



DRAFT

City Council

Agenda

City Manager:
Nancy Newton
City Recorder:
Allyson Pulido
541-726-3700

City Hall
225 Fifth Street
Springfield, Oregon 97477
541-726-3700
Online at www.springfield-or.gov

Mayor
Sean VanGordon

City Council
Michelle Webber, Ward 1
Steve Moe, Ward 2
Kori Rodley, Ward 3
Jill Cuadros, Ward 4
Andrew Buck, Ward 5
Alan Stout, Ward 6

These meetings will be available via phone, internet using Zoom and in person. Members of the public wishing to attend these meetings electronically can call in or attend virtually by following the directions below. This information can also be found on the City's website.

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available, as well as an Induction Loop for the benefit of hearing aid users.
To arrange for these services, call 541-726-3700.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Council.

These proceedings before the City Council are recorded.

May 11, 2026
Monday

6:00 p.m. Work Session
Council Meeting Room

or

Virtual Attendance

Registration Required:

Attend from your computer, tablet or smartphone:
Zoom

Meeting ID: 867 4424 4530

Copy the link below into an internet browser to register.

https://us06web.zoom.us/webinar/register/WN_v71JyRlwQ-Cf-wB7VGJsZA

To dial in using your phone in Listen Only Mode:

Dial 1 (971) 247-1195

Toll Free 1 (877) 853-5247

Oregon Relay/TTY: 711 or 800-735-1232

(Council work sessions are reserved for discussion between Council, staff and consultants; therefore, Council will not receive public input during work sessions. Opportunities for public input are given during all regular Council meetings)

CALL TO ORDER

ROLL CALL – Mayor VanGordon ____, Councilors Webber ____, Moe ____, Rodley ____, Cuadros ____, Buck ____, and Stout ____.

1. Travel Lane County - Indoor Multiuse Sports Facility Presentation
[Nancy Newton] (30 mins)
2. Opportunity Zones Redesignation
[Allie Camp] (15 mins)

ADJOURNMENT

AGENDA ITEM SUMMARY

Meeting Date: 05/11/2026
Meeting Type: Work Session
Staff Contact/Dept: Nancy Newton/City Manager's Office
Staff Phone No:
Estimated Time: 30 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**S P R I N G F I E L D
C I T Y C O U N C I L**

ITEM TITLE:

Travel Lane County - Indoor Multiuse Sports Facility Presentation

ACTION REQUESTED:

None. Information only.

ISSUE STATEMENT:

Travel Lane County will present an overview of a proposed indoor multiuse sports facility. No decisions are requested at this time.

DISCUSSION/FINANCIAL IMPACT:

Travel Lane County is exploring development of an indoor sports facility to address a regional shortage of indoor recreation space and support winter economic activity.

The project is in an early stage. A feasibility study is underway to evaluate site options, costs, funding, governance, and operations. No site or funding commitments have been made by the City of Springfield.

Attachments

1. Presentation

Indoor Multiuse Sports Facility

Springfield City Council | May 11, 2026

Samara Phelps

President & CEO,
Travel Lane County

The Problem

Two long-standing challenges:

Winter volatility

- Hotel occupancy drops sharply from November through March — a gap marketing alone has not closed in three decades.
- The visitor economy supports 1 in 9 Lane County jobs. Seasonal instability puts those jobs at risk every winter.

Indoor court shortage

- “Demand for indoor athletic and recreation space far exceeds what’s available for our community and the region.”— Michael Wargo, Executive Director, Willamalane Park and Recreation District
- Club sports families from Springfield, Cottage Grove, Florence and the McKenzie Valley currently travel hours for tournaments.

One Investment. Two Outcomes.

Weekdays

Local athletes, youth programs and families. Affordable, accessible community use for Springfield and the region — the kind of space schools and rec programs cannot provide.

Weekends

Tournaments, visitors and economic activity. **37** tournaments annually at stabilization. **29,000** new room nights. **\$21.6M** in direct visitor spending — concentrated in winter, when the region needs it most.

