewal Agency.

##### **2. Public Utilities**

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities, environmental mitigations. These improvements include:

- Sanitary sewer, water, and storm water system upgrades & replacements identified in Eugene Capital Improvements Program
- Public utility improvements necessary to assist in the development of the Federal Courthouse
- Mitigation of stormwater issues relating to the development of the EWEB property

##### **3. Streetscape Projects**

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the plan area . These improvements may include:

- Accent paving
- Decorative lighting
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art and water features
- Gateway monuments and Landscape Features
- Undergrounding of overhead utilities in the renewal area

#### 4. Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal plan area , the river, public parks, and other areas of Eugene. Activities may include bicycle parking and storage, transit stops, covered shelters, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Provide new bike paths or lanes in the renewal area
- Provide pedestrian connections to the downtown, riverfront, and Courthouse area.
- Provide a more prominent entrance to the downtown at East Broadway
- Improve pedestrian access at the railroad
- Provide weather sheltering devices for the protection of pedestrians

#### 5. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- Walkways and plazas
- Millrace improvements

#### 6. Public Parking and Public Transportation Facilities

The Agency is authorized to participate in funding the acquisition and construction and enhancement of public parking and public transportation facilities within the renewal area. The precise location and type of facilities will be decided after further study.

#### 7. Other Public Facilities

The Agency is authorized to participate in development of public facilities including City Hall, police and fire facilities, libraries, recreation centers, conference facilities, and community centers. These facilities will benefit the renewal area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the renewal area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

The type and location of these public facilities will be determined by future study. Potential public facilities to be assisted include:


- New Federal Courthouse Building
- New Police Building or City Hall

### B. OFF-SITE FACILITIES

To encourage the development or redevelopment of private property within the plan area , the Agency, may construct, install, pay for, or otherwise cause certain off-site public facilities to be installed or provided when, in the public interest, such action would benefit and further the objectives of the plan.

C. ACQUISITION AND REDEVELOPMENT

1. Intent. It is the intent of this plan to authorize the Renewal Agency to acquire property within the plan area by any legal means to achieve the objectives of this plan, and specifically, for any of the purposes listed below.
2. Method. Property acquisition, including limited interest acquisition, is hereby made a part of this plan and may be used to achieve the objectives of this plan in the presence of any of the following conditions.
  - a. Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
  - b. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this plan;
  - c. Where it is determined that the property is needed to provide public improvements and facilities as follows:
    1. Right-of-way acquisition for streets, alleys, or pedestrian ways;
    2. Property acquisition for public use; and
    3. Property acquisition for public, off-street parking facilities.
  - d. Where it is determined that the assembling of land for private development is necessary to attract new commercial and residential activity or to allow for expansion or efficient operation of current industrial activities.
3. Land Acquisition Requiring Plan Amendments. Land acquisition for any purpose other than specifically listed in 600-C-2 above, shall be accomplished only by following procedures for amending this plan as set forth in Section 1200 of this plan. If such plan amendment is approved by the Eugene Renewal Agency a map exhibit shall be prepared showing the properties to be acquired, shall be appropriately numbered, and shall be included in Part Two as an official part of this plan.

Assembling land for private development where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall not be considered as a substantial amendment to this plan. Each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until authorized by the Renewal Agency. 

D. RELOCATION ACTIVITIES

If the Agency acquires property which is occupied and would cause the displacement of the occupants in the implementation of the plan, the Agency will provide assistance to persons or businesses to be displaced. Those displaced will be contacted to determine their individual

relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial means.

The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property which will cause displacement.

#### E. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Projects receiving Agency assistance may include:

- Assisting in redevelopment of commercial warehouses in the Courthouse area
- Assisting the construction or expansion of job-creating developments
- Assisting in the development of housing and mixed use projects

#### F. ADMINISTRATIVE ACTIVITIES

1. The Agency may retain the services of independent professional people or organizations to provide administrative or technical services such as:
  - a. Preparation of market, feasibility, or other economic studies;
  - b. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
  - c. Providing accounting or audit services;
  - d. Providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
  - e. Assisting in preparation of the annual financial report required under Section 800 of this plan; and
  - f. Providing property acquisition appraisals.
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities.
4. To implement this plan, the Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this plan.

G. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

All real property acquired by the Agency in the plan area , if any, shall be disposed of for development for uses permitted in the plan at its fair reuse value for the specific uses to be permitted on the real property. Real property acquired by the Renewal Agency may be disposed of to any other public entity in accordance with this plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this plan and comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

1. Redeveloper's Obligations. Any redeveloper and his successors or assigns within the plan area , in addition to the other controls and obligations stipulated and required of him by the provisions of this plan, shall also be obligated by the following requirements:
  - a. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State, or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the plan area;
  - b. The Redeveloper shall develop or redevelop such property in accordance with the adopted land use provisions;
  - c. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as required by the City and shall comply with all applicable requirements of existing City codes and ordinances;
  - d. The Redeveloper shall commence and complete the development of such property for the uses provided in this plan within a reasonable period of time; and
  - e. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease, or occupancy thereof.

H. REHABILITATION AND CONSERVATION

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings which can be economically rehabilitated. Existing buildings in the plan area are considered an important asset in maintaining and improving the economic environment of the plan area.
2. Method. Rehabilitation and conservation may be achieved in two ways:
  - a. By owner and/or tenant activity, with or without financial assistance;
  - b. By the enforcement of existing City codes and ordinances.
3. Financial Building Rehabilitation Assistance. The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, grants, or other financial incentives to advance the goals and objectives of the Riverfront Urban Renewal District Plan. Loans, grants or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance,

connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency.

I. OWNER PARTICIPATION

Property owners within the plan area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this plan and with all applicable codes, ordinances, policies, plans, and procedures of the City of Eugene.

**Section 700--Methods for Financing the Projects**

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, the State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out this development plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Riverfront Urban Renewal District Plan area, shall be divided in accordance with and pursuant to ORS 457.420 through ORS 457.450.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year the agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457.460 which shall describe sources of revenue, proposed expenditures, and activities. The urban renewal agency board of directors must approve all projects, other than loans, in excess of \$250,000.

**Section 800--Annual Financial Statement Required**

- A. ORS 457.460 requires a financial statement by August 1 of each year. That statement shall provide information containing:
1. Amounts actually received during the preceding fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;
  2. The purposes and amounts for which any money received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 were expended during the preceding fiscal year;
  3. An estimate of monies to be received during current fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;
  4. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 are to be expended during the current fiscal year;
  5. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.
- B. The statement shall be filed with the City Council and notice shall be published in a newspaper of general circulation within the city that a statement has been prepared and is on file with the Agency and the information contained in the statement is available to all interested persons. The notice

shall be published once a week for not less than two consecutive weeks before September 1 of the year for which a statement is required. The notice shall summarize the information required under paragraphs 1 to 4 of this section and shall set forth in full the information required in this section.

### **Section 900--Citizen Participation**

The activities and projects defined in this plan, development of subsequent plans, procedures, activities, and regulations and the adoption of amendments to this plan shall be undertaken with the participation of citizens, owners, tenants as individuals, and organizations who reside within or who have financial interest within the plan area together with the participation of general citizens of the city. An advisory committee authorized by the renewal agency board of directors, will advise on the activities of this urban renewal district.

### **Section 1000--Non-Discrimination**

In the preparation, adoption, and implementation of this plan no public official or private party shall take any action to cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

### **Section 1100--Recording of This Plan**

A copy of the City Council's ordinance approving this plan under ORS 457.095 shall be recorded with the recording officer of Lane County.

### **Section 1200--Procedures for Changes or Amendments in the Approved Riverfront Urban Renewal District Plan**

The plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. It is anticipated that this plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Types of Plan Amendments are:

#### **A. Type One Amendment– Substantial Change Requiring Special Notice**

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120.

Type One plan changes will consist of:

1. Increases in the urban renewal area boundary in excess of one percent (1%) of the existing area of the renewal plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this plan.

B. Type Two Amendment – Substantial Change Not Requiring Special Notice

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2003 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Any change or provision of this Plan which would modify the goals and objectives or the basic planning principles of this plan.

C. Type Three Amendment – Minor Amendment

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600C3 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2003 dollars.
4. Increases in the urban renewal area boundary not in excess of one percent (1%).

D. Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances

Should the City Council amend the City's comprehensive plan or any of its implementing ordinances and should such amendment cause a minor or substantial change to this plan, the City Council amending action shall automatically amend this plan without the Planning Commission or City Council initiating a formal plan amendment procedure pursuant to this section. In the event of such amendment, the text and/or exhibits of this plan, if applicable to this plan, shall be changed accordingly by duly recorded resolution.

**Section 1300—Maximum Indebtedness of Plan**

The First Amendment to the Riverfront Renewal Plan establishes a maximum indebtedness for the Plan. The maximum indebtedness that may be incurred following the adoption of the First Amendment to this plan is \$34,800,000 (Thirty-four million eight hundred thousand dollars). This amount is the principal amount of such indebtedness and does not include interest or indebtedness incurred to refund or refinancing existing obligations. In addition, any projects completed with "program revenues" (i.e., non-tax increment funds) are not included in the maximum indebtedness limit. The Urban Renewal Agency has a prior indebtedness to the City of Eugene in the principal amount of \$3,030,000 as of the date of the First Amendment. This amount is also excluded from the maximum indebtedness limit. Changes to the maximum indebtedness will require a Type One Plan Amendment.

**Section 1400--Duration and Validity of Approved Plan**

A. Duration of Urban Renewal Plan

The tax increment provisions of Section 700 of this plan shall remain in full force and effect until June 30, 2024.

B. Validity

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this plan to be invalid, the remaining words, clauses, sentences, sections, or parts shall be unaffected by any such finding and shall remain in full force and affect for the duration of the plan.

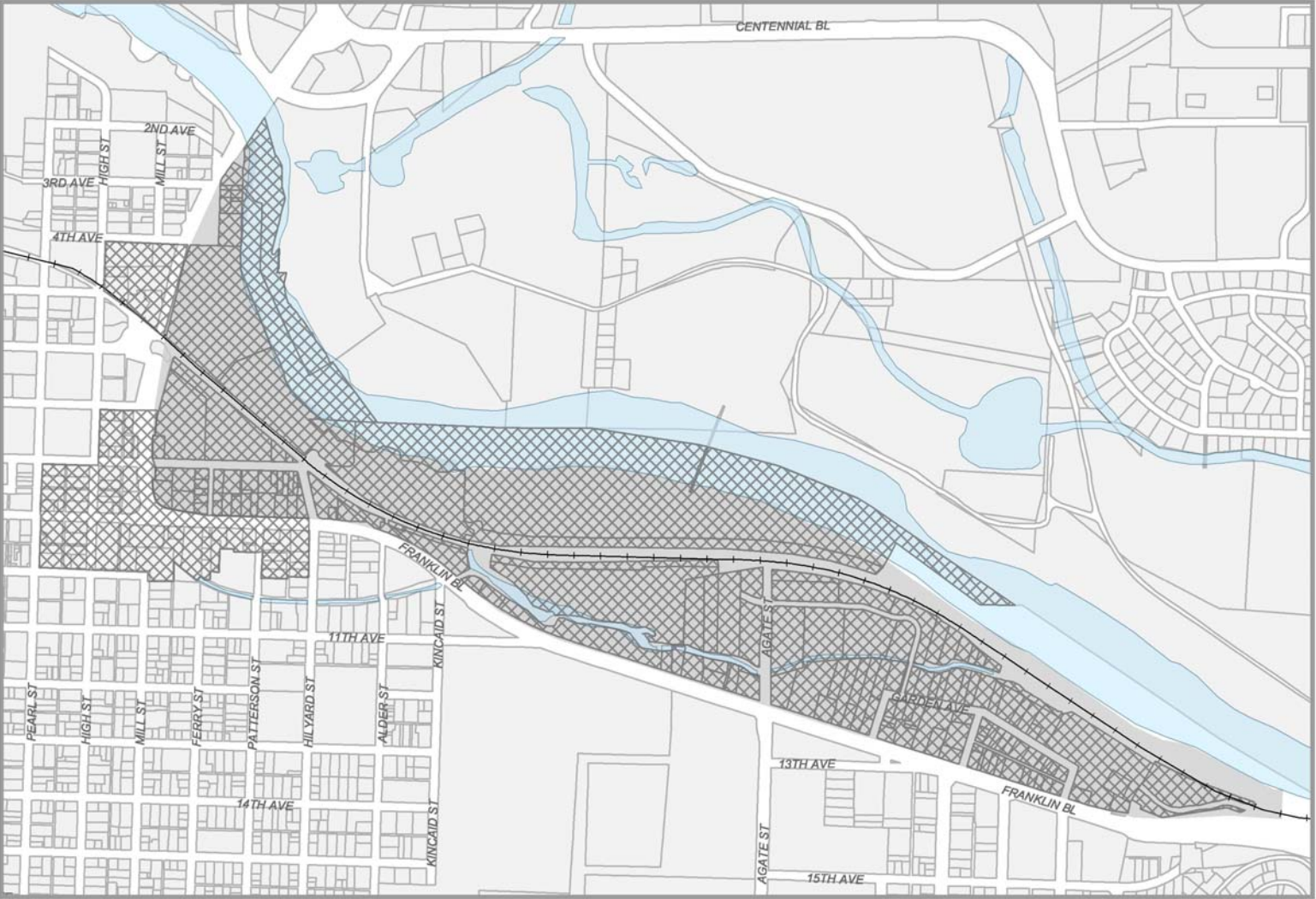
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**Part 2--Exhibits**

Exhibit A. Development Plan Boundary

**The Riverfront Urban Renewal District Plan**

**Exhibit A**



 Riverfront Urban Renewal District





## ITEM FOR INFORMATION

**Date of Meeting:** November 1, 2023

**Title:** Introduction to new District Ombuds

**Presenter:** Andy Dey, Superintendent

**Background:**

Following a national recruitment process the district is pleased to share that Talatou Maiga has been selected and accepted the position of Eugene 4J District Ombuds.

Mr. Maiga will be introduced to the school board and our community.

Previous work to-date:

Throughout the 2022-2023 academic year the district worked with an outside consultant, University of Oregon Ombuds Brett Harris, to support the development of the Office of the Ombuds for the Eugene School District 4J.

During the June 21, 2023 meeting the school board received an overview of that work. Following that presentation, a national recruitment process began that resulted in the selection of Talatou Maiga.



**ITEM FOR INFORMATION**

**Date of Meeting**

November 1, 2023

**Title**

North Eugene High School Presentation of New School Continuous Improvement Plan (SCIP)

**Presenter**

Nain Munoz, North Eugene High School Principal

**Description**

The first high school presentation of a School Continuous Improvement Plan (SCIP) will be from North Eugene HS Principal, Nain Munoz.

# NORTH EUGENE HIGH SCHOOL BOARD PRESENTATION

## School Continuous Improvement Plan

November 1, 2023

147



# Nain Muñoz, Principal

## Agenda:

- Process
- Comprehensive Assessments
- What The Data Said
- 3 Goals
- Process Monitoring

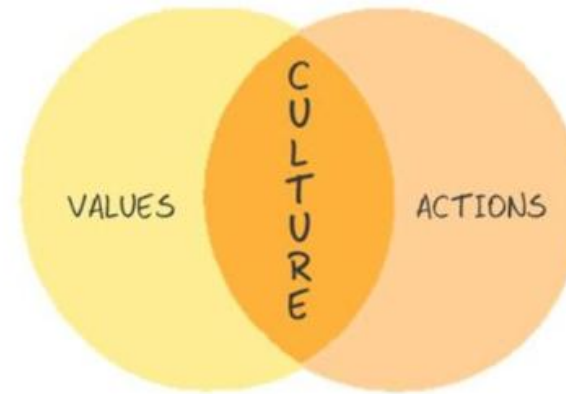


# Process

- Reviewed Data
- Listening Tours
- Staff Meetings
- ??????????



