



Springfield Economic Development Agency

Agenda

City Hall

225 Fifth Street

Springfield, Oregon 97477

541-726-3700

Online at www.springfield-or.gov

Chair: Alan Stout

Vice Chair: Michelle Webber

Board Members

Sean VanGordon

Steve Moe

Kori Rodley

Andrew Buck

David Loveall

City Manager:

Nancy Newton

City Recorder:

Allyson Pulido

541-726-3700

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.

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

All proceedings before the Springfield Economic Development Agency are recorded.

April 13, 2026

Monday

7:35 p.m. Regular Meeting
City Council Meeting Room

or

Virtual Attendance

Registration Required:

Attend from your computer, tablet or smartphone:

Zoom

Meeting ID: 898 4903 7495

Copy the link below into an internet browser to register

https://us06web.zoom.us/webinar/register/WN_O67JiV0FTVOB4URE-Dyymg

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

CALL TO ORDER

ROLL CALL -- Board Members: VanGordon ____, Webber ____, Moe ____, Rodley ____, Buck ____, Stout ____, and Loveall ____.

CONSENT CALENDAR

1. **Minutes**
 - a. DRAFT- February 9, 2026 SEDA Minutes
 - b. DRAFT- February 23, 2026 SEDA Minutes

c. DRAFT- March 9, 2026 SEDA Meeting Minutes

2. **Resolutions**

3. **MOTION: APPROVE/REJECT THE CONSENT CALENDAR**

COMMUNICATIONS

1. **Business from the Audience: Please limit comments to 3 minutes. Request to Speak cards are available at the entrance. Please present cards to City Recorder. Speakers may not yield their time to others and the Board cannot engage in discussion/conversation with the individual providing comment/testimony.**
2. Correspondence
3. Business from the Staff

REPORT OF CHAIR

REPORTS OF COMMITTEES

PUBLIC HEARINGS - Please limit comments to 3 minutes. Request to speak cards are available at the entrance. Please present cards to City Recorder. Speakers may not yield their time to others.

NEW BUSINESS

1. 437 Main Street Next Steps
[Sienna Fitzpatrick] (5 mins)

MOTION: Direct the City Manager to enter/not enter into an Exclusive Negotiating Agreement with Obie Companies for due diligence at the Springfield Economic Development Agency-owned property at 437 Main Street.

OLD BUSINESS

1. Glenwood Preliminary Master Plan Next Steps
[Allie Camp] (10 mins)
2. Glenwood Memorandum of Understanding
[Allie Camp] (5 mins)

MOTION: to direct the City Manager to enter the attached Memorandum of Understanding in substantially the form provided with current Joint Planning Agreement partners (Roth & Roth LLC and Homes for Good).

ADJOURNMENT

AGENDA ITEM SUMMARY

Meeting Date: 04/13/2026

Meeting Type: Springfield Economic Development Agency-Regular Meeting

SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY

Estimated Time: Consent Calendar

ITEM TITLE:

DRAFT- February 9, 2026 SEDA Minutes

Attachments

DRAFT- February 9, 2026 SEDA Minutes

MINUTES OF THE MEETING OF THE
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY
HELD MONDAY, FEBRUARY 9, 2026

The Springfield Economic Development Agency (SEDA) met in person and via Zoom on Monday, February 9, 2026.

CALL TO ORDER

Chair Stout called the meeting to order at 7:10 p.m.

ATTENDANCE

Present: Chair Alan Stout, Vice Chair Michelle Webber, Secretary Andrew Buck and Board Members David Loveall, Sean VanGordon, Kori Rodley, and Steve Moe

STAFF PRESENT

City Manager Nancy Newton, City Attorney Mary Bridget Smith, Assistant City Manager Niel Laudati, City Recorder Allyson Pulido, and Economic Development Manager Allie Camp.

CONSENT CALENDAR

1. Minutes

a. DRAFT- January 12, 2026 SEDA Meeting

2. Resolutions – None

MOTION: VICE CHAIR WEBBER MOVED, SECONDED BY ANDREW BUCK TO APPROVE THE CONSENT CALENDAR.

The motion passed (7:0), with Chair Stout, Vice Chair Webber, Secretary Buck and Board Members Sean VanGordon, Steve Moe, and David Loveall voting yes, with no no votes, and no abstentions.

COMMUNICATIONS

1. Business from the Audience – None

2. Correspondence – None

3. Business from Staff – None

REPORT OF THE CHAIR – None

REPORTS OF COMMITTEES – None

PUBLIC HEARINGS – None

NEW BUSINESS – None

OLD BUSINESS

1. Glenwood Infrastructure Next Steps

Allie Camp stated that the current cost estimate for Phase One of the Glenwood Riverfront Redevelopment Plan was estimated at \$9.7M. She also described Phases Two and Three and provided timeline illustrations. The Board discussed its investment in Phase 1 of infrastructure.

Ms. Camp concluded her presentation by announcing a community meeting would be hosted on February 19 from 4-7 p.m. to provide an opportunity to view and discuss the project with staff and the Master Plan consultants. She added that staff had extended the public notice beyond the geographical requirements.

Chair Stout stated that he perceived head nods from the Board for staff to move ahead with SEDA investment in Phase 1.

ADJOURNMENT

Chair Stout adjourned the meeting at 7:34 p.m.

Andrew Buck, Board Secretary

Attest:

Allie Camp

AGENDA ITEM SUMMARY

Meeting Date: 04/13/2026

Meeting Type: Springfield Economic Development Agency-Regular Meeting

SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY

Estimated Time: Consent Calendar

ITEM TITLE:

DRAFT- February 23, 2026 SEDA Minutes

Attachments

DRAFT- February 23, 2026 SEDA Minutes

MINUTES OF THE MEETING OF THE
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY
HELD MONDAY, FEBRUARY 23, 2026

The Springfield Economic Development Agency (SEDA) met in person and via Zoom on Monday, February 23, 2026.