The Facility

Minimum Program:

- 8 basketball courts, convertible to 16 volleyball courts
- Approximately 131,000 square feet, plus parking and site development
- \$60M estimated project cost (land excluded)
- EBITDA positive by Year 3; \$535K projected EBITDA by Year 5

How It Gets Built

The recommended structure is
Design-Build-Finance-Operate-Maintain (DBFOM):

- **Public sponsors** (Lane County and partner jurisdictions) commit annual revenue support. That pledge is the foundation for everything else.
- **A 501(c)(3) nonprofit hub** — governed by public funders and community seats — issues bonds, holds ownership and contracts operations.
- **Bond investors fund construction.** A professional operator manages the facility under contract. Private capital requires a defined public repayment structure.

In every community that has built a facility like this, the public committed first. That commitment unlocks private capital, operators and all other partners.

Where We Are Now

- **Partnership Charter — completed.** Travel Lane County and Lane County created a shared governance charter for the decision-grade feasibility phase.
- **Consultant RFP — posted.** The RFP for a lead feasibility consultant is issued. The scope covers site, cost, ownership, operations and funding — integrated, not siloed.
- **MOU — in development.** A memorandum of understanding between TLC and Lane County is being finalized to establish capital expenditure authority for feasibility work.
- **Lane County budget deliberations — underway.** How the county directs its 2% transient lodging tax increase will shape the funding environment for this project. That decision is being made now.

What Decision-Grade Feasibility Does

Decision-grade feasibility is an integrated analysis that produces the information needed to make a real public decision about whether and how to proceed.

The study will evaluate four questions:

- **Site** — which location can support the program, at what cost and on what timeline
- **Funding** — what capital sources are available and how they can be structured
- **Ownership** — which public or nonprofit entity holds the asset
- **Operations** — who manages the facility and under what model

Sites Under Consideration

Three sites are under evaluation. No site has been selected. Site evaluation is a core component of decision-grade feasibility.

- **Lane Events Center, Eugene** — new construction scenario
- **Former Royal Caribbean building, Springfield** — adaptive reuse scenario
- **West 5th, Eugene** — adaptive reuse scenario

Springfield's Role

What we know:

- Projects like this require multi-jurisdictional public support. No single entity builds this alone.
- Springfield's participation — in whatever form makes sense — strengthens the public foundation that unlocks private capital.

What we are asking

today: We are here to keep you informed, answer your questions and understand what Springfield needs to be a meaningful partner.

- Decision-grade feasibility will tell us what each partner's contribution could look like. That work has to come first.

This is a once-in-a-generation project for this community.

We will return with updates as the feasibility process moves forward.

What questions do you have?

TravelLaneCounty.com/Facility

AGENDA ITEM SUMMARY	Meeting Date:	05/11/2026
	Meeting Type:	Work Session
S P R I N G F I E L D C I T Y C O U N C I L	Staff Contact/Dept:	Allie Camp/Economic Development
	Staff Phone No:	
	Estimated Time:	15 Minutes
	Council Goals:	Encourage Economic Development and Revitalization through Community Partnerships

ITEM TITLE:

Opportunity Zones Redesignation

ACTION REQUESTED:

To provide direction on census tract nominations and priority to submit for redesignation under the federal Opportunity Zones 2.0 program.

ISSUE STATEMENT:

The City of Springfield is required to re-nominate Opportunity Zones due to updated federal legislation. Re-nomination is the first step to keep this development incentive available locally.

DISCUSSION/FINANCIAL IMPACT:

Opportunity Zones are census tracts which meet income eligibility criteria where private capital gains investments can result in federal tax benefits. Opportunity Zones 1.0, the first iteration of the program, was established by law in 2017 with the intent to focus investment in low-income areas. Originally designated census tracts for Springfield include tract 41039003302 (serving downtown) and tract 41039003600 (serving Glenwood and primarily South Eugene past 30th Avenue) (ATT 1).

Program elements and census tract eligibility have changed under Opportunity Zone 2.0 (OZ 2.0). The program is now permanent with redesignation every ten years, has increased stringency on income from less than 80% of median family income (MFI) to less than 70% of MFI, has a dedicated focus on rural census tracts, and eliminates the contiguous/adjacency tract rule. These changes result in a smaller pool of eligible census tracts; the tract including Glenwood is no longer eligible.

Attachment 2 shows eligible tracts under OZ 2.0 for Springfield. Relevant development incentives are also included on the map to demonstrate where local policy language incentivizes new development. Based on the City Council’s discussions on economic development priorities staff have proposed the following tract list in order of priority.