Values x Behavior = Culture



“When the things you say and the things you do are in alignment with what you actually believe, a thriving culture emerges.”<sup>149</sup>

- SIMON SINEK

# Comprehensive Assessments



# Data: Focus Groups

- Healthy communication =  
Healthy working relationships
- No Grapevine, No Parking Lot  
Conversations
- 99% of issues stem from lack  
of communication



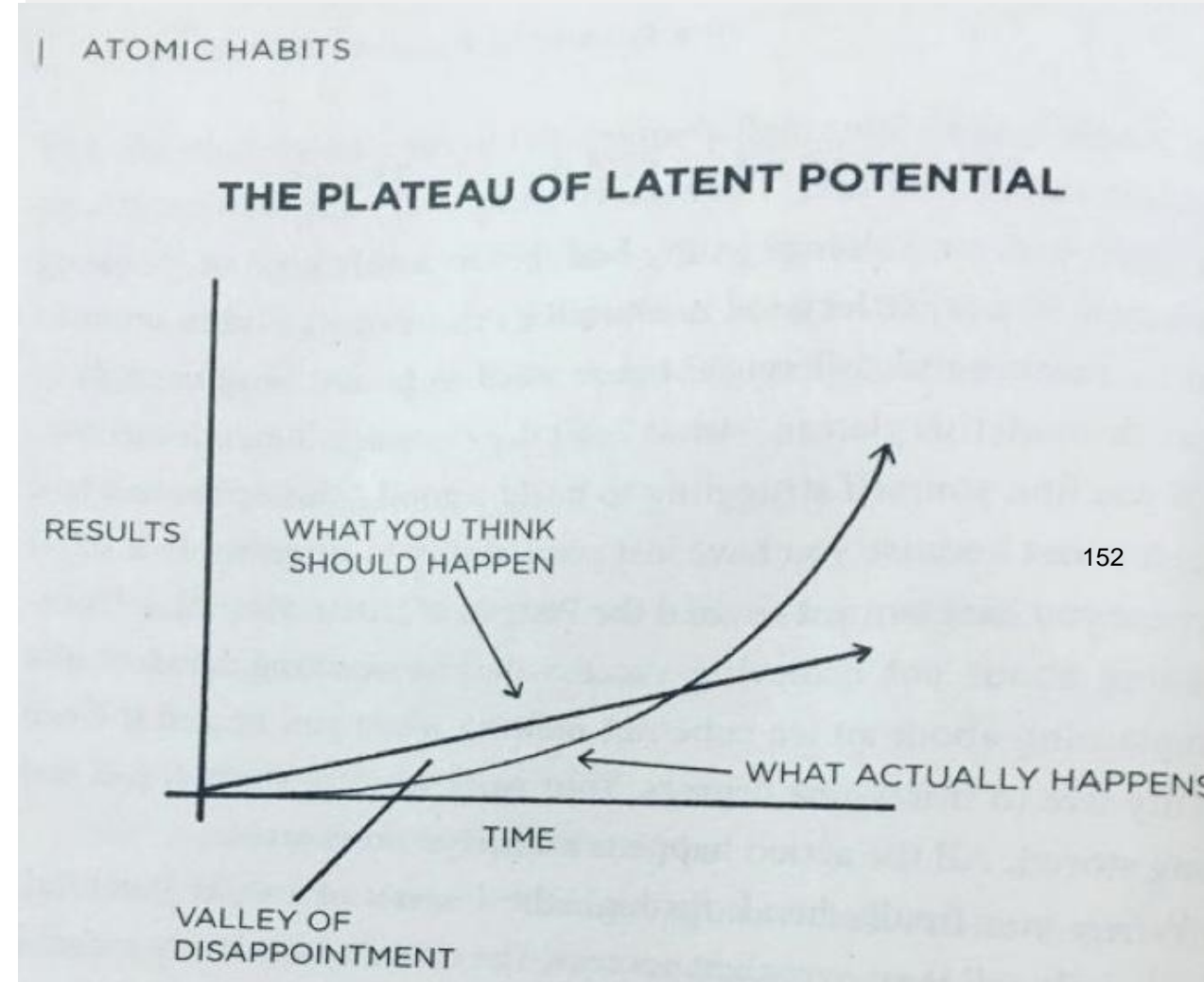
Clear is kind.  
Unclear is unkind.

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BRENE BROWN

# SCIP: Three Goals

- All Students can Learn
- Empower and Inspire
- Plant the Seed and Just Keep Watering
- Do Not Lower The Bar. Lower The Barrier.



# Continuous Improvement Plan





**ITEM FOR ACTION (Second Read)**

**Date of Meeting**

November 1, 2023

**Title**

Approve revisions to Board Policy DBEA – Budget Committee

**Presenter**

Jenna McCulley, Chief of Staff

**Background:**

The Board conducted a “first read” of the proposed revisions to policy DBEA – Budget Committee at their October 4, 2023 meeting.

As part of the membership subscription with the Oregon School Board Association (OSBA), the district receives policy updates several times each year from the OSBA Policy Department. OSBA policy service includes policy drafting and maintenance that meet legal requirements and the specific needs of Eugene School District 4J.

A flowchart representing the policy process from the legislature to school districts has been included in the board packet for your reference.

The August 2022 Policy Update provided by OSBA, considered the revisions to policy DBEA – Budget Committee to be highly recommended. In each policy update, OSBA provides a summary for the proposed revisions.

Summary provided by OSBA Policy Update:

In 2021, the Oregon Legislature passed Senate Bill 732 (ORS 329.711) and amended Oregon Revised Statutes 328.542 and 329.095. The laws require each school district to establish what in statute is described as an “educational education advisory committee” and is referred to as a District Equity Committee (DEC).

At least one member of the DEC needs to be appointed to the budget committee. The DEC is intended to help center equity in district budgeting and fiscal processes. The DEC Budget Committee member can offer deeper alignment between a school district’s equity lens and its operational, budget, and financial processes.

District Review:

The director of finance and finance/budget team reviewed the revisions proposed by OSBA. The director of finance proposed additional revisions to policy DBEA–Budget Committee that redirects some language on the purpose of the Budget Committee and clarifies the committee process.

**Options and Alternatives:**

The Board may choose to approve the proposed revisions. The Board may choose to keep the current policy and not make any changes. The Board may suggest additional revisions to the policy.

**Recommendation**

The superintendent recommends the board approve revisions to board policy DBEA – Budget Committee

# Eugene School District 4J

Code: DBEA  
Adopted: 1/03/18; XX/XX/XX

## Budget Committee

### Organization, Membership and Terms of Office

The district budget committee will consist of the seven members of the Board and seven electors<sup>1</sup> appointed by the Board as required by law. The term of the appointed members of a budget committee in a district that prepares an annual budget, will each be three years, with appointments made so that, as nearly as practicable, the terms of one-third of the members end each year. At least one member of the budget committee must be a member of the district's educational equity advisory committee. The Board will establish appropriate timelines and procedures for the appointment of budget committee members.

A majority of the constituted committee is required for passing an action item. Majority for a 14-member budget committee is 8. Therefore, if only 8 members are present, a unanimous vote is needed for passing an action item.

### Presiding Officer and Orientation of Budget Committee

1. Organization: The budget committee will hold its first regular organizational meeting on a day set by the Board. A presiding officer shall be elected from among its members at this meeting. Such meeting may be prior to or on the date the budget message and document are presented.
2. Background Information: Budget committee members will be provided with data for the ensuing year(s), such as the Board's educational plan, and other pertinent material bearing on the preparation of the district budget.

### Meetings of the Budget Committee

The district's budget committee shall hold one or more meetings to receive the budget message, the budget document and to provide members of the public with an opportunity to ask questions about and comment on the budget document. The budget officer shall announce the time and place for all meetings, as provided by law. All meetings of the budget committee are open to the public.

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<sup>1</sup> An "elector" means an individual qualified to vote under Section 2, Article II of the Oregon Constitution. The individual must be 18 years of age or older, registered to vote at least 20 calendar days immediately preceding any election in the manner provided by law and must have been a resident within the district for one year immediately preceding the election or appointment.

## Function of the Budget Committee

It is the function of the budget committee to approve appropriations for expenditures before the start of each new fiscal year as presented by the Budget Officer to the committee. The budget committee may choose to change appropriation levels, however it does not have authority to make programmatic changes.

The budget committee must make the budget available to the public with an opportunity for public comment and must meet at least once per year.

Once the budget committee approves the budget it is sent to the School Board for final adoption after a public hearing.

## Final Action

The budget committee will approve an estimated district budget document for submission to the Board.

END OF POLICY

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## Legal Reference(s):

[ORS 174.130](#)  
[ORS 192.610 - 192.695](#)

[ORS 294.305 - 294.565](#)  
[ORS 329.711](#)

[ORS 433.835 - 433.875](#)

# Eugene School District 4J

Code: DBEA  
Adopted: 1/03/18; XX/XX/XX

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A majority of the constituted committee is required for passing an action item. Majority for a 14-member budget committee is 8. Therefore, if only 8 members are present, a unanimous vote is needed for passing an action item.

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<sup>1</sup> An “elector” means an individual qualified to vote under Section 2, Article II of the Oregon Constitution. The individual must be 18 years of age or older, registered to vote at least 20 calendar days immediately preceding any election in the manner provided by law and must have been a resident within the district for one year immediately preceding the election or appointment.

<sup>2</sup> {Districts with ADM over 10,000 must convene an educational equity advisory committee no later than September 15, 2022. Districts with ADM of 10,000 or under are not required to convene an educational equity advisory committee until September 15, 2025.}

## Function of the Budget Committee

It is the function of the budget committee to approve appropriations for expenditures before the start of each new fiscal year as presented by the Budget Officer to the committee. The budget committee may choose to change appropriation levels, however it does not have authority to make programmatic changes.

The budget committee must make the budget available to the public with an opportunity for public comment and must meet at least once per year.

Once the budget committee approves the budget it is sent to the School Board for final adoption after a public hearing. ~~budget estimates for an educational plan previously determined by the Board. No new program should be considered for the budget estimate that has not previously been submitted to the Board and approved as a part of the educational plan. The budget committee will determine levels of spending, but will not determine programs. It also specifies the property tax amount or rate for all funds in the approved budget. The budget committee approves the budget document as submitted by the budget officer or as revised by the committee and forwards it to the Board.~~

## Final Action

The budget committee will approve an estimated district budget document for submission to the Board.

END OF POLICY

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### Legal Reference(s):

[ORS 174.130](#)  
[ORS 192.610 - 192.695](#)

[ORS 294.305 - 294.565](#)  
[ORS 329.711](#)

[ORS 433.835 - 433.875](#)

# THE POLICY PROCESS FROM THE LEGISLATURE TO SCHOOLS

## NEED FOR AN UPDATE ARISES

- State law change (legislature, state board of education)
- Court cases
- Federal law (Congress or federal regulations)
- Change in practice needed
- Recommendation from PACE, ODE, etc.

## OSBA REVIEWS AND UPDATES

- Team discusses potential changes
- Specialist writes
- Legal review
- Final review by director

## POLICY UPDATE RELEASED

- Email sent to all subscribers with instructions and access link <https://osba.envisiams.com/>
- Check with OSBA for subscription status

## DISTRICT REVIEWS

- Generally superintendent and/or policy committee
- Board secretary may update with changes for board review
- The Educational Equity Advisory Committee\* is tasked with "advising the school district board about the educational equity impacts of policy decisions"

## ENGAGE STAKEHOLDERS

- This looks different everywhere; do what works in the district
- Notify employees and/or unions as necessary

## POLICIES TO THE BOARD

- Discussion, if necessary
- Amendments, if necessary
- Legal Review, if necessary
- Adoption, see board policy BFC – Adoption and Revision of Policies. Many districts complete first and second read (no requirement to read policies aloud in the meeting) and use a consent agenda

## UPDATE OFFICIAL COPIES

- Online
- District office
- If subscriber to ongoing maintenance services from OSBA, submit adopted versions to OSBA

## COMMUNICATE CHANGES

- Some policies have to be shared with staff, students and/or parents and posted
- Determine which other stakeholders changes should be communicated to

## IMPLEMENTATION

- Trainings
- Update procedures, handbooks and other documents

NOTE: Most of these steps are not required, but are included as general best practices.

\* School districts with more than 10,000 ADM are required to start this committee by September 2022. Other districts have until 2025.



Image of policy process flow chart: from the legislature to schools. Also includes OSBA logo.



## ITEM FOR ACTION AT A FUTURE MEETING (First Read)

### Date of Meeting

November 1, 2023

### Title

Consider Approval of Board Resolution 2023-11 agreeing to the policy of providing tax exemptions for low-income limited equity cooperative properties

### Presenter

Laura Hammond, City of Eugene Planning and Development

### Background

The City of Eugene is requesting that the Eugene School District 4J Board adopt Resolution 2023-11 agreeing to the policy of providing tax exemptions for low-income limited equity cooperative properties (See Attachment A for the proposed Resolution). Pursuant to ORS 307.519(2), the 4J Board's written concurrence with the update is needed in order for the County Assessor to exempt eligible low-income limited equity cooperative housing providers from all property taxes.

In 1990, Eugene City Council adopted the Low Income Rental Housing Property Tax Exemption (LIRHPTE) program to facilitate the development of affordable housing in Eugene. The program provides a 20-year property tax exemption for rental housing that is affordable to lower income households or property that is held for the purpose of developing low-income rental housing (See Attachment B for Frequently Asked Questions about LIRHPTE). The 4J Board of Directors has previously expressed support for the LIRHPTE program. Most recently, in 2020, the Board adopted resolution 2020-04 in support of extending the LIRHTPE program for another 10 years, until July 2030.

In 2023, the Oregon Legislature approved [House Bill 2080](#) allowing local jurisdictions to expand the types of developments eligible for LIRHPTE to include limited equity cooperatives for low-income households. An example of this type of housing is [Peace Village on River Road](#), which is under construction and will provide 70 homes that are affordable to lower income households. Residents will collectively own the housing and will commit to resell their home/cooperative share at a price that maintains affordability.

When LIRHPTE tax exemptions are granted, the City and other local taxing districts forgo revenue. Pursuant to ORS 307.519(2), City Council approval of the proposed updates will only exempt eligible limited equity cooperative properties from City of Eugene property taxes. To exempt eligible limited equity cooperative properties from all applicable property taxes, approval of proposed updates to the LIRHPTE program is needed from other taxing districts that equal 51 percent or more of the total combined rate of taxation. If the 4J Board adopts resolution 2023-11, limited equity cooperatives for low-income households located within the 4J School District will be eligible to be exempt from all property taxes. Without the full tax exemption, it is less likely that developers will undertake development of low-income limited equity cooperative housing in Eugene.

LIRHPTE applications are due before December 1 of the calendar year immediately preceding the first tax year for which an exemption is requested. For limited equity cooperatives to apply for and receive the LIRHPTE exemption for the next tax year starting July 1, 2024, updates to the LIRHPTE provisions in the Eugene Code needed to be approved by the Eugene City Council by November 1, 2023 and by the corresponding school district by January 30, 2024.

In addition to the inclusion of limited equity cooperatives for low-income households, code changes are focused on readability and on aligning the City code with state statutes. As allowed by state law, the ordinance expands the definition of “low income” to allow rental housing to assist households earning up to 80 percent of area median income (AMI) in certain circumstances and still be eligible for the LIRHPTE.

### **Options and Alternatives**

The Board may adopt the Resolution in support of expanding the LIRHPTE program to include limited equity cooperatives for low-income households or choose not to do so at this time. Approval of the expansion promotes the development of low-income housing in the district but does result in lower tax revenue receipts to support district operations.

### **Recommendation**

The Superintendent recommends adoption of Resolution 2023-11 in support of adding limited equity cooperatives for low-income households as an eligible housing type for the LIRHPTE and aligning LIRHPTE code provisions with state statutes.