CALL TO ORDER

Chair Stout called the meeting to order at 7:30 p.m.

ATTENDANCE

Present: Chair Alan Stout, Secretary Andrew Buck and Board Members Sean VanGordon, Kori Rodley, and Steve Moe

Absent: Vice Chair Michelle Webber and Board Member David Loveall

STAFF PRESENT

City Manager Nancy Newton, City Attorney Mary Bridget Smith, Assistant City Manager Niel Laudati, City Recorder Allyson Pulido, and Economic Development Manager Allie Camp.

CONSENT CALENDAR

1. **Minutes**-None
2. **Resolutions** – None

COMMUNICATIONS

1. **Business from the Audience** – None
2. **Correspondence** – None
3. **Business from Staff** –

Ms. Camp stated that the February 19, 2026 Community meeting on the Glenwood Master Plan was well attended.

REPORT OF THE CHAIR – None

REPORTS OF COMMITTEES – None

PUBLIC HEARINGS – None

NEW BUSINESS

1. **138 Main Street, Next Steps**

Ms. Camp shared that the SEDA Board has received an offer from an interested buyer for property at 138 Main Street and Board approval was needed to proceed. She stated that the property was purchased in 2013 and the criteria for listing the building for sale was contained in Section 800 of Springfield's Downtown Urban Renewal plan. She said the SEDA Board listed the property in June 2024. She summarized the terms of the 'as is' sale for \$639,000.

Assistant City Manager Niel Laudati stated for the record that he wanted to make a correction, that this item was being handled as *New Business*, not as a *Public Hearings* agenda item.

MOTION: SECRETARY ANDREW BUCK MOVED, SECONDED BY BOARD MEMBER RODLEY TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE SALE OF ONE PARCEL OF LAND IN SPRINGFIELD DOWNTOWN, 138 MAIN STREET, MAP AND TAX LOT 17-03-35-32 -045500, INCLUDING A STATEMENT OF PURPOSE ADDENDUM AND TERMS CONSISTENT WITH THE BOARD'S DIRECTION.

The motion passed (5:0), with Chair Stout, Secretary Buck and Board Members Sean VanGordon, Kori Rodley Steve Moe, and voting yes, with no no votes, and no abstentions.

OLD BUSINESS – None

ADJOURNMENT

Chair Stout adjourned the meeting at 7:42 p.m.

Andrew Buck, Board Secretary

Attest:

Allie Camp

AGENDA ITEM SUMMARY

Meeting Date: 04/13/2026

Meeting Type: Springfield Economic Development Agency-Regular Meeting

SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY

Estimated Time: Consent Calendar

ITEM TITLE:

DRAFT- March 9, 2026 SEDA Meeting Minutes

Attachments

Draft- March 9, 2026SEDA Meeting Minutes

MINUTES OF THE MEETING OF THE
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY
HELD MONDAY, MARCH 9, 2026

The Springfield Economic Development Agency (SEDA) in person and via Zoom on Monday, March 9, 2026.

CALL TO ORDER

Chair Stout called the meeting to order at 7:12 p.m.

BOARD MEMBER ATTENDANCE

Present: Chair Alan Stout, Vice Chair Michelle Webber, Secretary Andrew Buck, and Board Members Sean VanGordon, Kori Rodley, David Loveall, and Steve Moe

Absent: None

STAFF PRESENT

City Manager Nancy Newton, Assistant City Attorney Kristina Kraaz, Assistant City Manager Niel Laudati, City Recorder Allyson Pulido, Economic Development Manager Allie Camp, and City Surveyor Jeremy Sherer

CONSENT CALENDAR

1. Minutes - None

2. Resolutions

a. SEDA Contracts Over Spring Recess

MOTION: VICE CHAIR WEBBER MOVED, SECONDED BY BOARD MEMBER LOVEALL, TO APPROVE THE CONSENT CALENDAR.

The motion passed (7:0), with Chair Stout, Vice Chair Michelle Webber, Secretary Buck and Board Members Sean VanGordon, Kori Rodley, Steve Moe, and David Loveall voting yes, with no no votes, and no abstentions.

COMMUNICATIONS

1. Business from the Audience – None

2. Correspondence – None

3. Business from Staff – None

REPORT OF THE CHAIR

Chair Stout described an encounter with an experienced developer who said he was interested in working in Springfield, and who asked him ‘what SEDA was up to’. He encouraged Board members to be open to keeping all business contacts up to date on SEDA activities.

REPORTS OF COMMITTEES – None

PUBLIC HEARINGS – None

NEW BUSINESS

1. ODOT Easement Request For Two Temporary and One Permanent Easement/

Jeremy Sherer said the Oregon Department of Transportation (ODOT) requested one permanent easement and two temporary construction easements on land owned by SEDA located at 437 Main Street, formerly the U.S. Bank building, as part of ODOT’s statewide curb ramps upgrade effort in Oregon. He said ODOT offered \$1,700 as total compensation for the permanent easement (for highway purposes on A Street) and the two temporary construction-related easements and staff considered that reasonable.

MOTION: VICE CHAIR WEBBER MOVED, SECONDED BY BOARD MEMBER RODLEY, TO ACCEPT AN OFFER FROM THE OREGON DEPARTMENT OF TRANSPORTATION, REGION 2, FOR ONE PERMANENT EASEMENT AND TWO THREE-YEAR TEMPORARY CONSTRUCTION EASEMENTS ON PROPERTY OWNED BY THE SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY, LOCATED AT 437 MAIN STREET, SPRINGFIELD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE OFFER AND EASEMENT DOCUMENTS

The motion passed (7:0), with Chair Stout, Vice Chair Michelle Webber, Secretary Buck and Board Members Sean VanGordon, Kori Rodley Steve Moe, and David Loveall voting yes, with no no votes, and no abstentions.

OLD BUSINESS – None

ADJOURNMENT

Chair Stout adjourned the meeting at 7:24 p.m.