1. 41039003302 (serving downtown)
2. 41039002101 (serving Gateway)





Staff are coordinating with Lane County and City of Eugene to best position the region for successful tract designation. The application process has an opportunity for stakeholder input from developers, investors, and community organizations.

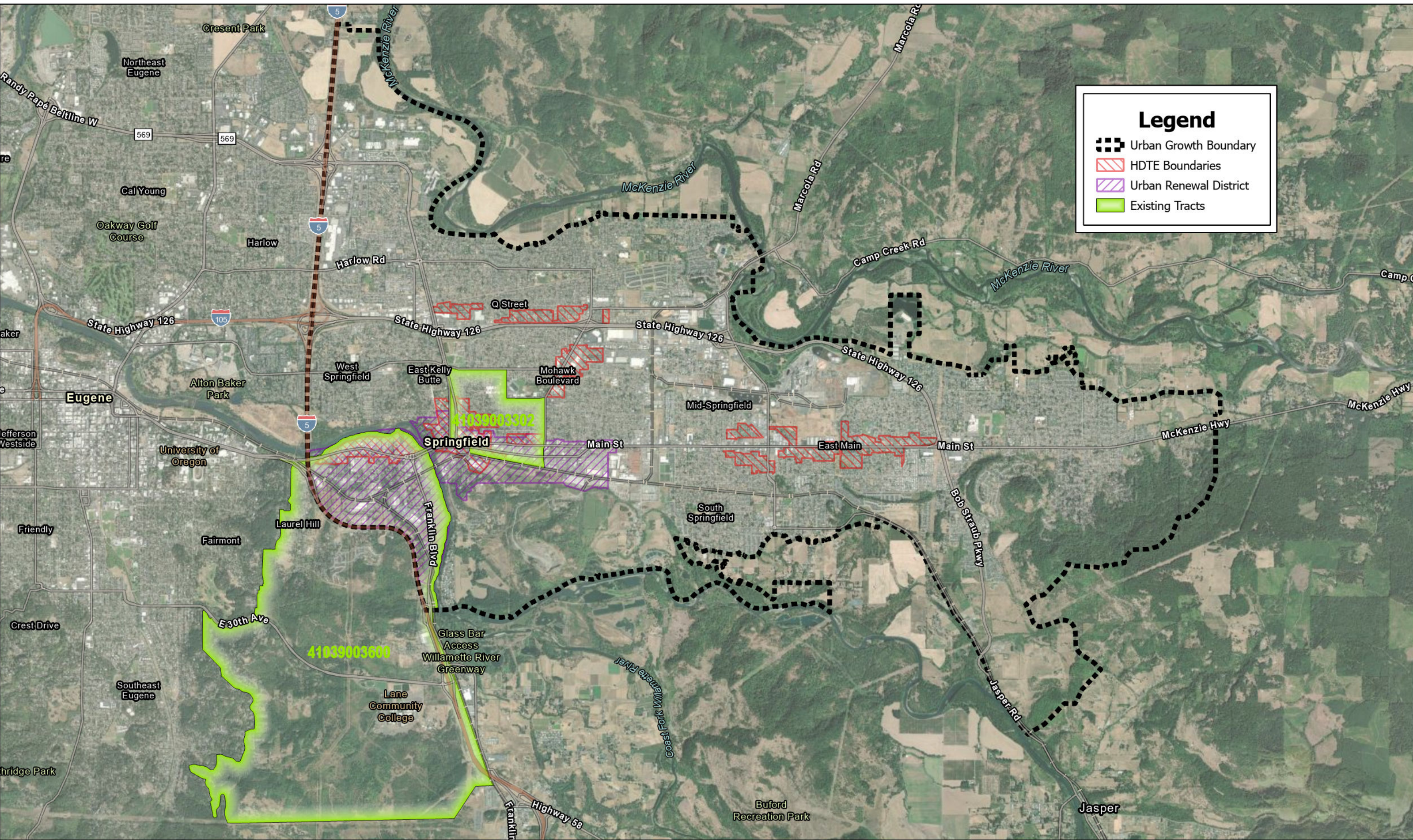
Tracts are applied for locally and then designated by the Governor of Oregon. Nominations are due by May 22 to the Governor. The Governor’s office will have 90 days starting July 1 to review applications and select tracts. On January 1, 2027 the new designations will become active and investments under Opportunity Zone 2.0 rules officially begin.