Attachment A: Proposed Resolution

Attachment B: Frequently Asked Questions about LIRHPTE

Eugene School District 4J  
School Board Resolution 2023-11

***Resolution agreeing to the policy of providing tax exemptions for low-income limited equity cooperative properties***

WHEREAS, in 1990, the City added Sections 2.937 – 2.940 to the Eugene Code, 1971, adopting the State’s Low-Income Rental Housing Property Tax Exemption (LIRHPTE) policy under ORS 307.515 to 307.523; and

WHEREAS, the LIRHPTE statutes enable governing bodies to grant 20-year property tax exemptions to qualified low-income rental housing properties that file exemption applications before July 1, 2030; and

WHEREAS, in 2023, the Oregon Legislature amended the LIRHPTE statutes to enable governing bodies to grant 20-year property tax exemptions to qualified limited equity cooperatives; and

WHEREAS, on October 25, 2023, the Eugene City Council adopted amendments to the Eugene Code to add limited equity cooperatives as a housing type eligible to receive the LIRHPTE; and

WHEREAS, the LIRHPTE facilitates the development of affordable housing for low-income Eugene residents; and

WHEREAS, pursuant to ORS 307.519(2), if a taxing district’s rate of taxation, when combined with the rate of taxation of the governing body that adopted the exemption policy, equals 51 percent or more of the total combined rate of taxation on the property granted the exemption, the local taxing district’s governing board must agree to the exemption policy in order for the County Assessor to exempt the property from all property taxes; and

WHEREAS, ORS 307.519(2) is applicable to the Eugene School District 4J and, therefore, before the County Assessor will completely apply the tax exemptions to properties granted exemptions by the City, the 4J Board must concur with the policy of exemption;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Eugene School District 4J Board agrees to the policy of providing property tax exemptions for low-income limited equity cooperative properties as provided in ORS 307.515 to 307.523 and Sections 2.937 – 2.940 of the Eugene Code, 1971. This Resolution takes effect upon adoption.

Passed by the Eugene School District 4 J Board the (date).

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Maya Rabasa, Board Chair

## Low-Income Rental Housing Property Tax Exemption Frequently Asked Questions

### What is a LIRHPTE?

The Low-Income Rental Housing Property Tax Exemption (LIRHPTE) provides a 20-year property tax exemption for Eugene rental housing that offers rents affordable to lower income households or property that is held for the purpose of developing low-income rental housing. The income limit for the program is 60% of the area median income based on household size, as determined annually by the US Department of Housing and Urban Development (HUD).

### What does it do?

The LIRHPTE is an incentive to create housing opportunities that are affordable to lower income households – a critical need in our community. By providing tax exemptions for low-income housing LIRHPTEs help to preserve the affordability and offer below-market rents. It is one way the City of Eugene is working to create more housing that is affordable to people with lower household incomes in our community. ([Learn about more affordable housing efforts](#))

### Who can apply for a LIRHPTE in Eugene?

Eligible owners include:

- non-profit public benefit (501c3) or religious corporations or
- any owner (including for-profit organizations) if the housing was constructed after 1990.

### When are applications due?

Applications are due before December 1 of the calendar year immediately preceding the tax year for which an exemption is requested. Applications are accepted anytime, except for the months of June and July. If the property is not yet owned by the applicant at the time of application, the purchase must complete by March 31 of the year for which the exemption is requested.

### What is required to get a LIRHPTE?

If an applicant is eligible, they must commit to offering rents that are affordable to people earning no more than 60% of the area median income based on household size (determined annually by HUD) for a period of 20 years. Below are the current HUD income limits for our area:

2023 – AREA MEDIAN INCOME LIMITS							
Persons in Household (#)	1	2	3	4	5	6	7
60% AMI (\$)	35,460	40,500	45,540	50,580	54,660	58,680	62,760

Applicants must submit a completed City of Eugene application packet that documents that the development meets the LIRHPTE criteria established by the State and City of Eugene. The packet includes documentation of the ownership entity, a legal property description, proof of ownership of the



property or site control (such as a purchase option agreement), a rent regulatory agreement (city form), consent to inspect the premises (city form), and certification of income levels of occupants. Applicants submit additional documentation related to required rents, occupation by low-income households, and documentation that owners spend no more than 10% of their annual rental income for purposes other than acquisition, maintenance, or repair of residential rental property for low-income persons.

The application must be signed before a Notary Public. If the applicant does not supply all the required information, the application will be returned. It will not be considered filed until it is complete.

The City Council will take action to approve or deny the application within 60 days of being filed. If it is approved, the City informs Lane County of the approval by April 1 the year the exemption will begin.

### **What is included in the application process?**

Once an application is received, a public notice is sent to the property's local neighborhood association and school board for comment. Staff conduct an analysis of eligibility and prepare materials so the application can go before the City Council for consideration within 60 days of being filed. The City Council approves or denies the application by resolution at a scheduled public meeting.

### **How do I get an application?**

You can request an application by emailing program staff, [Laura Hammond](#), or calling 541-682-5416.

### **Can you get a LIRHPTE for a portion of a property or does the entire development need to meet the rent and income limits?**

The LIRHPTE can be applied just to the units that provide affordable housing at the required rent and income limits. The rest of the property would not be exempt from property taxes.

### **Can the LIRHPTE continue if the property is sold?**

Please see the FAQ about termination of a LIRHPTE prior to the end of the 20-year exemption period. If the property is owned by a non-profit entity, it is possible to sell the property to another non-profit that would maintain the affordability and then the exemption would continue to be fulfilled. If the property was built since 1990 and has a different ownership model, it could be sold to anyone who would maintain the affordability and continue to fulfill the exemption.

### **Can a LIRHPTE be renewed?**

Yes. In the last year of the 20-year affordability period the owner can apply to renew the exemption for another 20 years. It is important to apply by Dec 1 of the calendar year before the exemption expires to avoid a lapse in the exemption (which would go into effect in July of the next year).

### **Can a LIRHPTE be terminated before the end of the 20-year exemption period?**

Yes. If the conditions of the LIRHPTE are not met and maintained the exemption can be terminated. Termination would mean that all taxes that had been exempted will be required to be repaid back to Year 1 of the exemption. Even if a property was maintained as affordable housing in accordance with the LIRHPTE program for 19 years, any action that constitutes termination before the 20-year exemption period is complete would require back taxes to be paid back to Year 1.

**Are there differences in LIRHPTEs for a non-profit public benefit (501c3) or religious corporation versus a for-profit organization or other ownership entity providing housing built after 1990?**

Yes. For housing developments owned by non-profit organizations, all units in the development and common area to support the units, including an on-site manager unit, are exempt. If the housing is owned by a for-profit organization or other ownership entity (and built after 1990), only the units that are occupied by low-income households are exempt. A manager's unit, for example, would not be considered part of the property tax exemption.

**What are the requirements after receiving a LIRHPTE?**

Property owners are required to submit reports of their residents' incomes and rents every year of their 20-year LIRHPTE period by February 1. City of Eugene provides the forms to use for reporting. Owners must properly verify the incomes of residents and only allow households earning no more than 60% of area median income to move into the property. Property owners must maintain the properties in good condition according to the City of Eugene Rental Housing Code. The City may inspect the premises to ensure compliance. Failure to submit annual reporting, accurately verify income eligibility of residents, or maintain good housing condition could result in termination of the LIRHPTE.

**What is the Eugene Code and Oregon Revised Statutes that LIRHPTE falls under?**

The State of Oregon enabled the City's LIRHPTE program through Oregon Revised Statutes 307.515 – 307.523. The LIRHPTE program is in Eugene Code 2.937 – 2.940.



## ITEM FOR ACTION AT A FUTURE MEETING

### Date of Meeting

November 1, 2023

### Title

Approve Request for State Revenue from Lane Education Services District (ESD)

### Background

Education Service Districts (ESD) receive 4.50 percent of the State School Fund (SSF) formula revenue. Under Oregon Revised Statute 334.177, an ESD must spend at least 90 percent of these funds on programs or services approved by the component school districts served by the ESD. However, a school district may elect to request a portion of these funds be distributed to the district in lieu of services provided by the ESD.

### Options and Alternatives

1. Request up to 50% (percent) of the available revenues. For fiscal year 2022, this generated approximately \$2.6 million for the district's general fund while retaining the ability to participate in the formal governance of Lane ESD and the ability to receive services from the ESD.
2. Approve more than 50% and up to 75% of the available revenues. This option would generate additional funding for the district's general fund, but the district would only be able to act in an advisory capacity in the governance of Lane ESD. Further, the district would need to establish programs and services to replace the purchased services it currently receives from Lane ESD.
3. Approve more than 75% and up to 85% of the available revenues. This option would generate even more funding for the district's general fund. However, in addition to the impact listed in option 2, the district would need to purchase services from another ESD, not Lane ESD, for the amounts over 75%.
4. Decline to request any revenue share from Lane ESD. While services could be purchased from Lane ESD with these dollars, the district would need to reduce its direct expenditures for staff and services in the upcoming 2023-24 proposed budget.

### Budget/Resource Implications

Any change to the current practice of requesting up to 50% of available revenues would necessitate a budgetary change in staffing and/or contracted services, either increasing or decreasing these resources to match the district's available funding.

### Board and Superintendent Goals

The recommendation supports the strategic goal of providing effective, efficient, and equitable stewardship of district resources to best support our instructional mission.

### Recommendation

The recommendation is to request up to 50% of the state formula revenue from Lane Education Service District. Lane ESD will present at the November 15<sup>th</sup> Board Meeting to answer any specific questions the board may have regarding these funds.



## ITEM FOR ACTION AT A FUTURE MEETING

### **Date of Meeting**

November 1, 2023

### **Title**

2-year academic calendar

### **Presenter**

Andy Dey, Superintendent

### **Background**

Annually the district moves through an established process to present the board an academic calendar for the upcoming year.

A prescribed activity in this process includes providing the licensed association an opportunity for review and feedback.

Last year the district expanded engagement to include all staff along with families in reviewing and providing feedback into a calendar that moved up the first day of school in advance of Labor Day in September.

This change was met with diverse opinions from supportive to concerned primarily around the short timeline for the adjustment and the various summer programming, trips and pre scheduled commitments. The district incorporated the feedback into the calendar that was prepared and presented and ultimately adopted by the school board.

This item for future action is to notify the school board and out community that, in response to the community input, it is the district's intention to propose two academic calendar years for approval at a future meeting following community feedback.

Ultimately, the district believes this will provide greater stability for our staff and families as they will be afforded a greater look into future years as they plan around school calendars and breaks.

### **Recommendation**

It is recommended that the school board consider adopting a 2-year academic calendar at a future meeting.



## **ITEM FOR ACTION**

### **Date of Meeting**

11/01/2023

### **Title**

Budget Committee Selection Process

### **Presenter**

Matt Brown - Director of Financial Services

### **Background**

Every year, the district has expiring terms for Budget Committee that serve staggering 3-year terms. I am presenting the process for approval for selection of budget committee members for expiring terms.

#### Current Board Members:

Dakota Boulette, Term ends 6/30/2025

Eric Richardson, Term ends 6/30/2025

#### Expiring/Vacant Members

Joshua Burstein, Term ended 6/30/23 - New term expires 6/30/2026

Gary Campbell, Term ended 6/30/23 - New term expires 6/30/2026

Anne Fifield, Term ended 6/30/23 - New term expires 6/30/2026

Tom Di Liberto, Term ends 6/30/2024 - vacated seat

Ericka Thessen, Term ends 6/30/2024 - vacated seat

### **Options and Alternatives**

Staff has provided a process outline on the following pages for Council review and approval.

Staff has included the Budget Committee Application form for review (English version).

Additional versions in Spanish will be made available as well.

### **Recommendation**

Staff recommends approval of process as outlined herein.

# Budget Committee

## Vacant Seat Process for 2023/2024

### Beginning of Process

- Board/Superintendent/Finance Director receives resignation
- Current member term ends
- Board reviews vacant seat process yearly

Terms Ended 6/30/23. New Term through 6/30/2026

- Joshua Burstein (Served since 2014)
- Gary Campbell (Served since 2020)
- Anne Fifield (Served since 2020)

Terms Vacated

- Tom Di Liberto (Term ends 6/30/24)
- Ericka Thessen (Term ends 6/30/24)

### Applications

- Post solicitation for applicants beginning October 20<sup>th</sup> through November 3<sup>rd</sup>.
- Post solicitation for applicants on district's web site and social media pathways
- Budget Committee announcement via community stakeholder email list
- School newsletters and E-News. Provide text; to schools to share with through established communication channels
- All publications/postings/communications will identify the position term dates and refer people to the school district web site for qualifications and the application process
- Separate email notification to expiring term members thanking them for service and giving them notice that they can reapply through this process

### Minimum Qualifications

- A budget committee consists of the governing body and equal number of budget committee appointees. Seven Budget Committee Members needed. If we cannot fill all positions, we must demonstrate that attempts were made.
- Must be registered voters in the district
- Cannot be officers, agents, or employees of the district
- Serve 3 year terms (terms are staggered)
- All members (including board members) have equal authority
- There are no term limits for Budget Committee members, so members can reapply.
- Must serve without compensation

### Application Submission

- Online via posted application form
- Physical mailing applications sent to Eugene School District 4J School Board, Attention: Finance Director Matt Brown, 200 N Monroe, Eugene, OR 97402, received November 3<sup>rd</sup>.
- Email applications to [brown\\_mat@4j.lane.edu](mailto:brown_mat@4j.lane.edu) by November 3<sup>rd</sup>.

### Deadline

- Application deadline is November 3<sup>rd</sup> at 5 PM
  - Applications must include all requested information
  - Applicants are responsible for ensuring their applications are complete

### Review of Application Information

- School board will have November to review all applications
- Finance Director will confirm all minimum qualifications
- Finance Director will provide board secretary applications to send to all board members
- The board will meet if needed and vote on budget committee members on 12/4

### Selection Process

- Board secretary includes applications in December 4<sup>th</sup> public packet
- In the meeting, each Board member will name up to five candidates recommended in ranking order
- Board members cannot name a candidate multiple times
- No discussion is required during the initial selection process
- Choices/rankings are based on the application materials submitted and answers to questions on the application.
- Finance Director will compile and report the results.
- If there are less candidates than open positions there will be a second round of application requests in December to fill remaining seats with a similar process.
- If the Board is unable to reach a decision, they will reconvene on January 3<sup>rd</sup> for further deliberations and voting.
- A formal motion is made and seconded and the Board votes on the candidates to appoint to the budget committee.



**Eugene School District 4J**  
200 North Monroe Street  
Eugene, OR 97402-4295  
541-790-7700  
*www.4j.lane.edu*

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### Budget Committee Application

PLEASE PRINT OR TYPE:

Name \_\_\_\_\_  
(First) (Middle) (Last)

Home Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address, If different from home: \_\_\_\_\_

If you have or have had children in Eugene School District schools, what schools have they attended (Indicate whether attendance is past or present):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present Occupation and Employer: \_\_\_\_\_

What educational institutions have you attended (high school, college, graduate school)?

\_\_\_\_\_  
\_\_\_\_\_

In what school-related or other community activities have you been involved in during the past 10 years and what are your present community activities?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Would work, home, health, or community commitments allow you to participate fully on the Budget Committee?

\_\_\_\_\_

Why do you wish to serve on the Budget Committee? \_\_\_\_\_

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Why do you think you can personally contribute to the Budget Committee if you are appointed?

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Please supply any additional information which you think is pertinent, or make comments.

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Optional: Attach Resume (no more than 1 page front/back)

If appointed, I will fulfill my duties as budget committee member to the best of my ability.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## ITEM FOR FUTURE ACTION AT A FUTURE MEETING (First Read)

**Date of Meeting:**  
November 1, 2023

**Title:**  
Vote on Oregon School Board Associations (OSBA) Elections

**Presenter**  
Maya Rabasa, Board Chair

**Description:**  
Oregon School Board Associations (OSBA) 2023 Election includes two Resolutions, Board Position #6 and Legislative Policy Committee #6:

- Resolution 1 – Creates the Oregon Rural School Board Members Caucus and designate a seat on the OSBA Board of Directors and Legislative Policy Committee.
- Resolution 2 – Adopts the proposed amendments to the OSBA Bylaws.
- OSBA Board Position #6 Candidate – Linda Hamilton, Lane ESD
- Legislative Policy Committee #6 Candidate – Judy Newman, Eugene 4J

The Oregon School Boards Association is organized as one general state association with up to 23 regionally elected representatives established across 14 geographic regions to support member participation and representation.

In odd-numbered years member boards vote to elect regional representatives for even-numbered positions on the OSBA Board of Directors. Member Boards also vote to elect all regional representatives on the Legislative Policy Committee.