Andrew Buck, Board Secretary

Attest:

Allie Camp

AGENDA ITEM SUMMARY	Meeting Date:	04/13/2026
	Meeting Type:	Springfield Economic Development Agency- Regular Meeting
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY	Staff Contact/Dept:	Sienna Fitzpatrick, Urban Renewal Analyst/Economic Development
	Staff Phone No:	
	Estimated Time:	5 Minutes

ITEM TITLE:
437 Main Street Next Steps

ACTION REQUESTED:
Direct the City Manager to enter/not enter into an Exclusive Negotiating Agreement with Obie Companies for due diligence at the Springfield Economic Development Agency-owned property at 437 Main Street.

ISSUE STATEMENT:
Obie Companies has submitted a letter of interest to the Springfield Economic Development Agency to conduct due diligence activities at 437 Main Street to determine the feasibility of a redevelopment project.

DISCUSSION/FINANCIAL IMPACT:
The Springfield Economic Development Agency (SEDA) established its property at 437 Main Street (ATT 1) as a priority for redevelopment during the February 8, 2025 Board retreat. The property was originally purchased in 2024 as a future redevelopment opportunity to support the Downtown Urban Renewal Plan goals. In November 2025, Obie Companies (Developer) delivered a letter of interest (ATT 2) to SEDA stating interest in the site as a potential complementary project to the Developer's exploration of the City-owned property at 538 Main Street. The site is currently under an active Memorandum of Understanding (MOU) between the City and Developer for due diligence. The Developer seeks a 12-month ENA to explore the possibility of new development at 437 Main with ground-floor commercial space and has indicated specific requests of SEDA and the City in the letter.

The following terms and tasks are included within the proposed ENA (ATT 3).

- Developer tasks include soliciting a market study, providing a development proposal, creating a financial feasibility analysis, proposing a performance timeline, describing coordination with the proposed project at 538 Main Street, and submitting financial requests to SEDA.
- Should SEDA decide to enter the ENA, the Board may not work with or sell the property to any other party during the term of the agreement. The property can continue to be used for parking.
- This ENA is nonbinding and is drafted as a precursor to a potential MOU and a potential binding agreement. This future binding agreement would identify project specifics for the development outcome, including unit numbers and types, delivery timeframe, and commitments from the Board. Agreement from both parties would be needed to proceed after the ENA.
- SEDA has no defined tasks as the Board already holds control of the site and completed preliminary due diligence tasks upon acquisition.

The property is in the Downtown Urban Renewal Plan Area, which is governed by SEDA, and attracting high-quality development is a primary goal within the Downtown Urban Renewal Plan.

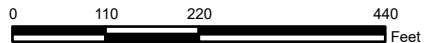
Attachments

1. Vicinity Map
2. Letter of Interest - Obie Companies
3. Proposed Exclusive Negotiating Agreement



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team,
 Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of
 Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Vicinity Map



296 East 5th Avenue
Suite 300, Eugene OR 97401
T: (541) 484-0383

To: Allison Camp, Springfield Economic Development Manager
From: Brian Obie
Date: 12 November, 2025
Subject: Letter of Interest; 437 Main St Property

Dear Ms. Camp,

Following the positive progress on our ongoing partnership with the City of Springfield for the redevelopment of the Main Street property, Obie Companies is pleased to express our continued interest in investing in downtown Springfield through the acquisition and redevelopment of the City-owned property located at **437 Main St.**

Given the property's location immediately adjacent to the Main Street site currently under due diligence, we believe this parcel offers a strategic opportunity to create a cohesive and vibrant mixed-use district that complements the character and momentum of downtown. Our vision for the combined area builds on the success of Obie Companies' work in the 5th Street Market District in Eugene — creating active street-level experiences, high-quality architecture, and spaces that draw both residents and visitors.

To initiate this process, we respectfully request to enter into a 12-month **Exclusive Negotiating Agreement (ENA)** with the City for the 437 Main St property. This would allow both parties adequate time to explore the property's potential and ensure alignment with the City's goals for downtown revitalization. We anticipate the potential to develop a substantial amount of new ground floor commercial space and even a market style approach with open air access to shops and eateries. At the conclusion of the 12-month period, we would be able to move forward with development as soon as is feasible, depending on outcomes from our joint market study with the City.

As with our ongoing discussions for the Main Street site, the following items would be important components of our continued collaboration:

- **Property Tax Exemption:** Access to the Multi-Unit Property Tax Exemption (MUPTEx) program, or a comparable incentive, remains critical to project feasibility and the delivery of high-quality, mixed-use development downtown.

- **Parking Partnership:** Given the proximity of City-managed parking assets, we would like to continue discussions on shared or structured parking solutions that can serve both the new development and downtown users.
- **Coordinated Planning:** Because of the adjacency to our current project, we envision planning these sites in tandem to ensure design continuity, efficient infrastructure, and a unified streetscape presence along Main Street and 5th.

We are enthusiastic about continuing to partner with the City to strengthen downtown Springfield's economic vitality and sense of place. Thank you for your ongoing collaboration and for considering this request to extend our work together.

We look forward to the opportunity to meet soon to discuss next steps regarding 437 Main St.

Sincerely,



Brian Obie, President

SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY
DOWNTOWN DEVELOPMENT SITE
EXCLUSIVE NEGOTIATING AGREEMENT
March 2026

THIS EXCLUSIVE NEGOTIATING AGREEMENT (the "Agreement") is made and entered into as of the last date of signature indicated below (the "Effective Date"), by and between the Springfield Economic Development Agency (SEDA), the urban renewal agency of the City of Springfield, an Oregon municipal corporation ("Owner") and Obie Companies Incorporated ("Developer"), Oregon business registered with the State of Oregon.