Attachments

1. Existing OZ Census Tracts
2. Eligible OZ Census Tracts

Legend

-  Urban Growth Boundary
-  HDTE Boundaries
-  Urban Renewal District
-  Existing Tracts







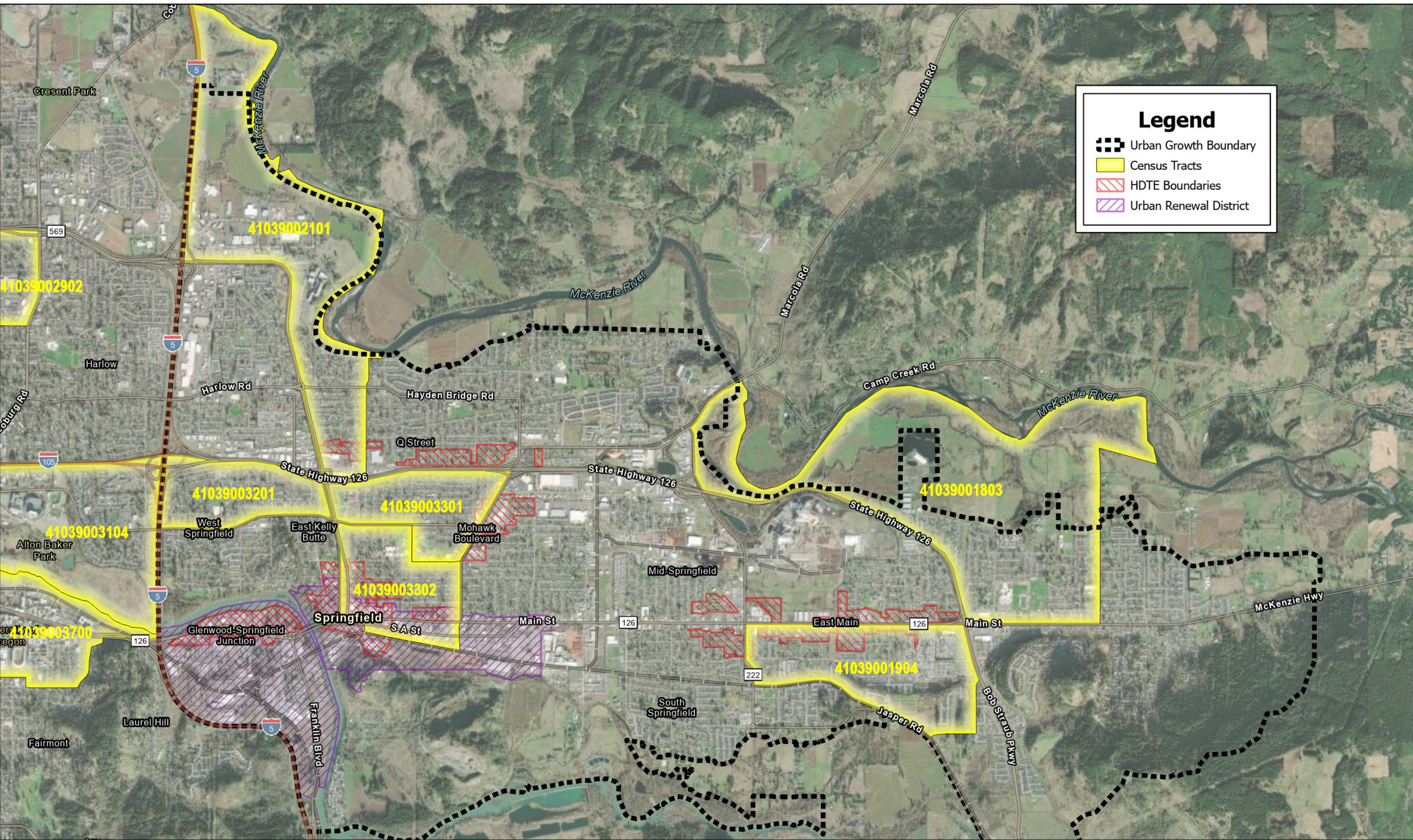
City of Springfield Existing OZ Census Tracts

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Attachment 1, Page 1 of 1



Legend

-  Urban Growth Boundary
-  Census Tracts
-  HDTE Boundaries
-  Urban Renewal District



City of Springfield OZ Eligible Census Tracts

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