In even-numbered years member boards vote to elect regional representatives for odd-numbered positions on OSBA Board of Directors. Member boards also vote on the OSBA Legislative Priorities and Principles.

Voting is open from November 15 to December 15, 2023. At the November 15, 2023 meeting, the Board will confirm its vote.

**Action**  
The board will vote as a body and staff will record their vote with OSBA.



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**Resolution to Amend Oregon School Boards Association’s  
Bylaws Relating to Composition of the Board of Directors**

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**WHEREAS**, the Oregon School Boards Association (OSBA) was formed in 1946 as a volunteer association of locally elected public school boards and transitioned to a nonprofit corporation under Oregon Revised Statute Chapter 65 as of July 1, 2018; and

**WHEREAS**, the Oregon Rural School Board Advisory Committee has been active and publicly supported by OSBA’s Board of Directors since April 22, 2022; and has developed a mission statement and goals; and has established bylaws; and

**WHEREAS**, the Advisory Committee is ready to elect officers and their Rural Leadership Assembly; and

**WHEREAS**, the Advisory Committee has articulated its mission as follows: “To build collaborative relationships and promote quality education for all students with emphasis on the unique needs of school boards and students in rural communities.”

**WHEREAS**, OSBA’s Board of Directors recognizes the importance of the Advisory Committee's value and mission; and

**WHEREAS**, the Advisory Committee has respectfully requested that the Board of Directors submit a resolution to the membership creating the Oregon Rural School Board Members Caucus and designate a seat on the OSBA Board of Directors and Legislative Policy Committee.

**THEREFORE, BE IT RESOLVED** by the OSBA Board of Directors that the proposed bylaws amendment designating a Caucus representative as a voting member of the OSBA Board of Directors and Legislative Policy Committee be submitted to the membership for consideration during the 2023 OSBA election; and

**BE IT FURTHER RESOLVED** that the bylaws with the proposed amendments and a copy of this resolution be forwarded to all association member boards in accordance with OSBA’s adopted elections calendar.

*Submitted by: OSBA Board of Directors*

# **BYLAWS**

**OREGON RURAL SCHOOL BOARD MEMBERS CAUCUS**

**OF THE**

**OREGON SCHOOL BOARDS ASSOCIATION**

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## ARTICLE 1

### CHARTER

The Oregon School Boards Association (the "OSBA") exists solely to perform essential governmental functions and all of its income must accrue to the State of Oregon or its political subdivisions as required under IRC Section 115. OSBA's mission is to improve student success and education equity through advocacy, leadership and service to Oregon public school boards.

OSBA is aware and acknowledges that diversity is a core value of OSBA. OSBA desires to identify areas of concern and causation, convene a caucus of stakeholders, and create a plan to better promote and support the success of rural students.

To this end, The OSBA Board of Directors has formally recognized the Oregon Rural School Board Members Caucus (the "Caucus") to serve as a resource and provide guidance and leadership for these initiatives to the OSBA Board of Directors

The activities of the Caucus shall align with OSBA bylaws as well as complement, not duplicate, OSBA's efforts on behalf of all local governing boards.

## ARTICLE 2

### NAME, MISSION AND GOALS:

**2.1 Name:** This organization shall be known as the Oregon Rural School Board Members Caucus of the Oregon School Boards Association (OSBA).

**2.2 Mission:** To build collaborative relationships and promote quality education for all students with emphasis on the unique needs of school boards and students in rural communities.

**2.3 Goals:**

2.2.1 To elevate the voice of rural school districts and recognize their unique needs.

2.2.2 To build and maintain collaborative relationships between OSBA and rural school boards.

2.2.3 To develop, promote, and advance legislation supporting rural schools and understand the impact of statewide legislation to each rural community and district.

2.2.4 To build collaborative relationships and promote quality education for all students with emphasis on the unique needs of school boards and students in rural communities.

2.2.5 To support school boards in rural communities by prioritizing professional development of rural board members and bringing training and other resources to rural areas.

## ARTICLE 3

### MEMBERSHIP

**3.1 Qualification.** All members must support the purposes and goals of the Caucus as set forth in Article 2.

**3.2 Members.** The Caucus members may include any elected or appointed member of any public board of education in Oregon who are active members in good standing with the Oregon School Boards Association *and serve a school district with a population density of less than 200 people per square mile and/or total school district population less than 20,000 people.* All board members of Oregon Education Service Districts are eligible to participate in the Rural Caucus. If a school board member or district does not meet the aforementioned qualification but feels they are indeed a rural district, an appeal process will be available as outlined in policy. Caucus members may participate in all discussions, vote, and serve as an officer of the Caucus. Members must attend the meeting in person (or virtually) *to vote. Voting by proxy shall not be permitted.*

**3.3 Attendees.** The Caucus may, in its discretion, invite to participate in any meeting or event any other individuals who support the purpose and goals of the Caucus as set forth in Article 2.

**3.4 Membership List.** The Membership list shall be maintained by the Secretary/Treasurer.

## ARTICLE 4

### BUDGET

**4.1 Budget.** The Caucus shall submit an annual budget request as outlined under the OSBA budget process, including approval by the OSBA Board of Directors. The request shall set forth the areas of concern, recommended actions, and annual goals.

## ARTICLE 5

### MEETINGS

**5.1 Annual Meetings.** An annual meeting of the Caucus shall be in conjunction with the OSBA Annual Convention at which time the Caucus shall elect officers and shall conduct other business as may properly be brought before the meeting of the Caucus.

**5.2 Regular and Special Meetings.**

**5.2.1 Regular Meetings.** The Caucus shall meet as often as required to achieve the goals outlined in its annual Work Plan. These meetings shall be scheduled for the year at the Annual Meeting.

**5.2.2 Special Meetings.** Special meetings of the members for any purpose may be called, either in writing or by e-mail, by the President or by a majority of the Executive Committee. Such a request shall state the purpose or purposes of the proposed meeting.

**5.2.3 Place of Meetings.** Regular and special meetings of the Caucus shall be held at any location (or virtually) within Oregon as designated by the President or the Executive Committee.

### 5.3 Notice.

5.3.1 Notice and agenda of every annual meeting, regular or special meeting of members, stating the time and place thereof, shall be posted to the OSBA website, no less than 14 days prior to such meeting.

5.4 **Quorum.** Except as otherwise provided by law, the presence at any meeting of a majority of the Executive Committee shall constitute a quorum.

5.5 **Organization.** The President may determine *in their sole* discretion whether any meeting of the Caucus shall be held in accordance with Robert's Rules of Order.

5.6 **Records.** The President shall see that all correspondence, minutes, agendas, and Charter be sent to and kept on file with OSBA. Minutes from each meeting shall be posted to the OSBA website.

5.7 **OSBA Staff Liaison.** The Executive Director of OSBA shall designate a staff member to serve as a liaison representative to the Caucus. The designee shall not have voting rights.

## ARTICLE 6

### Rural Leadership Assembly

6.1 **Composition.** The Rural Leadership Assembly of the Caucus shall consist of 9 members, and shall include *one representative from each OSBA district with 10 or more districts defined as rural ( Regions 1, 2, 4, 6, 9, and 14), plus 3 at-Large* members. The executive committee (President, Vice-President, Secretary/Treasurer) shall be elected from the body of the Rural Leadership Assembly by the members of the Rural School Board Members Caucus.

6.2 **Terms.** **The Rural Leadership Assembly members shall each serve two-year terms. The President, Vice-President & Secretary/Treasurer shall each serve a one-year term. The President, Vice-President, Secretary Treasurer, Regional Members, and Members-at-Large may serve any number of consecutive terms.** Each officer shall hold office until the term has expired or until a successor has been duly elected and qualified for the position, or until the officer can no longer hold the position because they no longer qualify to be a member of the Caucus as defined in Article 3 above, or because of removal or death.

### 6.3 Nomination and Election

6.3.1 **Nomination.** Rural Leadership Assembly members may be nominated by either (a) the nominating committee, or (b) a caucus member at the annual meeting.

6.3.2 **Election.** The members shall elect the Leadership Council by majority vote at the annual meeting. Positions 1, 4, 9, and at large #1 shall be elected in even numbered years, and positions 2, 6, 14, at large #2 and at large #3 shall be elected in odd numbered years.

### 6.4 Designations

6.4.1 **President.** The President shall preside at all meetings of the Caucus and the Executive Committee. The President shall appoint all standing and special committees and shall be an ex officio member of all committees, except the nominating committee, with voting power. The President shall sign all official reports of the Caucus.

6.4.2 Vice President. The Vice President shall have such duties as from time-to-time may be assigned by the Executive Committee, and in the absence of the President, the Vice-President shall have and perform all the powers and duties of the President.

6.4.3 Secretary/Treasurer. The Secretary/Treasurer shall keep the minutes and records and shall see that all notices are duly given in accordance with the provisions of law and this Charter, and such other duties as from time-to-time may be assigned by the Executive Committee. The Secretary/Treasurer shall maintain a roster of the current membership. The Secretary/Treasurer shall have the responsibility for receiving and disbursing all funds related to the Caucus in coordination with the OSBA liaison. The Secretary/Treasurer shall report regularly to the Executive Committee, shall prepare a written yearly financial report to be distributed to the members at each annual meeting, and shall perform other duties assigned by the Executive Committee.

**6.5 Resignation.** A Leadership Assembly member may resign by filing a written resignation with the President or Secretary/Treasurer of the Caucus or the President of OSBA.

**6.6 Vacancies.** Any vacancy in any office may be appointed for the unexpired portion of the term by a majority of the Leadership Assembly at the next regular or special meeting.

**6.7 Removal.** Any member of the Leadership Assembly who misses more than two meetings out of any four consecutive meetings, *unless they are* excused by the Executive Committee for a valid reason, may *have their* position vacated by action of the Leadership Assembly.

## ARTICLE 7

### EXECUTIVE COMMITTEE

**7.1 Composition.** There shall be an Executive Committee made up of the President, Vice-President, and Secretary/Treasurer.

**7.2 Responsibilities.** *The Executive Committee* shall have the following responsibilities and powers:

- (a) To respond to any inquiry or question from OSBA.
- (b) To act on behalf of the Caucus when deemed necessary by the President.
- (c) To review plans and programs to be presented to the Caucus at its meetings.
- (d) *To give direction to the OSBA liaison on legislative action to come before the state legislature on which there is no formal Caucus policy or resolution.*
- (e) Members of the Executive committee will be elected from the Rural Leadership Assembly.

**7.3 Ratification.** Any actions by the President shall be reported to the Executive Committee as soon as the action has taken place. All actions of the Executive Committee shall be subject to ratification by the Caucus at the next meeting of the members.

**7.4 Administration.** The Executive Committee shall keep regular minutes of its proceedings and all actions by the Executive Committee shall be reported promptly to the membership. Such actions shall be subject to review by the membership, provided that no rights of third parties shall be affected by such review.

**ARTICLE 8**

**COMMITTEES**

The President may establish committees of 2 or more members to serve at the discretion of the President. These committees would consist of such persons and perform such duties as the President designates from time to time; provided, however, that the committees may not act on behalf of the Caucus but may make recommendations to the Caucus for approval. The Chair of any such committee shall be a member of the Leadership Assembly.

**ARTICLE 9**

**SEAT ON THE OSBA’S BOARD OF DIRECTORS AND LEGISLATIVE POLICY COMMITTEE**

9.1 The Caucus shall appoint one officer from the Rural Leadership Assembly to serve as liaison to the OSBA Board of Directors and to be a voting member of the OSBA Board of Directors for a two year term. That liaison shall hold all of the rights and responsibilities of a member of the OSBA Board of Directors.

9.2 The Caucus shall appoint one member from the Rural Leadership Assembly to serve on the Legislative Policy Committee for a term of two years.

**ARTICLE 10**

**GENERAL PROVISIONS**

**10.1 Amendment of Bylaws**

10.1.1 Bylaws may be altered, amended, or replaced by a majority vote of the members of the Caucus who are present and voting at the annual meeting.

10.1.2 Notice of proposed bylaws changes shall be in the annual meeting agenda and sent to all members 15 days prior to the annual meeting.

10.1.3 Omissions from this Charter shall be governed by Robert’s Rules of Order, when they do not conflict with the Charter.

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The foregoing charter was adopted by the active membership of the OSBA Rural Caucus on (\_\_\_\_)month (\_\_\_\_) date (\_\_\_\_) year.



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**Resolution to Ammend the OSBA's 2018 Bylaws**

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**WHEREAS**, the Oregon School Boards Association (OSBA) was formed in 1946 as a volunteer association of locally elected public school boards; and

**WHEREAS**, in 2017, through a vote of the Membership, OSBA was incorporated under ORS Chapter 65 to nonprofit status and Bylaws replaced the Constitution.

**WHEREAS**, in 2018, through a vote of the Membership, the Bylaws were amended to expand the OSBA Board of Directors and the Legislative Policy Committee with representatives from the School Board Members of Color Caucus.

**WHEREAS**, The Bylaws have not been amended since 2018, the OSBA Board of Directors determined, based on its review of the proposed changes, that it was in the membership's best interest to amend the Bylaws; and

**WHEREAS**, the following only reflects a high-level overview of the proposed changes, all changes are reflected in the proposed bylaws.

- Clarification of the Membership voting process for both resolutions and bylaw amendments.
- Clarification of an exception to the term limits for the OSBA director serving as immediate past president.
- Clarification of the definition of a quorum for the OSBA Board of Directors.
- Combining the Finance and Budget Committees and outline the terms of the members.
- Adding a Rural School Boards Caucus representative to the Board of Directors and the Legislative Policy Committee (LPC).
- Adding language to reflect the School Board Members of Color Caucus representation on the LPC, which was inadvertently omitted during the 2018 amendment.
- Adding information regarding the PACE Board of Trustees under the Committees and Caucus section of the Bylaws.
- Adding language stating caucuses must comply with OSBA policies/guidelines and adding language to establish the Rural caucus.
- Edits to grammar, punctuation, and language for readability.

**WHEREAS**, after reviewing the recommended OSBA Bylaws as proposed by staff and legal counsel, the OSBA Board of Directors supports the recommendation to amend the Bylaws:

**THEREFORE, BE IT RESOLVED** by the OSBA Board of Directors that the proposed Bylaws be submitted to the membership for consideration during the 2023 OSBA election; and

**BE IT FURTHER RESOLVED** that the proposed Bylaws and a copy of this resolution be forwarded to all member boards of the Association in accordance with the OSBA Board of Directors adopted elections calendar.



# BYLAWS

As Amended by the Membership: December 2018  
Suggested Revisions: September 23, 2023

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## SECTION 1 PURPOSE

~~A.~~ The Oregon School Boards Association (the “Association”) exists solely to perform essential governmental functions and all of its income accrues to the State of Oregon or its political subdivisions as required under IRC Section 115. In particular, the Association’s mission and purpose are as follows:

~~B.A.~~ To work for the general advancement and improvement of the education of all public school children of the State of Oregon.

~~C.B.~~ To gather and disseminate information pertinent to the successful operation of public schools.

~~D.C.~~ To work for the most efficient and effective organization of public schools of this state. “Public schools” include local school districts, education service districts, the State Board of Education and community colleges classified as a political subdivision.

~~E.D.~~ To work for adequate and dependable financial support for the public schools of this state.

~~F.E.~~ To study all legislation which affects the public schools of Oregon and to support and work for that which appears to be desirable and to keep members informed thereof. To propose and work for the enactment of proper educational legislation.

~~G.F.~~ To encourage the establishment and maintenance of best practices and high standards in the conduct and operation of the public school educational system.

~~H.G.~~ To study and interpret educational programs and to relate them to the needs of pupils.

~~I.H.~~ To promote public understanding of the role of school boards and school board members in the improvement of education.

~~J.I.~~ To conduct seminars, conferences, and research projects in the various aspects of education for the benefit of members.

~~K.J.~~ To endeavor to implement the policies, beliefs and resolutions of the Association members and board of directors.

~~L.K.~~ To do such other things as the member boards or board of directors may deem appropriate for the accomplishment of these and other purposes which tend to improve public education.