RECITALS

- A. Owner owns real property on Main Street in Downtown Springfield, Oregon (Map 17-03- 35-31, Tax Lot No. 11200) located between 4th and 5th Streets, and Main and S. A Streets ("Property").
- B. Owner has prioritized this property as a key element of revitalizing its downtown core. Revitalization shall be consistent with the Downtown Urban Renewal Plan and the following considerations:
 - 1. Bring employment and visitors downtown
 - 2. Connect geographic areas of downtown beyond Main Street (S. A Street and the Booth Kelly property)
 - 3. Deliver an exemplary, high-quality public-private partnership project
 - 4. Increase the property tax base and meet goals of Downtown Urban Renewal Plan
- C. Developer submitted to owner a letter of interest dated November 12, 2025, for a 12-month Exclusive Negotiating Agreement to conduct due diligence for the potential redevelopment of the property.
- D. This Agreement provides Developer with the exclusive rights to negotiate with Owner for conveyance and development of the Property, provides Developer certain exclusive rights regarding the site as defined in this Agreement, and confirms the basis upon which the Parties are prepared to initiate negotiation of the terms of a future MOU and Binding Agreement and related documents providing for the desired redevelopment of the Property. The future MOU and Binding Agreement must be approved by the Springfield Economic Development Agency.

Now, THEREFORE, the Parties agree as follows:

TERMS

- 1. Good Faith Exclusive Negotiations. Owner and Developer agree and covenant to negotiate the terms of the Binding Agreement and any intervening MOU (as defined below) in good faith. Owner acknowledges that Developer will expend time and expense in preparing its initial proposal, conducting due diligence, conferring with City staff with regard to design and refining its development proposal. During the term hereof, Owner agrees Developer will have the exclusive right to negotiate with Owner for the rights to develop the Property

and that Owner will not accept, solicit, pursue or entertain any other offers or other indications of interest with respect to the Property for any development, sale or other transaction.

2. Duration. The Term of this Agreement shall be 365 days from the Effective Date.
3. Termination. This Agreement shall automatically terminate upon execution and delivery of an MOU or Binding Agreement which shall thereafter control the rights of the Parties with respect to the Property. The Parties may terminate this Agreement by mutual agreement if latent conditions are discovered on the Property or events occur that would, presently or with the passage of time, prevent the entry into an MOU or a Binding Agreement. Notwithstanding the above, (i) any party may at their sole option, terminate this Agreement by notice in writing if another party makes a material misrepresentation in the course hereof, otherwise fails to act in good faith, or if a party becomes insolvent and (ii) Developer may, in its sole discretion, terminate this Agreement by notice in writing to Owner if at any time Developer elects not to pursue development of the Property.
4. Due Diligence Assignments and Performance Timeline. The Due Diligence Assignments and Performance Timeline attached as Exhibit A and incorporated into this Agreement establishes the good faith expectations of the Parties during the term of the Exclusive Negotiating Agreement. Unless a specific date is set forth, the times for performance in the Timeline establish ranges and/or estimates and not strict deadlines.
5. Memorandum of Understanding. Tentative agreements on the terms identified by the Parties during this ENA period and to be included in the language of the Binding Agreement may be memorialized in a written Memorandum of Understanding (“MOU”), or series of such memoranda, during the Term of this Agreement. Any such MOUs will provide the continuing framework for final negotiations and preparation of the Binding Agreement.
6. Binding Agreement and Preconditions to Closing.
 - a. Owner’s conveyance of the Property to Developer, and its willingness to investigate the requests outlined in Letter of Interest dated November 12, 2025, may be formalized within the subsequent MOU and/or Binding Agreement.
 - b. The MOU and Binding Agreement will incorporate terms and conditions necessary in the Owner’s sole discretion to warrant the project development. Any financial considerations should assume the project will be required to pay prevailing wage. Key areas to be addressed in the MOU and subsequent Binding Agreement will include, but not be limited to:
 - i. infrastructure planning
 - ii. design drawings
 - iii. detailed timeline for performance
 - iv. periodic construction monitoring reports
 - v. any provision of financial resources, project requests, and development incentives
 - c. The conditions precedent to entry into the MOU and subsequent Binding Agreement include, but are not limited to:
 - i. Owner satisfaction, in its sole discretion, that there have been no material changes to Developer’s qualifications and financial capacity since approval of the ENA

- ii. Owner approval of the conceptual design and other due diligence established by Owner
- iii. Establishing a Performance Timeline that is satisfactory to Owner
- iv. Compliance with statutory procedures regarding governments transferring property
- v. Springfield Economic Development Agency approval to enter into the MOU and Binding Agreement

7. Co-application/Cooperation.

- a. Owner and Developer shall be co-applicants on any land use permit application sought in connection with this Agreement or subsequent MOU issued during the term thereof. Developer shall bear responsibility for drafting and submitting all land use permit applications and will pay permit fees, unless otherwise agreed to by Owner in an MOU or Binding Agreement. Owner will not guarantee approval of any land use permit applications but agrees to diligently process land use permit applications related to the Property consistent with its applicable rules and regulations.
- b. Owner and Developer shall each promptly provide to the other all information reasonably related to the Property which may be obtained without material expense, upon written request. Owner and Developer shall cooperate in connection with land use applications, permits, approvals or entitlements sought by Developer from any governmental authorities with respect to the Property, provided that Owner shall not be required to incur any material cost or liability in connection with such applications, permits or approvals unless otherwise agreed to by Owner in an MOU or Binding Agreement.
- c. The Parties will confer on a regular basis throughout the term of this Agreement, particularly with respect to the outcomes being considered and feasible for the Property, MOU and Binding Agreement.
- d. The Parties intend to cooperate in all aspects of the Property development provided that both parties reach agreement on those aspects.