~~M.L.~~ To enter into such cooperative agreement with members for the pooling of resources and the provision of services as may result in the more efficient utilization of district resources and accrue to their financial advantage.

## SECTION 2 MEMBERS

**2.1 Admission.** All members must qualify as (1) a “political subdivision” as defined under Treas Reg § 1.103-1(b) and Revenue Ruling 78-276, 1978-2 CB 256 and (2) as one of the following:

**2.1.1** Local School District as defined under ORS Chapter 332;

- 2.1.2** Education Service District as defined under ORS Chapter 334;
- 2.1.3** Community College District as defined under ORS Chapter 341;
- 2.1.4** State Board of Education as defined under ORS Chapter 326; and
- 2.1.5** Any other governmental educational organization qualifying as a political subdivision, as approved by resolution of the board of directors.

**2.2 Dues.** Annual dues shall be set by majority vote of the members and shall be based on resident Average Daily Membership (ADMr) as of December 31 of the preceding year as reported to the Oregon Department of Education. Dues shall be payable on July 1 of each year and shall become delinquent on September 1 of each year. Member status shall automatically terminate for members failing to pay dues by September 1 unless an extension is requested and granted by the board of directors.

**2.3 Reserved Powers of the Members.** The following corporate actions require the consent and approval of the members:

- 2.3.1** Election and removal of directors;
- 2.3.2** Election and removal of the Legislative Policy Committee (“LPC”) members;
- 2.3.3** Approval of resolutions to effectuate any of the following:
  - (a) Adoption, amendment, or restatement of the articles of incorporation or bylaws;
  - (b) Modification to the region descriptions set forth in Section 2.6.1; and the
  - (c) Dissolution, merger, or the sale, pledge, or transfer of all or substantially all of the Association’s assets.

**2.4 Voting Power.**

**2.4.1 Election of Directors and LPC Members.** For the purposes of nominating and electing directors and LPC members, each member shall have one vote.

**2.4.2 Resolution.** For the purposes of approving a resolution, each member shall have one vote on all resolutions except as follows:

- (a) K-12 Local Districts with an ADMr between 15,600 and 23,400 shall have two votes.
- (b) K-12 Local Districts with an ADMr between 23,400.1 and 31,200 shall have three votes.
- (c) K-12 Local Districts with an ADMr between 31,200.1 and 39,000 shall have four votes.

- (d) K-12 Local Districts with an ADMR ~~between of~~ 39,000.1 ~~and above or more~~ shall have five votes.

## **2.5 Process of Approval of Member Resolutions.**

**2.5.1** Generally, members shall approve resolutions annually by ballot vote. Members or the board of directors may submit a resolution for member approval. Such resolutions shall be submitted to the board of directors no later than September 30th. The board of directors shall distribute all timely submitted resolutions, together with an official ballot, to the members no later than October 15. Members shall vote by ballot submitted to the board of directors no later than December 15.

**2.5.2** The board of directors may call a special meeting of the members under Section 2.9, as necessary.

## **2.6 Regional Election of Directors and LPC Members**

**2.6.1 Regional Voting.** For the purposes of nominating and electing the board of directors and LPC members, the Association members shall be organized into and represented by region:

- (a) Eastern Region includes all of the members located in the counties of Baker, Grant, Malheur, Union, Wallowa, and Wheeler.
- (b) Gorge Region includes all of the members located in the counties of Gilliam, Morrow, Sherman, Umatilla, and Wasco.
- (c) Central Region includes all of the members located in the counties of Crook, Deschutes, and Jefferson.
- (d) Southeast Region includes all of the members located in the counties of Harney, Klamath, and Lake.
- (e) Southern Region includes all of the members located in the counties of Jackson and Josephine.
- (f) Lane Region includes all of the members located in the county of Lane.
- (g) Clackamas Region includes all of the members located in the county of Clackamas and Hood River.
- (h) Douglas/South Coast Region includes all of the members located in the counties of Coos, Curry, and Douglas.
- (i) Linn, Benton, Lincoln Region includes all of the members located in the counties of Benton, Lincoln, and Linn.
- (j) Marion Region includes all of the members located in the county of Marion.

(k) Yamhill, Polk Region includes all of the members located in the counties of Polk and Yamhill.

(l) North Coast Region includes all of the members located in the counties of Clatsop, Columbia, and Tillamook.

(m) Washington Region includes all of the members located in the county of Washington.

(n) Multnomah Region includes all of the members located in the county of Multnomah.

Members shall be assigned to the region in which their main administrative office is located. If a member's district boundaries span more than one region, the member board must declare which region it intends to vote and shall vote only in that region.

**2.6.2** Regional elections shall be taken by majority vote of the members within the region.

**2.7 Modification of Regions.** A formal review of the regional organizations described in Section 2.6.1 shall be conducted by the board of directors at least every three years commencing with 2017. Any recommended changes to the regional organization shall be submitted to the members in the form of a resolution in accordance with the provisions of Section 2.11.

**2.8 Annual Meetings.** An annual meeting of members shall be held in November of each year unless a different date or time is fixed by the board of directors and stated in the notice of the meeting. Failure to hold an annual meeting on the stated date shall not affect the validity of any corporate action. At the annual meeting, the president and secretary-treasurer of the board of directors, any other officer or person whom the president may designate, shall report on the state of the Association, the activities and financial condition of the Association.

**2.9 Special Meetings.** A special meeting of members shall be held upon the call of the president or 25 percent of the board of directors. All members shall be officially notified of a special meeting by written notice, mailed via U.S. mail or electronic mail to all members at least 15 days prior to the date of the meeting. Such notice shall include a description of all agenda items and any matters to be voted upon by the members, the place and time of the meeting, and instructions describing the method by which members can participate by telephone or video. Notice shall also comply with all procedures and include any information as required by ORS Chapter 192.

**2.10 Telephonic/Video Meetings.** The board of directors may permit any member to participate in an annual or special meeting, or conduct the meetings through, use of any means of communication by which all persons participating may simultaneously hear each other during the meeting. A member participating in the meeting by this means is deemed to be present in person at the meeting.

**2.11 Place of Meetings.** Meetings of the members shall be held at any place in or out of Oregon designated by the board of directors. If a meeting place is not designated by the board of directors, the meeting shall be held at the Association's principal office.

**2.12 Action by Written Ballot.** Any action required of the members will be taken by written ballot and or permitted to be taken at a members' meeting may be taken without a meeting if the Association will delivers a written ballot to every member entitled to vote on the matter. ~~A written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approval by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds a quorum of the members, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast is the same as the number of votes cast by ballot. A written ballot shall set forth each proposed action, indicate the number of responses needed to meet the quorum requirements, state the percentage of approvals necessary to approve each matter, and specify a reasonable time by which a ballot must be received by the Association in order to be counted. Once delivered, a written ballot may not be revoked.~~

~~**2.13 Unanimous Written Consent.** Any action required or permitted to be taken at a members' meeting may be taken without a meeting if the action is taken by all members entitled to vote on the matter. The action shall be evidenced by one or more written consents describing the action taken, signed by each member, and included in the minutes or filed with the corporate records reflecting the action taken. Action taken under this section is effective when the last member entitled to vote on the matter signs the consent, unless the consent specifies an earlier or later effective date.~~

~~**2.13 Quorum and Voting.** A quorum of the members shall consist of those votes represented at a meeting of the members. If a quorum is present when a vote is taken, the affirmative vote of a majority of the votes represented and voting when the action is taken is the act of the members except to the extent that the articles of incorporation, these bylaws, or applicable law require the vote of a greater number of members. A quorum of the members shall consist of a majority of members in good standing at the time the ballots are to be returned to the association.~~

~~**2.1.4 Approval:** With the exception of approving amendments to the Association's bylaws, which is outlined in Section 7.1 of these bylaws, approval by written ballot is effective when:~~

~~2.14.1 The number of votes cast by ballot equals or exceeds a quorum of the members;  
and~~

~~2.1.4.2 The number of approvals equals or exceeds a majority of the number of returned ballots.~~

## **SECTION 3 DIRECTORS**

**3.1 Powers.** Except as provided under Section 2.2, all corporate powers shall be exercised by or under the authority of and the affairs of, are managed under the direction of a-the board of directors. The board of directors shall adopt policies defining specific obligations of the board of directors.

**3.2 Qualifications.** Directors must serve on the board of a member of the Association throughout the duration of their term, with the exception of the director serving as past president.

**3.3 Number.** The board of directors shall consist of not fewer than three nor more than 24-25 persons. The number of directors may be fixed or changed periodically, within the minimum, and maximum by the members.

**3.4 Term.** Directors shall take office on January 1 and shall serve for a term of two calendar years or until their successors are elected and qualified. Terms shall be staggered as per the election calendar.

**3.4.1** Directors who took office prior to January 1, 2018, and are re-elected may serve for any number of terms as long as they continuously remain members of the board of directors.

**3.4.2** Directors taking office on or after January 1, 2018, may serve five consecutive two-year terms and, if eligible, may rerun after a two-year hiatus.

**3.4.3** If a director serving as immediate past an officer/president requires additional time beyond the term limits outlined above, the term limits will be held in abeyance to allow the director to complete their term as immediate past president.

**3.5 Composition.** The board of directors will be comprised of up to 23 regionally elected directors, one designated director as defined in the bylaws of the Oregon School Board Members of Color Caucus, one designated director as defined in the bylaws of the Oregon Rural School Boards Caucus and ex-officio nonvoting members as delineated in Section 3.5.4.

**3.5.1 Regional Elected Directors.** Each region, as described under Section 2.6.1, shall elect one director except as follows:

- (a) Clackamas Region shall elect two directors;
- (b) Marion Region shall elect two directors;
- (c) Washington Region shall elect three directors; and
- (d) Multnomah Region shall elect three directors.
- (e) Provided, however, that if the president or immediate past president of the board of directors is a representative director from a region that elects only one director, that region shall elect an additional director or directors to serve for the duration of the president and/or the immediate past president's term.

**3.5.2 Regional Election.** The nomination and election of directors shall be in accordance with the elections calendar annually adopted by the board. Each regional candidate for a director position shall be nominated by a member within the region by means of a nomination form. The board of directors shall distribute notice of position vacancies, candidate information packets, and official nomination forms to all incumbent directors and members in electing regions. To nominate a director candidate, one or more of the members in the region must timely submit to the board of directors a formal resolution or motion of the member and the completed nomination form(s). Nominations in regions where there is more than one open director position shall indicate the numbered position for which the nomination is being submitted. Each member in a region shall have one vote in the regional elections for the board of directors. The director candidate receiving a majority of the votes of the members shall be elected. In cases where there are more than two candidates nominated for any position, and none receives a majority of the votes cast, a second ballot

shall be required between the two candidates receiving the highest number of votes; the one receiving a majority of the votes is elected.

**3.5.3 Designated Representative.** ~~In accordance with their bylaws, caucuses of OSBA, The Oregon School Board Members of Color Caucus~~ shall appoint an officer a representative of the Caucus to serve as a director of the Association. ~~The appointee, as defined in the Caucus bylaws representative must, shall~~ be an elected or appointed member of any public board of education in Oregon who is an active member in good standing with the Association. All Association bylaws and policies shall apply to the designated representative serving as the Caucus' director of the Association.

**3.5.4 Ex-Officio.** The following individuals or their designee may serve as ex-officio nonvoting advisors to the board of directors:

- (a) Any director of the National School Boards Association elected from Oregon;
- (b) Any officer of the National School Boards Association, National School Boards Advocacy Committee, or an officer of the NSBA Pacific Region.
- (c) The immediate past president of the Oregon Association of School Executives;
- (d) The immediate past president of the Confederation of School Administrators;
- (e) The board section president of the Oregon Association of Education Service Districts;
- (f) The board section president of the Oregon Community College Association;
- (g) The chair of the State Board of Education; and
- (h) Any other person as the board of directors may appoint.

**3.6 Vacancies.** In the event that any director position<sub>7</sub> other than the immediate past president is vacant during the term of office, the remaining directors may appoint an interim director from the same region to serve until December 31 of the same year. If the board of directors cannot recruit a candidate from the region<sub>2</sub>, they may appoint a person from a contiguous region to serve as director representing the open region. An individual appointed as a director from a contiguous region is not eligible to serve as an officer of the board. The members shall elect, using the procedures in Section 3.5.2, an interim director to serve from January 1 of the next year until the end of the remaining term. If there is a vacancy in an OSBA caucus-designated director position~~the Members of Color Caucus' director position~~, then the ~~Caucus-caucus~~ shall, as set forth in Section 3.5.3, appoint a new Caucus caucus officer-representative to serve the remaining term.

**3.7 Resignation.** A director may resign at any time by delivering written notice to the president or the secretary. A resignation is effective when notice is effective under ORS 65.034 unless the notice specifies a later effective date. Once delivered, a notice of resignation is irrevocable unless revocation is permitted by the board of directors.

**3.8 Removal.** A director may be removed for cause by vote of two-thirds majority of the directors. A director may be removed with or without cause by a majority vote of the members who elected the director. The board may provide guidance or adopt and amend policies regarding what types of actions the board considers to be sufficient cause for removal.

**3.9 Meetings.** An annual meeting of the board of directors shall be held immediately after, and at the same place as, the annual meeting of members. If the time and place of any other directors' meeting is regularly scheduled by the board of directors, the meeting is a regular meeting. All other meetings are special meetings. A special meeting of the board of directors may be called by the president or the president-elect or 20 percent of the board of directors. The board of directors may hold annual, regular or special meetings at any location in ~~or out of~~ the State of Oregon.

**3.10 Notice of Meetings.** All members shall be officially notified of a special meeting by written notice delivered personally, by telephone or electronic mail to all directors at least 48 hours prior to the date of the meeting. Such notice shall include a description of all agenda items and any matters to be voted upon by the directors, the place and time of the meeting, and instructions describing the method by which directors can participate by telephone or video. Notice shall also comply with all procedures and include any information as required by ORS Chapter 192.

**3.11 Waiver of Notice.** A director may at any time waive any notice required by these bylaws. A director's attendance at or participation in a meeting waives any required notice to the director of the meeting unless the director, at the beginning of the meeting or promptly upon the director's arrival, objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to any action taken at the meeting. Except as provided in the preceding sentence, any waiver must be in writing, must be signed by the director entitled to the notice, must specify the meeting for which the notice is waived, and must be filed with the minutes or the corporate records.

~~**3.12 Quorum and Voting.** A quorum of the board of directors shall consist of a majority of the number of directors in office immediately before at the time the meeting begins. If a quorum is present when a vote is taken, the affirmative vote of a majority of the directors present when the action is taken is the act of the board of directors except to the extent that the articles of incorporation, these bylaws, or applicable law require the vote of a greater number of directors.~~

~~**3.123.13 Voting:** If a quorum is present when a vote is taken, the affirmative vote of a majority of the directors present when the action is taken is the act of the board of directors except to the extent that the articles of incorporation, these bylaws, or applicable law require the vote of a greater number of directors.;~~

~~**3.133.14 Presumption of Assent.** A director who is present at a meeting of the board of directors when corporate action is taken is deemed to have assented to the action taken unless:~~

- (a) The director objects at the beginning of the meeting, or promptly upon the director's arrival, to holding the meeting or transacting the business at the meeting; and
- (b) The director's dissent from the action taken is entered in the minutes of the meeting.

**3.143.15 Compensation.** Directors and members of committees may receive reimbursement of such expenses as may be determined by resolution or policy of the board of directors to be just and reasonable. Directors shall not otherwise be compensated for service in their capacity as directors.

**3.153.16 Director Conflict of Interest.** The Association shall maintain a Conflict of Interest policy the terms of which comply with ORS 65.361 and ORS Chapter 244. The board of directors shall annually review and notify its members and directors of the current Conflict of Interest policy. Each director shall annually complete and return a Conflict of Interest statement.

## SECTION 4 COMMITTEES AND CAUCUSES

**4.1 Standing Committees.** The board of directors shall maintain the standing committees described below:

**4.1.1 Executive Committee.** The executive committee shall consist of five officers of the board of directors: the president as chairman, the president-elect, the vice president, the secretary-treasurer and the immediate past president. The executive committee may act, pursuant to delegation of authority to such committee by the board of directors, in place and instead of the board of directors between board meetings on all matters except those specifically reserved to the board under the terms of the bylaws. Actions of the executive committee shall be reported to the board by mail, email or at the next board meeting.