8. Due Diligence. Developer may conduct due diligence and inspections of the Property, including such physical, legal, and engineering inspections, tests and investigations as it may deem necessary or desirable. Developer shall inform Owner prior to any on-site studies being undertaken. Such studies and investigations may include, without limitation, zoning, land use, environmental, title, design review, covenants, conditions and restrictions, financing, leasing markets, project feasibility and related matters. The scope and cost of the due diligence and inspections shall be the sole discretion and responsibility of Developer, other than any due diligence activities assigned to Owner in Exhibit A. In the event that Developer elects not to proceed with the MOU, Binding Agreement or development of the Property, Developer shall provide to Owner copies of all studies, including environmental and soils studies, surveys, title reports and similar information obtained during the Due Diligence by Developer (“studies”), provided that Owner reimburses Developer for Developer’s actual cost of the studies. Owner may use the studies in any subsequent negotiations with other developer teams at Owner’s discretion.

9. Access. During the term of this Agreement, Owner shall provide Developer full access to the exterior parts of the Property for the purpose of conducting Due Diligence. For access to the building located on the property or work that will interfere with vehicle access, Developer shall provide Owner three business days’ notice via email or telephone call to the Owner’s

representative listed in Section 17 of this Agreement. Owner will maintain keys to the building and provide access when requested. Developer shall repair or restore any damage caused by the entry of Developer or its agents upon or under the Property.

10. Indemnity and Insurance. Developer hereby agrees to indemnify, defend and hold Owner and City of Springfield, including its appointed and elected officials, officers, employees and agents, harmless from and against any and all claims for injury to persons or damage to property caused by or resulting from the acts or neglect of Developer or its representatives or consultants on or about the Property. During the term of this Agreement, Developer shall maintain insurance with respect to its activities on or about the Property, naming Owner and City of Springfield as an additional insured, in amounts as follows: (i) commercial general liability insurance with a combined single limit of not less than \$2,000,000 per occurrence and with at least \$3,000,000 general aggregate; (ii) auto liability insurance with combined single limit of \$1,000,000 per occurrence; (iii) employers liability insurance with a limit of not less than \$500,000. The indemnity required under this Section 10 shall survive termination of this Agreement.
11. No Assignment. No party shall assign or transfer its interest in this Agreement.
12. Brokers. Owner and Developer each represent and warrant to the other that no broker, finder or other representative has acted on its behalf in connection with this Agreement. Owner and Developer agree to indemnify, defend and hold the other harmless from any claim or liability for any fee, commission or other compensation with respect to this Agreement, the MOU, Binding Agreement or other transactions contemplated hereby, asserted by any other broker, finder or other representative claiming through the indemnifying party. Section 12 shall survive termination of this Agreement.
13. Confidentiality. While striving to maintain transparency to the greatest extent practicable, Owner and Developer agree that some information submitted by Developer during the term hereof may need to be submitted on the condition that Owner keep said information confidential to the full extent permitted by law. This includes, but is not limited to, financial statements, pro forma information, and plans and designs. Prior to submitting such information, Developer shall indicate a desire to maintain confidentiality, including the rationale for confidentiality. In this event, Owner will either agree not to disclose said confidential information, or inform the Developer that Owner does not agree, in which case Developer may provide further clarification as to why Developer believes it is necessary to maintain confidentiality. This nondisclosure agreement shall survive termination of this Agreement but shall not apply to the extent any such information is publicly available, has been disclosed by other parties or is required to be disclosed by the City of Springfield Attorney's Office under Oregon public records laws.
14. Governing Law. This Agreement shall be governed by the laws of the state of Oregon.
15. Time of the Essence. Time is of the essence of this Agreement.
16. Amendments. This Agreement may be amended only by the written agreement of the Parties hereto.

17. Notices. All notices given under this Agreement must be in writing and either (i) personally delivered, (ii) delivered by express mail, Federal Express or comparable courier service, or (iii) delivered by certified mail, postage prepaid, return receipt requested, as follows:

To Owner: City of Springfield
 Allie Camp
 225 Fifth Street
 Springfield, Oregon 97477

To Developer: Obie Companies
 Casey Barrett
 296 E 5th Avenue, Suite 300
 Eugene, Oregon 97401

All notices shall be deemed effective upon receipt. Any party may from time to time change its address for purposes of this Section by notice in writing to the other party.

OWNER:
Springfield Economic Development Agency,
An Oregon municipal corporation

DEVELOPER:
Obie Companies Incorporated

By: Nancy Newton
Date: _____

By: _____
Date: _____

EXHIBIT A

Due Diligence Assignments and Performance Timeline 437 Main Street, US Bank Property

Due Diligence Assignments for Developer include:

1. Solicit a market study to understand the development potential of the property and share the results with Owner (deliverable #1).
2. Provide a proposal for development of the site to be delivered to the Board (deliverable #2).
3. Conduct a preliminary financial analysis to understand feasibility of development to be delivered to the Board (deliverable #3).
4. Propose a time frame of delivery (deliverable #4) coordinating efforts with the Museum Lot development currently under due diligence between the City of Springfield and the Developer.
5. Submit all partnership requests to SEDA with justification for the Board's review (deliverable #5).

Due Diligence Assignments for Owner and Developer at this step include:

1. Jointly draft and negotiate MOU and/or Binding Agreement Terms

Performance Timeline:

Time is of the essence for SEDA. The goal of this timeline is to have sufficient information for the Board to determine whether to proceed to the next step of working together at the end of this 12-month agreement term. To do that, the following performance timeline is provided:

1. Owner and Developer will establish and attend monthly check-ins to report on due diligence tasks and continue moving discussions forward.
2. No later than 10 months after exercise date, all deliverables are due to Owner.
3. No later than 11 months after exercise date, Owner and Developer will have jointly prepared draft MOU Terms.
4. SEDA staff will return to the Board to discuss next steps before the end of the agreement period, after tasks 2 and 3 in the performance timeline are completed.

AGENDA ITEM SUMMARY	Meeting Date:	04/13/2026
	Meeting Type:	Springfield Economic Development Agency- Regular Meeting
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY	Staff Contact/Dept:	Allie Camp, Economic Development Manager/Economic Development
	Staff Phone No:	
	Estimated Time:	10 Minutes

ITEM TITLE:

Glenwood Preliminary Master Plan Next Steps

ACTION REQUESTED:

To provide direction on submittal of the Preliminary Master Plan land use application for the Glenwood Master Plan Area, and any considerations for the Board's discussion should submission edits be required.