**4.1.2 Finance Committee.** The finance committee shall be appointed by the president and shall be composed of members from Oregon public school districts, education service districts, and community colleges with boards that meet all criteria to be Association voting members. The members shall include, but are not limited to, the Association secretary/treasurer and vice president, one Association board director from the PACE board, one district business official and one at-large board member. ~~The finance committee shall operate within the guidelines of the corporation's investment policy and the Finance Committee Operating Manual.~~

(a) Finance committee members serve for a term of two (2) years unless they are appointed to replace a member who left the committee before finishing their two-year term, in which case the member will serve the remainder of the two-year term.

(b) The finance committee shall operate within the guidelines of the corporation's investment policy guidelines and the Finance Committee Operating Manual Guidelines.

**4.1.24.1.3 Legislative Policy Committee.** The board of directors shall maintain a Legislative Policy Committee (LPC).

(a) Purpose. The LPC shall develop legislative policies which are recommended to and approved by the members as a resolution proposed by the board of directors and voted on by the membership in accordance with Section 2.4. The LPC also advises the executive director and staff during legislative sessions.

(b) Composition. The LPC shall be composed of the voting members of the board of directors and the regional representatives elected under the procedures defined in 4.1.3(c) and (d) and one designated voting member as defined in the bylaws of the Oregon School Board Members of Color Caucus and the Oregon Rural School Boards Caucus. All committee members must be elected or appointed directors of a member. The vice president of the ~~board~~ board of directors shall chair the LPC.

(c) Nomination. The board of directors shall cause the nomination form to be distributed to all members in eligible regions. A member may nominate a candidate to the LPC and shall do so by formal resolution of the member and timely submission of the nomination form(s) to the office of the Association. Nominations in regions where there is more than one representative position shall indicate the numbered position for which the nomination is being submitted. Nominations will be closed by a date identified in the elections calendar adopted by the board.

(d) Election. Each LPC member shall be elected by majority of member boards of a region. Each region shall elect the number of LPC members as described in Section 3.5, without regard to Section 3.5.1(d). Such elections shall be held using the procedures described in Section 3.5.2.

~~(e)~~ Term. Each committee member shall take office on January 1 in even numbered years and serve for a term of two (2) years.

Vacancies. In the event that there is a vacancy on the LPC, the board of directors may appoint an interim LPC member from the same region to fill the unexpired term of office. If the board of directors cannot recruit an LPC member from the region, they may appoint a person from a contiguous region to serve to represent the open region to fill the unexpired term of office.

4.1.4 PACE Trustees: The board of directors shall appoint the trustees of the OSBA Property and Casualty Coverage for Education Trust ("PACE"). As per the PACE bylaws Restated Trust Agreement, the PACE trustees shall nominate trustee candidate(s) to the OSBA board of directors. The nominees shall be elected by the OSBA Board of Directors. If the list of candidates is not acceptable by the board of directors, the PACE trustees will continue to submit nominated candidate(s) for consideration until accepted by the board of directors.

(a) PACE Trustees taking office on or after January 1, 2023, may serve three consecutive three-year terms and, if eligible, may return after a one-year hiatus.

**4.2 Other Board Committees.** The board of directors may create one or more committees of the board of directors and appoint directors and representatives of members to serve on such committee. The creation of a committee and the appointment of directors and member representatives to the committee must be approved by a majority of all directors in office when the action is taken. The provisions of these bylaws governing meetings, action without meetings, notice and waiver of notice, and quorum and voting requirements of the board of directors shall apply to committees and their members as well. Committees of the board of directors may, to the extent specified by the board of directors, exercise the authority of the board of directors; provided, however, that no committee of the board of directors may:

- (a) Authorize distributions, provided that this restriction does not apply to payment of value for property received or services performed or payment of benefits in furtherance of the Association’s purposes;
- (b) Approve or recommend dissolution, merger, or the sale, pledge, or transfer of all or substantially all of the Association’s assets;
- (c) Elect, appoint, or remove directors or fill vacancies on the board or on any of its committees; or
- (d) Adopt, amend, or repeal the articles of incorporation or bylaws.

**4.3 Advisory Committees.** The board of directors may create one or more other committees. Members of these committees need not be members or directors, but at least one director shall serve on each such committee. These committees shall have no power to act on behalf of, or to exercise the authority of, the board of directors, but may make recommendations to the board of directors.

**4.4 Caucuses.** Caucuses shall exist to enhance the work of the Association by addressing the unique needs of member districts. Caucuses shall:

**4.4.1** Clearly articulate the vision, mission and goals of the Caucus.

**4.4.2** Adopt bylaws for operating, programming and governing within the context of the Association bylaws described herein.

**4.4.3** Comply with Association policies and guidelines.

**4.4.34.4.4** Caucuses shall be added or eliminated to this provision through the amendment process described in these bylaws.

**4.4.5** With the adoption of this section, the The Oregon School Board Members of Color Caucus is was established by a vote of the membership in 2018.

**4.4.5** With the adoption of this sections, the Oregon Rural School Boards Caucus is established.

**4.5 Administration.** Each committee and caucus shall prepare minutes of each of its meetings, and such minutes shall be kept on file at the Association’s principal office and made available on request to any member of the board of directors. Each committee and caucus shall also report on its activities at the regular meetings of the board of directors. Each committee and caucus shall comply with the public meetings laws requirements under ORS Chapter 192.

## **SECTION 5 OFFICERS OF THE BOARD OF DIRECTORS**

**5.1 Appointment.** The board of directors shall elect officers by majority vote at least 10 days prior to the November member meeting. In cases where there are more than two candidates nominated for any position, and none receives a majority of the votes, a second ballot shall be

required between the two candidates receiving the highest number of votes. The one receiving a majority of the votes is elected.

**5.2 Designation.** The officers of the Association shall be a president, president-elect, past president, vice president, a secretary-treasurer, and such other officers as the board of directors may appoint.

**5.3 Compensation and Term of Office.** Officer terms are one calendar year. No officer except the secretary-treasurer shall serve two consecutive terms in the same office unless the director completed a term for another officer who was unable to complete a term and is then voted into the same position the following year. The secretary-treasurer may serve up to two consecutive one-year terms. Directors and members of committees may receive reimbursement of such expenses as may be determined by resolution of the board of directors to be just and reasonable. Directors shall not otherwise be compensated for service in their capacity as directors.

**5.4 Removal and Resignation.** Any officer may be removed, either with or without cause, at any time by action of the board of directors. An officer may resign at any time by delivering notice to the board of directors, the president, or the secretary-treasurer. A resignation is effective when the notice is effective under ORS 65.034 unless the notice specifies a later effective date. If a resignation is made effective at a later date and the Association accepts the later effective date, the board of directors may fill the pending vacancy before the effective date if the board of directors provides that the successor does not take office until the effective date. Once delivered, a notice of resignation is irrevocable unless revocation is permitted by the board of directors. No removal or resignation shall prejudice the rights of any party under a contract of employment.

**5.5 Officers.** The officers of the Association are as follows:

**5.5.1 President:** The president shall preside at all member meetings of the Association and of the board of directors; shall appoint, committees subject to the approval of the board of directors; shall call all regular and special meetings as provided herein; shall be ex-officio voting member of all committees. The president shall automatically serve as immediate past president for the following term. The president serves for a term of one calendar year.

**5.5.2 President-elect:** In the absence of the president, the president-elect shall assume the powers and duties of the president, and when a vacancy occurs in the office of president, shall serve in that capacity for the remainder of the term. The president-elect shall automatically serve as president for the following term, even if required to fill an uncompleted term as president. In addition, the president-elect shall assume duties related to the oversight of Association member elections and resolutions processes and such other administrative duties as are assigned by the president. The president-elect serves for a term of one calendar year.

**5.5.3 Vice president:** In the absence of the president-elect shall assume the powers and duties of the president-elect. The vice president shall also serve as the chair of the LPC. The vice president serves for one calendar year.

**5.5.4 Secretary-treasurer:** The secretary-treasurer shall be responsible for keeping in a suitable minute book accurate minutes of all board of director meetings; shall carry on official correspondence of the Association; shall arrange for proper banking facilities; and shall receive, account for and disburse funds in a businesslike manner as provided for by the board of directors; shall see that the minutes of the previous meetings are read, and shall give an itemized and detailed report of the financial condition of the Association at each annual meeting and at such other times as may be required by the board of directors. Such duties of the secretary-treasurer as may be specified by the board of directors may be delegated to the executive director or a designated member of the staff. The secretary-treasurer serves for a term of one calendar year.

**5.5.5 Immediate past president:** The immediate past president shall advise and counsel with other officers. The immediate past president chairs the officer succession planning process. The past president serves for one calendar year.

**5.5.6 Assistants:** The board of directors may appoint or authorize the appointment of an assistant to the secretary-treasurer. Such assistant may exercise the powers of the secretary-treasurer, as the case may be, and shall perform such duties as are prescribed by the board of directors.

## SECTION 6 NONDISCRIMINATION

The Association shall not discriminate in providing services, hiring employees, or otherwise, upon the basis of gender, race, creed, marital status, sexual orientation, religion, color, age, disability, or national origin.

## SECTION 7 GENERAL PROVISIONS

### 7.1 Amendment of Bylaws.

**7.1.1** Amendments to the bylaws may be initiated by the board of directors or submitted by a member to the board of directors. ~~Amendments must be approved by a vote of two-thirds majority of the members at any regular or special meeting. The board of directors shall provide written notice to the members containing a statement that the members will be asked to approve the amendment and a copy of the proposed amended bylaws. Such notice shall be provided by US mail or email at least 15 days prior to the member meeting at which the vote will take place.~~

7.1.2 The board of directors shall provide written notice to the members containing a statement that the members will be asked to approve the amendment and a copy of the proposed amended bylaws.

7.1.3 Action by Written Ballot: The Association will deliver a written ballot to every member entitled to vote on the matter. The ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action and specify a reasonable time by which a ballot must be received by the Association in order to be counted. Once delivered, a ballot may not be revoked.

7.1.4 Approval: Approval by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds a quorum of the members, and the number of approvals equals or exceeds two-thirds majority of the number of the returned ballots.

7.1.5 Quorum: A quorum of the members shall consist of a majority of members in good standing at the time the ballots are to be returned to the Association.

7.1.27.1.6 Whenever an amendment or new bylaw is adopted, it shall be copied in the minute book with the original bylaws in the appropriate place. If any bylaw is repealed, the fact of repeal and the date on which the repeal occurred shall be stated in such book and place.

**7.2 Inspection of Books and Records.** All books, records, and accounts of the Association shall be open to inspection by the directors in the manner and to the extent required by law.

**7.3 Checks, Drafts, Etc.** All checks, drafts, and other orders for payment of money, notes, or other evidences of indebtedness issued in the name of or payable to the Association shall be signed or endorsed by such person or persons and in such manner as shall be determined by resolution of the board of directors.

**7.4 Deposits.** All funds of the Association not otherwise employed shall be deposited to the credit of the Association in those banks, trust companies or other depositories as the board of directors or officers of the Association designated by the board of directors select, or be invested as authorized by the board of directors.

**7.5 Loans or Guarantees.** The Association shall not borrow money and no evidence of indebtedness shall be issued in its name unless authorized by the board of directors. This authority may be general or confined to specific instances. Except as explicitly permitted by ORS 65.364, the Association shall not make a loan, guarantee an obligation or modify a pre-existing loan or guarantee to or for the benefit of a director or officer of the Association.

**7.6 Execution of Documents.** The board of directors may, except as otherwise provided in these bylaws, authorize any officer or agent to enter into any contract or execute any instrument in the name of and on behalf of the Association. Such authority may be general or confined to specific instances. Unless so authorized by the board of directors, no officer, agent, or employee shall have any power or authority to bind the Association by any contract or engagement, or to pledge its credit, or to render it liable for any purpose or for any amount.

**7.7 Insurance.** The Association may purchase and maintain insurance on behalf of an individual against liability asserted against or incurred by the individual who is or was a director, officer, employee, or agent of the Association, or who, while a director, officer, employee, or agent of the Association, is or was serving at the request of the Association as a director, officer, partner, trustee, employee, or agent of another foreign or domestic business or nonprofit corporation, partnership, joint venture, trust, employee benefit plan, or other enterprise; provided, however, that the Association may not purchase or maintain such insurance to indemnify any director, officer, or agent of the Association in connection with any proceeding charging improper personal benefit to the director, officer, or agent in which the director, officer, or agent was adjudged liable on the basis that personal benefit was improperly received by the director, officer, or agent.

**7.8 Fiscal Year.** The fiscal year of the Association shall begin on the first day of July 1 and end on the last day of June in each year.

**7.9 Severability.** A determination that any provision of these bylaws is for any reason inapplicable, invalid, illegal or otherwise ineffective shall not affect or invalidate any other provision of these bylaws.

\* \* \* \* \*

The foregoing bylaws were approved by the membership of the Oregon School Boards Association on December 14, 2018. The original bylaws were duly adopted by the Board of Directors of OSBA on September 15, 2017, and approved by the membership on December 15, 2017.

DRAFT

# OSBA Board of Directors CANDIDATE QUESTIONNAIRE

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Business phone: \_\_\_\_\_

Residence phone: \_\_\_\_\_

Cell phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

District/ESD/CC: \_\_\_\_\_

Term expires: \_\_\_\_\_ Years on board: \_\_\_\_\_

Region: \_\_\_\_\_

Position #: \_\_\_\_\_



*I certify that if elected I will faithfully serve as a member of the OSBA Board of Directors. My nomination form has been submitted to OSBA (or is attached to this document) as evidence.*

[Linda Hamilton](#)

Name

Date

***Be brief; please limit your responses to 50 words per question.***

1. Describe in your own words the mission and goals of OSBA.

2. What do you want to accomplish by serving on the OSBA board of directors?

3. What leadership skills do you believe you bring to the board of directors? Give an example of a situation in which you demonstrated these skills.



# OSBA Board of Directors

## CANDIDATE PERSONAL/PROFESSIONAL RESUME

**Work or service performed for OSBA or local district** (include committee name and if you were chair):

**Other education board positions held/dates:**

**Occupation** (Include at least the past five years):

Employers:

Dates:

**Schools attended** (Include official name of school, where and when):

High school:

College:

Degrees earned:

**Education honors and/or awards:**

**Other applicable training or education:**

**Activities, other state and local community services:**

**Hobbies/special interests:**

**Business/professional/civic group memberships; offices held and dates:**

**Additional comments:**

# NOMINATION FORM

## OSBA BOARD OF DIRECTORS

### REGIONAL MEMBER

Date: \_\_\_\_\_

TO: Sami Al-Abdrabbuh, OSBA President-Elect  
Oregon School Boards Association  
1201 Court St NE, #400  
Salem, OR 97301  
Fax: 503-588-2813  
E-mail: [OSBAelections@osba.org](mailto:OSBAelections@osba.org)

**Nominations are due by 5 pm,  
September 29, 2023**

Return this form and all candidate information  
forms to the OSBA office by email at  
[OSBAelections@osba.org](mailto:OSBAelections@osba.org), or mail to Oregon  
School Boards Association, 1201 Court  
St. NE, #400, Salem, OR 97301

Dear Sami Al-Abdrabbuh:

With this letter, our board nominates the candidate named below to a position on the OSBA Board of Directors for the  
\_\_\_\_\_ Region, Position # \_\_\_\_\_.