ISSUE STATEMENT:

The Preliminary Master Plan land use application for the Glenwood Master Plan Area is nearly prepared and requires Board direction prior to submission.

DISCUSSION/FINANCIAL IMPACT:

The Glenwood Master Plan Area project has arrived at a significant milestone- the consultant team from Rowell Brokaw Architects and Walker Macy Landscape Architects (plus subconsultants) is preparing for submittal of the Preliminary Master Plan application. This item is brought to the SEDA Board to convey progress under existing project direction and to review key elements of the submittal.

The consultant team has highlighted the potential for iteration at the beginning of the application review process. The submittal to date has been developed and informed by technical land use, design, engineering, and utility professionals, SEDA's selected developers Mark Miksis and Jill Sherman, and project partners. This agenda item is an opportunity to discuss what degree of edit/adjustment may warrant discussion or Board communication. Potential areas for the Board's consideration include-

- Any change that significantly alters the proposed concept.
- Any change that results in significant impacts to time/schedule.
- Any change that significantly impacts Phase 1.
- Any change that impacts partnership agreements. The Joint Planning Agreements between SEDA, Homes for Good, and Roth & Roth LLC permits parties to withdraw at any point up until the time of submission of the Preliminary Master Plan application.

The Master Plan land use process has two applications and decisions- Preliminary Master Plan and Final Master Plan. The Preliminary Master Plan submittal requires the heaviest technical and policy analysis to ensure the concept presented aligns with existing land use policy and meets the technical requirements for a functioning development area. Those technical requirements primarily focus on phasing the development site and provision of public facilities, utilities, and services.

The consultant team anticipates submittal of the Preliminary Master Plan application by the end of April.

Staff will provide details of the key elements of the submittal in the meeting. Additional background information is provided in Attachment 1.

Attachments

1. Board Briefing Memorandum

MEMORANDUM

Springfield Economic Development Agency

Date: 4/13/2026

To: Nancy Newton

BOARD

From: Allie Camp, Economic Development Manager
Niel Laudati, Assistant City Manager

BRIEFING

Subject: Glenwood Preliminary Master Plan Next Steps

MEMORANDUM

ISSUE: The Preliminary Master Plan land use application for the Glenwood Master Plan Area is nearly prepared and requires specific Board direction prior to submission.

BACKGROUND: This Board Briefing Memorandum provides land use and project background for the Board’s consideration.

The purpose of a Master Plan

Springfield Development Code Section 5.13.105(A) indicates a Master Plan allows phasing of development on a specific property over a years-long time frame.

And, SDC 5.13.105(B) indicate the purpose of a Master Plan is to

1. Facilitate the review of multi-phased developments that are desired to be constructed over a 3 to 7 year period and ensure that individual phases will be coordinated with each other over the duration of the Final Master Plan;
2. Ensure that a full range of public facilities and services are available or will be provided for the proposed phased development and to plan the extension of necessary public infrastructure in a timely and efficient manner;
3. Determine specific land uses, a range of minimum to maximum square footage of non-residential uses and a range of minimum to maximum densities of residential uses, the arrangement of uses, and the location of public facilities and transportation systems;
4. Identify, during the public review process, potential impacts, including, but not limited to noise, shading, glare, utility capacity and traffic and consider alternatives for mitigating these impacts to affected properties and/or public facilities;
5. Provide the property owner an opportunity for the concurrent review of discretionary land use decisions; and
6. Provide the property owner with the assurance needed over the long term to plan for and execute the proposed development.

An important summary point about the requirements in a Master Plan- the land use regulations of the Master Plan process ask the question “does the phasing of infrastructure provide sites with what they need to develop?”. The phasing portion of the land use application process is looking for demonstration of required infrastructure service to sites prior to development of those sites. This ensures that sites do not develop without provision of that essential infrastructure. And, it ensures that infrastructure delivery is tied to a certain development site. This is how the delivery of all of the infrastructure proposed gets accounted for.

The land use process entitles the “what” for the project, in the case of phasing the “what” is the infrastructure. The SEDA Board and partners will need to have conversations to determine the “how” of delivery of infrastructure.