### BOARD CANDIDATE INFORMATION

Name: \_\_\_\_\_

District/ESD/Community College: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Oregon ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_

**This nomination was approved by official action of our board of directors at a duly called meeting on  
\_\_\_\_\_.**  
**(date)**

\_\_\_\_\_  
(Board Chair signature)

Board Chair name: \_\_\_\_\_

District: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

# OSBA Legislative Policy Committee CANDIDATE QUESTIONNAIRE

Name: Judy Newman  
Address: 91 E. 48th Ave  
City/Zip: Eugene, 97405  
Business phone: NA  
Residence phone: NA  
Cell phone: 541-520-6083  
E-mail: newman\_j@4j.lane.edu  
District/ESD/CC: Eugene 4J  
Term expires: 2025 Years on board: 6 years  
Region: Lane

Date: 9/27/23

Insert your high-resolution digital photo (head shot):  
1) Open this doc in Adobe  
2) Click on Tools tab  
3) Click Edit PDF  
4) Click on Add Image  
5) Navigate to where photo is  
6) Position photo in this frame

Position #: 6

I certify that if elected I will faithfully serve as a member of the OSBA Legislative Policy Committee. My nomination form has been submitted to OSBA (or is attached to this document) as evidence.

Judy Newman  
Name

9/17/23

Date

**Be brief; please limit your responses to 50 words per question.**

1. What do you want to accomplish by serving on the Legislative Policy Committee (LPC)?  
Work collaboratively and collectively with OSBA and representatives from Oregon's school boards and focus on supporting effective, responsive public schools in Oregon through ensuring our schools have adequate funding and sound policies. Together we identify schools
2. What leadership skills do you bring to the LPC? Give an example of a situation in which you demonstrated these skills.  
I have worked as both volunteer and professional to advocate for education funding and policies to improve education. Examples are: Early Intervention /Early Childhood Special Education, Early Learning Hubs, Preschool Promise and the Student Success act. I have
3. What do you see as the two most challenging legislative issues faced by OSBA?  
1.K-12 education has received significant funding increases over the past several years and there are specific expectations for improved outcomes for students which we must demonstrate to policy makers. 2. Ensure that any additional school mandates, even great ones, come with
4. What do you see as the two most challenging legislative issues faced by your region?  
1. Recruitment and retention of school personnel, especially diverse staff who are representative of our students. Lack of affordable housing exacerbates this challenge, particularly in rural communities. 2. Hate and bias incidents are increasing in our schools. We
5. What is your plan for communicating with boards in your region about legislative issues?  
First I will ask all 16 school boards their preferences for contact - frequency, in-person, virtual, written, OSBA listserv, other. During all regional and statewide school board events, I would

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Email to [OSBAelections@osba.org](mailto:OSBAelections@osba.org), or mail to: Oregon School Boards Association, 1201 Court St NE, #400, Salem, OR 97301  
Deadline: September 29, 2023, 5 p.m.

Materials submitted by the candidate on this form may be subject to a public information request under ORS Chapter 192.

# OSBA Legislative Policy Committee

## CANDIDATE PERSONAL/PROFESSIONAL RESUME

**Work or service performed for OSBA or local district** (include committee name and if you were chair):

**Other education board positions held/dates:**

**Occupation** (Include at least the past five years):

Employers:

Dates:

**Schools attended** (Include official name of school, where and when):

High school:

College:

Degrees earned:

**Education honors and/or awards:**

**Other applicable training or education:**

**Activities, other state and local community services:**

**Hobbies/special interests:**

**Business/professional/civic group memberships; offices held and dates:**

**Additional comments:**

**Answers to Questions on the Application for OSBA's Legislative Policy Committee (LPC) 2023  
Judy Newman Region 6**

**1. What do you want to accomplish by serving on the Legislative Policy Committee (LPC)?**

Work collaboratively and collectively with OSBA and representatives from Oregon's school boards and focus on supporting effective, responsive public schools in Oregon through ensuring our schools have adequate funding and sound policies. Together we identify schools funding needs and policy priorities to advocate at the legislature.

**2. What leadership skills do you bring to the LPC? Give an example of a situation in which you demonstrated these skills.**

I have worked as both volunteer and professional to advocate for education funding and policies to improve education. Examples are: Early Intervention /Early Childhood Epecial Education, Early Learning Hubs, Preschool Promise and the Student Success act. I have served on the OSBA LPC for 4 years and Chair Eugene 4j's Legislative Committee.

**3. What do you see as the two most challenging legislative issues faced by OSBA?**

1.K-12 education has received significant funding increases over the past several years and there are specific expectations for improved outcomes for students which we must demonstrate to policy makers.

2. Ensure that any additional school mandates, even great ones, come with funding and a realistic way to implement them.

**4. What do you see as the two most challenging legislative issues faced by your region?**

1.Recruitment and retention of school personnel, especially diverse staff who are representative of our students. Lack of affordable housing exacerbates this challenge, particularly in rural communities.

2. Hate and bias incidents are increasing in our schools. We need consistent ways across districts to report them and effective ways to address and prevent them.

**5. What is your plan for communicating with boards in your region about legislative issues?**

First I will ask all 16 school boards their preferences for contact - frequency, in-person, virtual, written, OSBA listserv, other. During all regional and statewide school board events, I would gather and share information with the districts in our region and bring back our feedback to the LPC.

**Judith T. Newman**  
**Associate Professor of Clinical Practice**  
**Early Childhood CARES, University of Oregon**

**Positions:**

Co-founder, Co-Director, Director and Senior Advisor of **Early Childhood CARES**. It is the early intervention and early childhood special education program for Lane County which provides services to children from birth to school age who have developmental delays or disabilities. Co-Director 1992 – 2017. Director 2017-2021. Senior Advisor 2021-present.

Senior Policy Advisor the **Early Childhood Hub of Lane County** at United Way of Lane County. Establish and support a comprehensive early childhood system that is coordinated across all service sectors in our community and state. Provide leadership and strategic focus for the planning and implementation of proven strategies and scaling them up to meet the needs of Lane County's early learners. Work on public policies and funding that support support this work. 2006-present.

**Oregon Research to School Network (ORSN)** at the University of Oregon College of Education content expert on early learning. Develop scripts for animated videos based on proven practices for skill development and training paraprofessionals in education. Each video teaches a related skill set and is called a microPD. Facilitates Professional Learning Communities (PLCs) of paraprofessionals in school districts, ESDs, and early learning programs based on the set skills and microPDs identified by each organization. 2021-present.

**International consultant** on various projects and initiatives related to policy, systems development for early childhood intervention and inclusion. Countries include: Bulgaria, Georgia, Ukraine, Russia, Tajikistan, Bangladesh, India and Saudi Arabia. 2012- 2016.

**Help Me Grow** -Technical Assistance Team member – to Enhance *early detection* and *early intervention*; effective developmental surveillance and screening; *resource inventory* of community-based programs and services; a single point of telephone access and effective *care coordination* and outreach; *data collection* and analyses of children's developmental status and regional resources 2008-present.

**Center on the Developing Child at Harvard University, Frontiers of Innovation Team** – Member of the communities to practice initiatives committed to implement evidence based practices aimed at improving outcomes and trajectories for children and families who are at risk of poor outcomes The practices are flexible and readily adapted in response to objective indicators and outcomes. 2010 – 2015

**Co-director and co-founder of the PACE Program** (Parent and Child Education)– It was the home visiting and parent training program for Lane County for children birth to five years of age with disabilities, developmental delays and sensory impairments. Responsible for the development and administration of fiscal aspects of the program development and implementation of program policies and procedures, supervision of staff, and community collaborations and relations.

1981-1992

**Family Consultant and Preschool Teacher** for children birth to eight years of age with disabilities, developmental delays and sensory impairments 1973-1992.

**Education and Certifications:**

High School: Shorewood High School, Milwaukee, Wisconsin 1967

BA: University of California Sonoma – Ethnic Studies – 1972

MS: University of Oregon – Special Education – 1979

**Certifications:**

Elementary and Special Education Certification- California – 1973

Elementary (K-8) and Handicapped Learner – Oregon - 1974

Basic Administrator License – Oregon - 1997

Continuing Administrator License – Oregon – 2002

Mediation Training – 60 hours of training

**Other Selected Professional Experience and Related Community Service Activities:**

**Eugene 4J School Board.** One of the seven member elected school board members charged with policy and budget development and hiring and supervision of the superintendent for Eugene 4J school district. 2017- present

**OSBA Legislative and Policy Committee (LPC) – 2019- Present**

Represents Lane County's 16 school districts on OSBA's LPC

**Early Childhood Hub of Lane County Governance Consortium** is working to improve our community's early learning system by building on existing resources to achieve better results for young children. It's a Collective Impact model that brings together early learning providers, K-12 education, healthcare providers, human and social services, local businesses, and parents and families Member 2012 - present

**SICC (State Interagency Coordinating Council)** member. The SICC is a governor appointed advisory group which is required in federal and state law to advise and assist the State Superintendent of Public Instruction, the State Board of Education, and all represented public agencies on laws, rules, policies, procedures, budget and unmet needs, in the effective implementation of a statewide system of services and supports for preschool age children with special needs in Oregon. Member from 1992 to 2017 Chairperson from 1996- 2001. Ad Hoc

member 2017- present. Updating mission, vision, goals, by-laws and administrative Structure of the SICC 2023-present.

**Lane County System of Care** works together with cross sector leaders and parent and youth voice to ensure there are is a range of services and supports to children, youth and families with complex behavioral, mental health, health, behavioral and/or educational needs and that are supportive to different cultures and languages. They identify and address multi- systemic gaps, issues and barriers in Lane County to serving and supporting children, youth and their families. Member of the Executive Committee since 2015 and Co-chair 2019-present.

**Instructor of Special Education and 504 Law** in the Basic Administrator License Program and SPED and EI/ECSE Master's degree programs. – one to two terms a year from 1999- 2017.

**Early Learning Design Team** appointed by Governor Kitzhaber to develop a plan to develop a plan for an integrated and effective early childhood system for the state of Oregon. 2011

Assisted in the **statewide planning**, development and writing of Oregon's plan for implementation of early intervention and early childhood special education services. Contract with the Oregon Department of Education – 1988-1990

**LICC (Local Interagency Coordinating Council )** member. The LICC is a statutorily required interagency, provider and parent advisory council which provides advice and assistance to Early Childhood CARES on funding, the service calendar and service delivery models, interagency coordination, unmet needs, measuring outcomes, program compliance and child find activities. Member from 1992-2020 Chairperson from 1992 – 1996.

**Lane County Youth Development Commission Professional Task Force** was an advisory group to a citizen Commission on Children and Families in Lane County which was established to develop and implement a plan for a comprehensive system of supports and services for children from birth to eighteen years of age in Lane County. Member and Co-Chair: from 1996 -1999.

**Success By 6 Leadership Team** member. Success by 6 is an initiative under United Way of Lane County whose mission is to ensure that all children are safe, healthy and enter school ready to learn and that Lane County families, organizations and neighbors are mobilized in this purpose. Member from 2002-present, Co-Chair from 2005-2008

**ODDC (Oregon Developmental Disabilities Council)** member The ODDC is a federally mandated council under Developmental Disabilities Assistance and Bill of Rights Act whose mission is to join with Oregonians with developmental disabilities and their families to promote change through self-determination leading to a more accessible, inclusive and culturally responsive world. Member from 1995 to 1998.

Participation on various **state level working groups**: EI/ECSE statewide evaluation, early childhood standards and assessment, service program operating guidelines, behavior intervention policy and procedures, preschool positive behavior supports, quality standards for service delivery and funding formulas. Member and Facilitator: 1992 - present . Current: Statewide Social Emotional Working Group 2010- present. Developmental Delay eligibility implementation 2019-2019.

**Other statewide policy and implementation groups**: Early Learning Design Team – 2011-2012. Preschool Promise implementation and policy advisory group. 2016-2017. Safe and Effective Schools Committee 2018. Alliance for Early Intervention Steering Committee 2011- present

**Shelter Care Board of Directors** –ShelterCare is a nonprofit that provides services and supports to adults with severe and persistent mental health issues, traumatic brain injuries and to homeless families. Subcommittees: Planning and Quality Assurance and Staff Benefits. Member from 2003-2016 and President 2010.

**Lane County United Way Board of Directors** from 2007-2015.

**Internal Review Board (IRB)** – Research to Practice (R2P from OSLC) 2007- 2014

**Autism Commission of Oregon** – Redesign of Services Committee – 2009- 2010

**Awards and Honors:**

Oregon’s State Interagency Coordinating Council (SICC)- 2001  
The Elisabeth Waechter Award, Pearl Buck Center - 2007  
Educational Excellence Award from the College of Education, U of Oregon - 2008  
Sylvia Mann Capper Award from the Arc of Oregon- 2009  
Advocacy Award from United Way of Lane County - 2014  
Champion for Children Award from Parenting Now Oregon – 2016  
Arc of Lane County Lifetime Achievement Award - 2019

**Hobbies/special interests:**

Hiking, theater, art, state and local politics

# NOMINATION FORM

## OSBA LEGISLATIVE POLICY COMMITTEE (LPC)

### REGIONAL MEMBER

Date \_\_\_\_\_

TO: Sami Al-Abdrabbuh, OSBA President-Elect  
Oregon School Boards Association 1201 Court  
St NE, #400  
Salem, OR 97301  
Fax: 503-588-2813  
E-mail: [OSBAelections@osba.org](mailto:OSBAelections@osba.org)

**Nominations are due by 5 pm,  
September 29, 2023.**

Return this form and all candidate information  
forms to the OSBA office by email at  
[OSBAelections@osba.org](mailto:OSBAelections@osba.org), or mail to Oregon  
School Boards Association, 1201 Court  
St. NE, #400, Salem, OR 97301

Dear Sami Al-Abdrabbuh:

With this letter, our board nominates the candidate named below to a position on the OSBA Legislative Policy Committee for the \_\_\_\_\_ Region, Position # \_\_\_\_\_.

### LPC CANDIDATE INFORMATION

Name: \_\_\_\_\_

District/ESD/Community College: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Oregon ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_

**This nomination was approved by official action of our board of directors at a duly called meeting on**

\_\_\_\_\_  
**(date)**



\_\_\_\_\_  
*(Board Chair signature)*

Board Chair name: \_\_\_\_\_

District: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_



Dedicated to improving student success and education equity through  
**advocacy, leadership and service**  
to Oregon public school boards.

## Election - OSBA 2023 - Lane Region (06)

### 2023 OSBA Election

**\* 1. Board Position 6 (Vote for one)**

- Linda Hamilton, Lane ESD
- Abstain
- No action taken

**\* 2. LPC Position 6 (Vote for one)**

- Judy Newman, Eugene 4J
- Abstain
- No action taken

**\* 3. Resolution 1 - Creates the Oregon Rural School Board Members Caucus and designate a seat on the OSBA Board of Directors and Legislative Policy Committee**

- Yes - adopt
- No - do not adopt
- Abstain
- No action taken

**\* 4. Resolution 2 - Adopts the proposed amendments to the OSBA Bylaws**

- Yes - adopt
- No - do not adopt
- Abstain
- No action taken

**\* 5. Type the name of the district, ESD, or community college board that officially made this vote.**

**\* 6. Type the meeting date when the board officially made this vote.**

**\* 7. Type your name and title.**

To retain a record of your vote, you **MUST** print this page before clicking the Done button.

Done

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## ITEM FOR ACTION AT A FUTURE MEETING (First Read)

### Date of Meeting

November 1, 2023

### Title

Approve the Integrated Guidance Grant – Longitudinal Performance Growth Targets

### Presenter

Larry Williams, Executive Director for Educational Access and Advancement

### Background

Last year the district engaged in a thorough process in building our Integrated Guidance Narrative Plan (IG) based on the following:

#### 1. Needs Assessment

- In developing the Integrated Guidance submission, the Eugene School District 4J engaged in a comprehensive needs assessment grounded in high-level data from ODE in the key performance indicators (3rd grade reading proficiency, 9th grade on track, 4 & 5 year graduation rates segmented by ODE focal groups) along with more granular feedback from individuals and student, parent, staff and community groups.

#### 2. Plan Summary

- Eugene School District 4J's Integrated Guidance plan is organized around three focus areas: 1) Timely communication and meaningful community engagement, 2) Equitable outcomes for all with an amplified focus on the desires of underserved student communities and 3) Safety and well-being for all students and staff.

#### 3. Equity Advanced

- Eugene School District 4J is committed to eliminating gaps in opportunities and barriers to access which are highly predictable by a student's race, ethnicity, gender, gender identity, disability, socioeconomic status, and geographic location. The Equity Team shares the goal of improving outcomes for each and every student with an amplified focus on the desires of those who have been historically underserved.

#### 4. CTE Focus

- Career and technical education (CTE) is an educational program for high school students based on individual interests and industry needs. The Oregon Department of Education has established six CTE learning areas, which are aligned to industry standards and integrate technical and career skill proficiencies with academic content. CTE prepares students for the workplace, further education, training and community roles. We seek to advance the profile of CTE opportunities and pathways by establishing a Center for Applied Learning.

A final step in the Integrated Guidance process is the approval of the co-developed Longitudinal Performance Growth Targets (LPGTs) grant agreement.

Longitudinal Performance Growth Targets (LPGTs) were developed in collaboration with ODE based on:

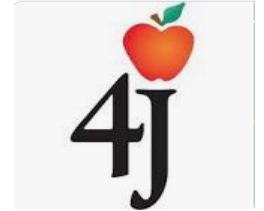
- Data available for longitudinal analysis;
- Guidance established by the department; and
- Use of the following applicable metrics for the overall population and disaggregated:
  - Third-grade reading proficiency rates measured by ELA
  - Ninth-grade on-track rates
  - Regular attendance rates
  - Four-year or on-time graduation rates
  - Five-year completion rates
  - Other local metrics may be used to develop applicable performance growth targets.

The grant agreement needs to be approved by the governing board, and a copy of the grant agreement needs to be posted on the district's website.

The board is asked to approve the district's grant at the board meeting on \_\_\_\_\_. The district is required to meet the submission deadline with ODE of \_\_\_\_\_.

**Recommendation**

The superintendent recommends the board approve the Eugene School District 4J Longitudinal Performance Growth Targets (LPGTs) as presented.



# Eugene School District 4J

## 2023 Longitudinal Performance Growth Targets Presentation

In Alignment with “Aligning for Student Success: Integrated Guidance for Six ODE Programs”

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# Purpose for Presentation

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- To share information about Longitudinal Performance Growth Targets (LPGTs) and measuring progress related to the Integrated Plan for 6 ODE Programs
- To provide additional context on LPGTs
- To **seek board approval** for the Integrated Grant Agreement with embedded LPGTs.

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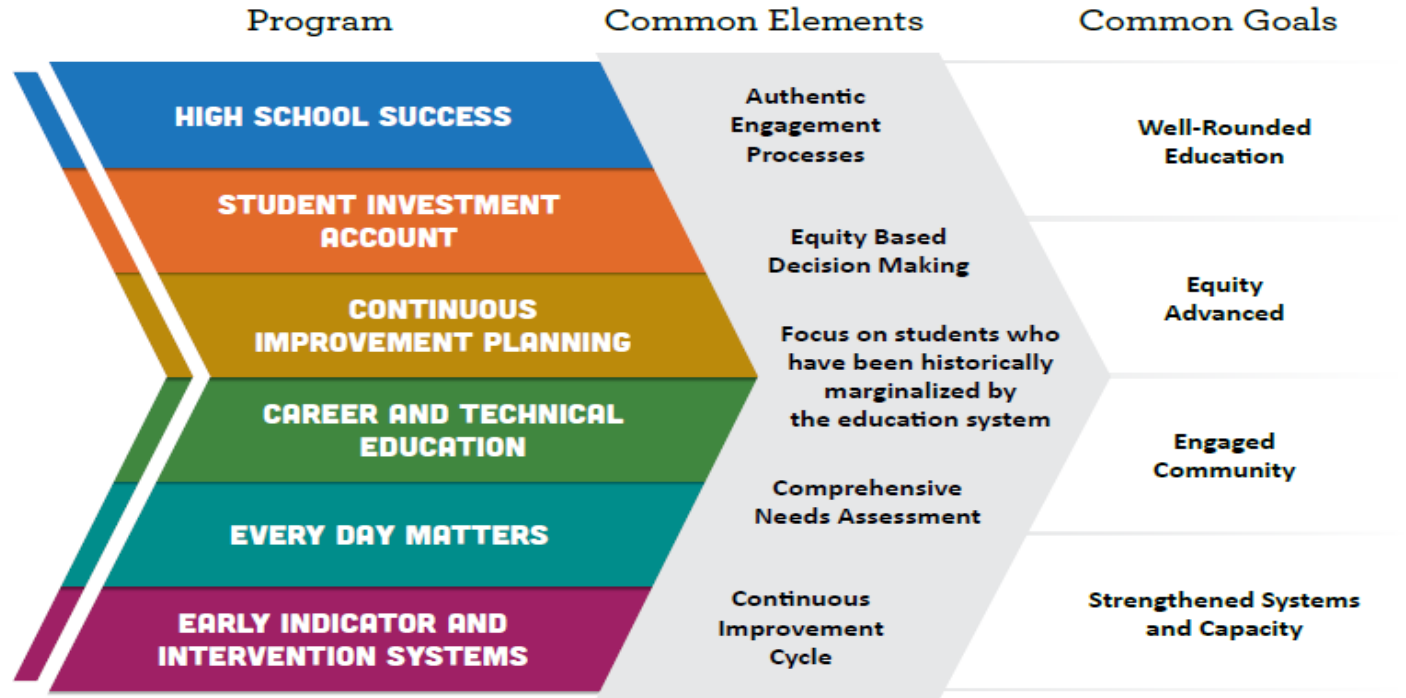
# Contents

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- Background & Context
- LPGT Guidance & Development Process
- LPGTs for Eugene SD

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# Background: Six Programs & Common Goals



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# Eugene SD-Integrated Plan

OUTCOMES & STRATEGIES		CSI/TSI	CTE	EIIS	HSS	SIA
<b>Outcome-A</b>	<b>Timely Communication &amp; Meaningful Community Engagement</b>					
A1	CTE - Center for Applied Learning				X	
A2	Provide Extended Learning Opportunities				X	X
A3	Wrap Around Supports				X	X
A4	Community Outreach & Connection				X	X
A5	Alignment, Transparency & Accountability				X	X
<b>Outcome-B</b>	<b>Focus on Equitable outcomes for all with an amplified focus on the desires of underserved student communities</b>					
B1	Support Equity, Inclusion, and Instruction Initiatives				X	X
B2	New Teacher Mentoring					X
B3	Grow Your Own (GYO) Pathway Program					X
B4	3rd Grade Literacy					X
B5	Improve systems in support of students meeting academic standards at CSI/TSI Identified Schools	X				
<b>Outcome-C</b>	<b>Safety and well being for all students and staff</b>					
C1	MTSS Implementation and Effectiveness District-Wide			X	X	X
C2	Increase Adults in the system/Targeted Class Size Reduction				X	X
C3	Integrated Prevention and Mental Health Model					X
C4	Support Safety, Security, and Risk Initiatives					X

# Eugene SD IG Allocation 2023-24

<b>Activity</b>	<b>CSI/TSI Activity Budget 23-24</b>	<b>EIS Activity Budget 23-24</b>	<b>HSS Activity Budget 23-24</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$244,781.68</b>	<b>\$46,402.71</b>	<b>\$4,404,355.21</b>	<b>\$14,755,435.26</b>	<b>\$19,450,974.86</b>

# Charter IG Allocation 2023-24

<b>Coburg Charter</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$178,179.06</b>	<b>\$178,179.06</b>

<b>Ridgeline Montessori</b>	<b>EIIS Activity Budget 23-24</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$741.42</b>	<b>\$203,232.35</b>	<b>\$203,973.77</b>

<b>Village School</b>	<b>EIIS Activity Budget 23-24</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$664.77</b>	<b>\$181,551.00</b>	<b>\$182,215.77</b>

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# Charter IG Allocation 2023-24

<b>Network Charter</b>	<b>EIS Activity Budget 23-24</b>	<b>HSS Activity Budget 23-24</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$305.82</b>	<b>\$73,611.28</b>	<b>\$83,337.56</b>	<b>\$157,254.66</b>

<b>Twin Rivers</b>	<b>HSS Activity Budget 23-24</b>	<b>SIA Activity Budget 23-24</b>	<b>Total Activity Budget 23-24</b>
<b>Total Allocation 2023-24</b>	<b>\$35,651.86</b>	<b>\$39,077.26</b>	<b>\$74,729.12</b>

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# Context for LPGTs

- The final stage of our application process
- Statutorily required under the Student Investment Account
- Embedded in our Grant Agreement
- Reported on Annually
- Performance Review Required every Four Years

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# ODE's Approach to Shared Responsibility

- **Shared Responsibility.** ODE is responsible for ensuring that taxpayer dollars are being expended appropriately for compliance with federal and state laws, regulations and policies, while also meeting the intent of the legislation and enacting real change in districts, charter schools, communities and the lives of students.
- **Monitoring and Reporting** progress is a responsibility and opportunity to share a performance review back to our communities and boards whether our investments are reaching outcomes we were aiming for.

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# ODE's Values

- Monitoring and Evaluation is central to learning and program implementation.
- Context matters. LPGTs must be flexible and adaptive.
- Goals and metrics need to be realistic, ambitious and attainable.
- Progress is not linear and all measures of progress are not created equal. 227

# Additional Performance Measures

Besides LPGTs, these additional inputs inform progress:

- High School Success Eligibility Requirements
- Progress Markers
- Quarterly Financial Reporting
- Annual Reporting
- Auditing (SIA funds only)
- Performance Reviews

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# Co-Development Process

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- ODE has supported applicants in co-developing LPGTs in collaboration with ESD Liaisons.
- This work included finalizing **Baseline**, **Stretch** and **Gap-Closing** targets for each of the common metrics detailed on the next slide.
- The aim of this co-development effort was to create meaningful opportunities for grantees to re-analyze current data, center focal student groups, and support public transparency and learning, while not being penalized for complexities in the current available data.

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# LPGTs - What's Required

- **Four-year Graduation:** The percentage of students earning a regular or modified diploma within four years of entering high school.
- **Five-year Completion:** The percentage of students earning a regular, modified, extended or adult high school diploma, or a GED within five years of entering high school.
- **Third Grade Reading:** The percentage of students proficient on statewide English Language Arts (ELA) assessments in 3rd grade.
- **Ninth Grade On-Track:** The percentage of students earning at least one-quarter of their graduation credits by the end of the summer following their 9th grade year.
- **Regular Attenders:** The percentage of students attending more than 90 percent of their enrolled school days.

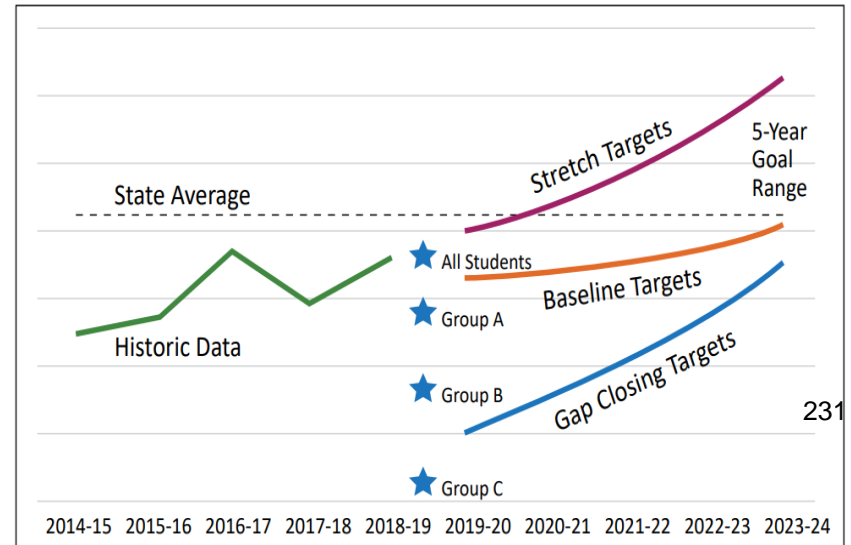
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# LPGTs – What’s Required, con’t

## 5 Year Targets

- Baseline – the minimum level of realistic growth
- Stretch – more ambitious, still realistic
- Gap Closing – reduction of academic disparities for focal student groups

## Visual Example



# LPGTs Must Be:

## *Realistic and Attainable*

Districts and schools working with ODE considered:

- Historic trends for that metric
- An evaluation of the likely impact of new or expanded programs on that metric
- Statewide averages and trends for LPGTs

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# CoDeveloped Targets

## Four Year Graduation-Eugene SD

					Forecast (+ 9.25% Growth)				
Metric	Target Type	2021-22 Actual	5 Year Average	5 Year Trend	2023-24 Target	2024-25 Target	2025-26 Target	2026-27 Target	2027-28 Target
<b>Four Year Cohort Graduation</b>									
Four Year Cohort Graduation	Baseline Target: All Students	80.75%	78.70%	1.40%	82.60%	84.50%	86.30%	88.20%	90.00%
Four Year Cohort Graduation	Stretch Target: All Students				83.10%	85.40%	87.70%	90.00%	92.00%
Four Year Cohort Graduation	Gap-Closing Target: All Focal Group Students	72.88%	68.50%	2.10%	75.00%	78.00%	81.00%	83.00%	85.00%

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# CoDeveloped Targets

## *Fifth Year Completion-Eugene SD*

					Forecast (+ 9.66% Growth)				
Metric	Target Type	2021-22 Actual	5 Year Average	5 Year Trend	2023-24 Target	2024-25 Target	2025-26 Target	2026-27 Target	2027-28 Target
<b>Five Year Cohort Completion</b>									
Five Year Cohort Completion	Baseline Target: All Students	86.34%	86.70%	0.50%	88.40%	90.60%	92.70%	94.90%	>95%
Five Year Cohort Completion	Stretch Target: All Students				89.00%	91.70%	94.30%	>95%	>95%
Five Year Cohort Completion	Gap-Closing Target: All Focal Group Students	78.79%	79.30%	0.80%	81.00%	83.50%	86.00%	88.50%	90.00%

# CoDeveloped Targets

## *Regular Attenders-Eugene SD*

					Forecast (+ 6.70% Growth)				
Metric	Target Type	2021-22 Actual	5 Year Average	5 Year Trend	2023-24 Target	2024-25 Target	2025-26 Target	2026-27 Target	2027-28 Target
<b>Regular Attenders</b>									
Regular Attenders	Baseline Target: All Students	68.34%	75.50%	-2.64%	61.30%	62.00%	64.00%	67.00%	68.00%
Regular Attenders	Stretch Target: All Students				65.00%	68.00%	72.00%	76.00%	80.00%
Regular Attenders	Gap-Closing Target: All Focal Group Students	50.21%	59.58%	-4.49%	50.50%	54.00%	58.00%	62.00%	65.00%

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# CoDeveloped Targets

## 3rd Grade ELA-Eugene SD

					Forecast (+ 6.51% Growth)				
Metric	Target Type	2021-22 Actual	5 Year Average	5 Year Trend	2023-24 Target	2024-25 Target	2025-26 Target	2026-27 Target	2027-28 Target
<b>3rd Grade ELA Proficiency</b>									
3rd Grade ELA Proficiency	Baseline Target: All Students	47.79%	51.83%	-1.93%	48.00%	49.50%	51.00%	52.50%	54.00%
3rd Grade ELA Proficiency	Stretch Target: All Students				49.00%	50.00%	52.00%	54.00%	56.00%
3rd Grade ELA Proficiency	Gap-Closing Target: All Focal Group Students	27.98%	33.51%	-2.29%	30.00%	32.50%	35.00%	37.50%	40.00%

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# CoDeveloped Targets

## 9th On Track-Eugene SD

Metric	Target Type	2021-22 Actual	5 Year Average	5 Year Trend	Forecast (+ 6.60% Growth)				
					2023-24 Target	2024-25 Target	2025-26 Target	2026-27 Target	2027-28 Target
9th Grade On-Track									
9th Grade On-Track	Baseline Target: All Students	85.29%	85.20%	-1.50%	84.50%	86.00%	88.00%	89.50%	91.00%
9th Grade On-Track	Stretch Target: All Students				88.00%	90.00%	92.00%	95.00%	95.00%
9th Grade On-Track	Gap-Closing Target: All Focal Group Students	78.59%	77.50%	-1.80%	78.00%	80.00%	83.00%	85.00%	87.00%

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# What we learned through this process

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# Questions & Comments

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