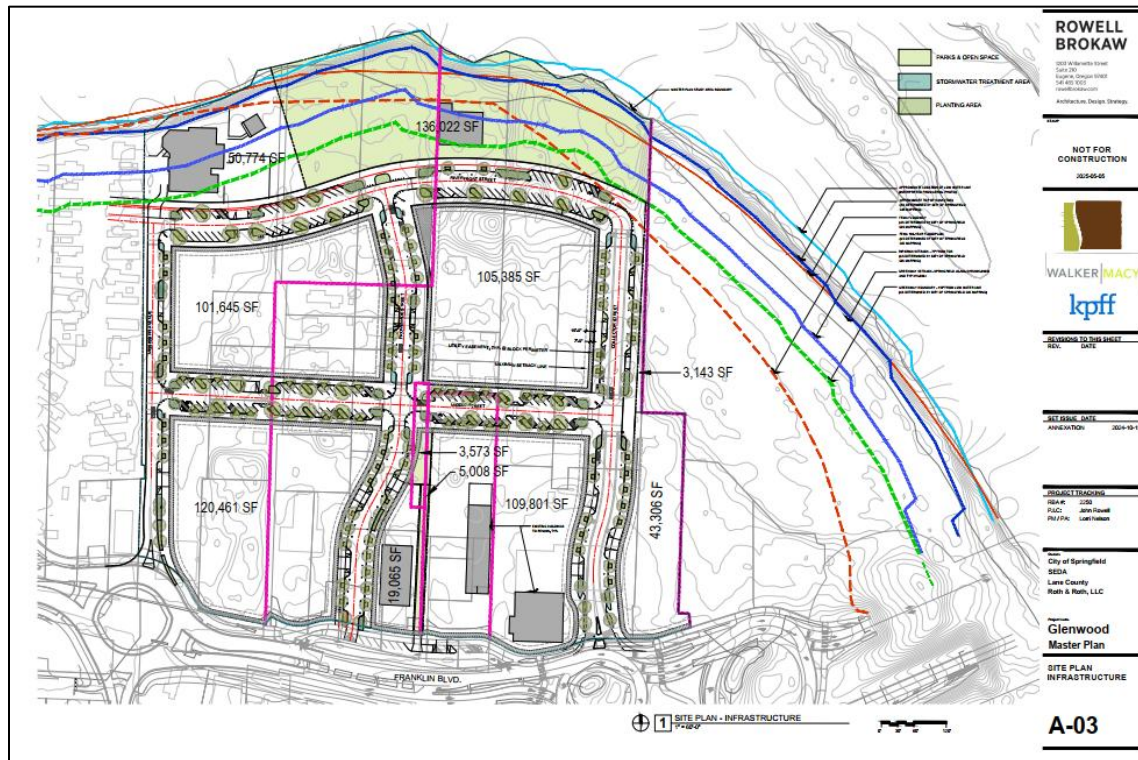


Figure 1: Proposed concept for the Master Plan Area

The proposed concept for the Master Plan Area (Figure 1) is what is being applied for in the Preliminary Master Plan application. It was developed to meet the vision of the Glenwood Refinement Plan and optimize the available buildable land for the highest and best uses (residential, commercial, and mixed-use buildings). This concept prioritizes developable land to build the tax base. Key features include-

- Intentional block sizes that suit scale of buildings anticipated.
- Open space proposed along the river to both embrace the river as a natural resource and prioritize the land with fewer encumbrances for development.
- Infrastructure and pedestrian amenities to lead visitors to the river.
- Efficient use of infrastructure to serve the developable area without taking up too much of the buildable area.

Next Steps and Upcoming SEDA Conversations

The current land use schedule anticipates Preliminary Master Plan submission in April. Preliminary Master Plan decision is expected in Quarter 3 of 2026.

Final Master Plan submission is anticipated for Quarter 4 of 2026. Final Master Plan decision is expected in the first half of 2027.

Additional land use applications will be required as the project moves more towards infrastructure work, primarily to address subdividing the land. To contract for the project's next round of expertise will be discussed with the SEDA Board in May.

Recent Board Direction

In November 2025 the Board discussed the following findings and direction. Infrastructure is needed to lead to development of sites. Development of sites is needed to lead to growth in the property tax base. This project direction begins to move the project from land use to infrastructure.

Finding- The point of Urban Renewal is to make strategic investments to result in tax base growth, reduction of blight, and community benefit.

- *Direction-* return with infrastructure investment options.
- In February 2026 the Board discussed the proposed Phase 1 of infrastructure and provided direction to use SEDA's resources to proceed with delivery.

Finding- SEDA has acquired property with the project principles in mind- using that property as a currency to achieve those principles will be essential.

- *Direction-* return with property exchange proposals with the intent to fulfill the proposed concept.

Finding- Development on the blocks (AKA tax base growth) will not happen if infrastructure is not available.

- *Direction-* proceed with discussion of contracting considering infrastructure delivery and expertise needed.

Project History

Project partners and the Master Planning team of Rowell Brokaw Architects and Walker Macy Landscape Architects have refined the concept for the Glenwood Riverfront Master Plan Area to the point the project is at today for Preliminary Master Plan submittal. With policy defined, land assembled, partner buy-in secured, and land use well underway, SEDA's work will begin to evolve from predevelopment and planning to assisting in the delivery of this proposed concept. SEDA has selected developers Jill Sherman of Edlen and Co. and Mark Miksis of deChase Miksis for future development of SEDA's assets.

This project is taking place in a primed policy environment. The Glenwood Urban Renewal Plan (2004) defines the eligible tax increment parameters for the project. The Glenwood Refinement Plan (2014) provides the land use policy framework. The 2035 Transportation Systems Plan sets the transportation framework. The 2015 Commercial and Buildable Lands Inventory establishes the land quantities needed for Springfield's future.

The following principles have been used to inform the project to date. These principles were sourced from the solicitation process for the Master Planning team, the Master Developers, and from past SEDA discussions on the project.

- To connect the community to the river.
- To meet the intent of the Glenwood Refinement Plan.
- To be flexible in approach and timely in outcome.
- To be economically viable in development considerations and property tax performance.
- To feel right sized for Springfield.

RECOMMENDED ACTION: To provide direction on any revisions to the Preliminary Master Plan submittal that would warrant returning to the Board for discussion, and to direct the materials to be submitted.

AGENDA ITEM SUMMARY	Meeting Date:	04/13/2026
	Meeting Type:	Springfield Economic Development Agency- Regular Meeting
	Staff Contact/Dept:	Allie Camp, Economic Development Manager/Economic Development
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY	Staff Phone No:	
	Estimated Time:	5 Minutes

ITEM TITLE:

Glenwood Memorandum of Understanding

ACTION REQUESTED:

To move to direct the City Manager to enter the attached Memorandum of Understanding in substantially the form provided with current Joint Planning Agreement partners (Roth & Roth LLC and Homes for Good).

ISSUE STATEMENT:

An update to partner agreements is needed to clarify the role of the Preliminary Master Plan related to land ownership and to extend the time frame for Final Master Plan approval.

DISCUSSION/FINANCIAL IMPACT:

The Springfield Economic Development Agency (SEDA) is preparing to submit the Preliminary Master Plan land use application for the Glenwood Master Plan Area. This is a large project milestone for SEDA and its Joint Planning Agreement partners. This land use application is the most substantial body of work needed to entitle the concept for the area- the roads, development land, open space, utilities, etc. What this land use application does not do is commit to or change any land ownership.

The clarification provided in the Proposed Memorandum of Understanding (MOU) (ATT 1) serves as legal understanding of the role of this land use process- to apply for and secure entitlements, not to adjust land ownership. With the direction provided from the SEDA Board at its November 24, 2025 meeting, staff have started discussions with partners on land exchanges. Any real property terms and agreements will need to be discussed by SEDA. The Proposed MOU includes a high level framework for considerations regarding land exchanges.

Additionally, the current agreement SEDA has with Joint Planning Agreement partners has a defined term of three years (from September 12, 2023), or until the recordation of a Memorandum of Final Master Plan Approval, whichever occurs first. The Proposed Memorandum of Understanding updates the term to just over four years (December 31, 2027). Current project schedules indicate Final Master Plan Approval in the first half of 2027.

Joint Planning Agreement partners have the current project schedule and anticipated completion dates and have been informed of the role of the land use process related to property ownership.

Attachments

- 1. Proposed Memorandum of Understanding

**AMENDMENT TO RESTATED JOINT PLANNING AGREEMENT
(SECOND AMENDMENT)
Glenwood Riverfront Master Planning**

This Amendment to the Restated Joint Planning Agreement is made and entered into by and between the following Parties:

Springfield Economic Development Agency, an urban renewal agency of the City of Springfield, Oregon (SEDA)

Owner¹ of approximately 9.5 acres of real property at Tax Map 17-03-34-41, Lots 400, 500, 700, 800, 900, 1000, 1300, 1500 and Tax Map 17-03-34-42, Lots 501 and 600.

Homes for Good Housing Agency, a housing authority in Lane County, Oregon

Owner of approximately 1.3 acres of real property at Tax Map 17-03-34-41, Lots 1100, 1400, 1700, 1800, 1900, and 2000.

Roth & Roth, LLC, a limited liability company of the state of Oregon

Owner of approximately 8.1 acres of real property at Tax Map 17-03-34-42, Lots 100, 1500, 1600, 1700, 1800, 1900, 2000, and 2100.

RECITALS

- A. This Joint Planning Agreement was originally entered into as of September 12, 2023. The Parties intend the Agreement to document their coordinated efforts regarding the creation and adoption of a single Master Plan for the Properties, consistent with the Glenwood Urban Renewal Plan and policies of the Glenwood Riverfront Refinement Plan.
- B. The original Agreement was amended and restated for the first time effective January 20, 2026 to reflect additional planning work needed for adoption and approval of a Master Plan (namely, annexation of the subject properties and specific amendments to the Springfield Zoning Map and Springfield Development Code implementing the Glenwood Riverfront plan district), and to update the participating property owners.
- C. The Parties anticipate the Preliminary Master Plan approval by the second half of 2026, followed by Final Master Plan approval and recording within one year of Preliminary Master Plan approval.
- D. The Master Plan will depict the location of future public improvements, including but not limited to streets, parks, utilities, and stormwater facilities. These depictions are conceptual and for planning entitlement purposes and do not effect any dedication, conveyance, or grant of a real property interest. Any such dedication or conveyance will occur, if at all, through subsequent land use approvals and separate written agreements between the parties.

¹ Includes property at Tax Lot 17-03-34-41-00800 owned in the name of the City of Springfield. SEDA is authorized to include this property in planning studies pursuant to the Glenwood Urban Renewal Plan, section 600.E.

- E. The purpose of this Second Amendment to the Joint Planning Agreement is to provide a framework for the future negotiations between SEDA and the two other parties regarding real property dedications and conveyances for the areas depicted as public areas and private property areas on the Master Plan. Nothing in this Agreement is intended to bind or commit any party to any specific terms for such conveyances or dedications, or to bind the outcomes of the Parties' negotiations.

NOW THEREFORE, the Parties agree to add the following terms and conditions as an addendum to the Restated Joint Planning Agreement:

1. The Parties anticipate they will negotiate real property acquisitions, exchanges, and dedications, if any, following approval of the Final Master Plan and prior to or in conjunction with subsequent land divisions or property line adjustments to implement the Master Plan.
2. The scope of the Parties' negotiations will include, but are not limited to:
 - a. Which properties are required to be dedicated to the public or for public use consistent with the Final Master Plan;
 - b. The extent to which these required dedications would be out of proportion with the private parties' expected future development;
 - c. Which SEDA properties ought to be combined with a private party's property to maximum the development potential of the Master Plan area;
 - d. The relative amount of property a private party will dedicate to the public compared to the amount of property SEDA intends to convey to another party; and
 - e. The relative value of the property a private party will dedicate to the public compared to the value of property SEDA intends to convey to that private party.
3. All future acquisition, exchange, or dedication of real property interests between the parties shall be voluntary and subject to mutually-agreeable terms and conditions. Nothing in this Agreement is intended to bind any Party to any transaction.
4. The parties acknowledge that the location, extent, configuration, and value of any potential real property interests have not been determined. Any valuation methodology, compensation, or other consideration would be subject to future negotiation and set forth in a separate binding agreement. SEDA retains full discretion with respect to any decision to acquire or exchange property interests in implementation of the Master Plan.
5. This Amendment hereby extends the term of the Joint Planning Agreement until December 31, 2027, unless sooner terminated by the Parties.
 - a. Following submission of the Preliminary Master Plan application, any party may withdraw from the Agreement upon 30 days written notice; however, the parties' obligations under the Joint Planning Agreement will extend through approval and recording of the Final Master Plan.
 - b. Following approval and recording of the Final Master Plan, any party may withdraw for any reason upon 30 days' notice to the remaining parties.

6. Except as explicitly stated herein, all terms of the Restated Joint Planning Agreement will remain in full force and effect.

SPRINGFIELD ECONOMIC
DEVELOPMENT AGENCY

By: _____
Title: _____
Date: _____

HOMES FOR GOOD HOUSING AGENCY

By: _____
Title: _____
Date: _____

ROTH & ROTH, LLC

By: _____
Title: _____
Date: _____

DRAFT