



City Hall, PO Box 708, Garibaldi, OR 97118  
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**GARIBALDI URBAN RENEWAL AGENCY (GURA)  
BUDGET COMMITTEE MEETING AGENDA**

Via Zoom	<a href="https://us02web.zoom.us/j/82312407332">https://us02web.zoom.us/j/82312407332</a>	Meeting ID:	823 1240 7332
Via Phone	253-215-8782	Password:	524970

**MONDAY, APRIL 28, 2025: 12:00 PM**

**AGENDA SESSION** – Informal question and answer session. Members of the public are invited to attend and participate. (A quorum of the City Council may or may not be present, but no votes or decisions will be made at this meeting.)

**MONDAY, MAY 5, 2025: 4:30 PM**

- A. ROLL CALL/PLEDGE OF ALLEGIANCE**
- B. ELECTION OF BUDGET COMMITTEE PRESIDING CHAIR**
- C. CONSENT CALENDAR**
  - 1. GURA Budget Meeting Minutes
    - a. May 3, 2023, GURA Budget Meeting
    - b. May 28, 2024, GURA Budget Meeting
    - c. May 29, 2024, GURA Budget Meeting
- D. RECEIVE BUDGET MESSAGE AND BUDGET DOCUMENT**
- E. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON PROPOSED BUDGET**
- F. APPROVAL OF BUDGET**
- G. APPROVE TAX RATE TO SUBMIT TO TAX ASSESSOR**
- H. ADJOURNMENT**



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## **GARIBALDI URBAN RENEWAL BUDGET MEETING MINUTES**

Wednesday, May 3, 2023 – 9:30 a.m.

Community Hall, Garibaldi City Hall, 107 6<sup>th</sup> Street Garibaldi, OR 97118 and via zoom

### **I. CALL TO ORDER**

The meeting was called to order at 9:30 a.m. [April 24, 2025, no record of roll call can be found]

### **II. MINUTES**

#### **A. Approval of Minutes: April 25, 2022, GURA Budget Committee Meeting**

Approval of minutes was tabled until a later date.

### **III. ELECTON OF CHAIR**

Chairman Val Folkema opened the floor for nominations of Chair of the GURA Budget Committee.

**MOTION made by Carolee North to nominate Val Folkema as chair of the GURA Budget Committee. Seconded by committee member Val Schumann. Motion carried unanimously.**

### **IV. PUBLIC COMMENT ON THE PROPOSED BUDGET**

Chairman Folkema asked if there were any interested parties that would like to make a statement on the proposed budget.

David Laine questioned who was on the budget committee besides GURA members. Val Folkema said the city council, and the members at large are June Ekborg, Val Folkema, Larry Stewart, Jim Zerfing, Denise Van Loon, Carolee North, and Val Schumann.

### **V. RECEIPT OF BUDGET MESSAGE AND PROPOSED BY 2022-2023 BUDGET**

Interim City Manager Pro Tem Jay Marugg read the Budget Message.

### **VI. BUDGET COMMITTEE WORK SCHEDULE**

Finance Officer Marni Johnston read from the budget narrative page 5 explaining how and why GURA was formed. She noted that GURA funds were budgeted to pay administrative fees to the city, but the checks were never written. They have not paid these fees since 2017 and need to be caught up.

Finance Officer Johnston reviewed the GURA Debt fund stating that GURA does not have any debt and does not anticipate taking on any new debts because they have a general fund with plenty of money to meet their needs. This year GURA's budget includes a transfer out of the debt fund, erring on the side of caution, she consulted with Oregon Department of Revenue's Property Tax Division and the Tillamook tax assessor to make sure this could be done. The transfer will make the funds available now to spend on general fund expenditures in the 2023-2024 budget. In this budget, 15% is proposed for the administration fees to the city. GURA and the city will be asked to enter into a new agreement with this fee. She then went on the explain GURA's general fund.

There is a line item for urban renewal projects for \$200,000. This is just an estimated cost. The ODOT project qualifies through GURA and the city has committed to a grant match and also ICMPT Marugg said that there are other projects.

ICMPT Marugg said in talking to an engineer there is an estimated four projects to be done. sewer relocates, water relocates, and water costs, these projects are estimated to cost \$258,000. Finance Officer Johnston said she did not know that number and she put \$200,000, she said they might consider increasing the urban renewal projects line to cover these costs. Since there is an unappropriated ending fund balance of \$191,000 it could be increased without decreasing any of the other budget expenditures.

Val Folkema questioned why the ODOT project is from GURA. Discussion followed as to whether there should be a vote to approve these additional funds coming from GURA. Previously there had been a vote for GURA to cover the city portion of the ODOT project.

Val Schumann asked if there was any allocation or match for undergrounding the poles. ICMPT Marugg said there is not.

A lot of discussion followed about the ODOT project, the costs, matching funds, and where the money could come from.

MOTION made by Cn Bade to amend the proposed GURA general fund budget to include a change on urban renewal projects to \$275,000 and to include in this motion to reengage with the city our IGA at which time 15% would be the recommended administrative costs. Seconded by Larry Grant. Motion passed unanimously.

VII. ADJOURNAMENT

The meeting was adjourned at 10:08 a.m.

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Val Folkema, GURA Chair

ATTEST:

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Jake Boone, City Manager



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## **GURA URBAN RENEWAL AGENCY (GURA) BUDGET COMMITTEE MINUTES**

TUESDAY, MAY 28, 2024 – 4:00 P.M.

Garibaldi City Hall, Community Hall, 1106 7<sup>th</sup> Street, Garibaldi, OR 97118 & via Zoom

- I. **CALL TO ORDER – Val Folkema**  
GURA Chair Val Folkema called the meeting to order at 4:05 p.m.
- II. **PLEDGE OF ALLEGIANCE**  
The Pledge of Allegiance was recited.
- III. **ROLL CALL**  
Present were GURA Committee members Val Folkema, Carolee North, Valerie Schumann, Roger Cooper and Council Members Terry Kandle, Linda Bade, Norman “Bud” Shattuck, Katie Findling, and Cheryl Gierga. Staff members present were City Manager Pro-Tem Liane Welch, Finance Officer Becca Harth, and Public Works Director Nick Theoharis.
- IV. **ELECTION OF BUDGET COMMITTEE PRESIDING CHAIR.**  
**MOTION made by Cn Bade to elect Roger Cooper as Chair of the GURA Budget Committee. Seconded by Cn Shattuck. Motion carried unanimously.**
- V. **APPROVE MINUTES FROM JUNE 20, 2023**  
**MOTION made by Val Folkema to approve the minutes of June 20, 2023. Seconded by Mayor Findling. Motion carried unanimously.**
- VI. **RECEIVE BUDGET MESSAGE AND BUDGET DOCUMENT**  
City Manager Pro-Tem Liane Welch presented the budget message and document. They began with General Fund 999. The committee asked questions and City Manager Pro-Tem Liane Welch and Finance Officer Becca Harth answered their questions.  
  
Next, they moved to the other funds. The committee member discussed how many grants they have given in the past and hopefully will be giving more in the future. Discussion followed on the money that was spent from this year’s budget for the ODOT project, corrections will be made to the beginning fund balances to reflect all the money spent.
- VII. **PUBLIC HEARING**  
At 4:21 p.m. Chair Cooper opened the Public Hearing and asked if there was any Public Comment.  
  
David Laine spoke saying he did not believe that GURA had legal counsel and suggested they should. He also said he found it strange that in the audit GURA is treated like it is just another fund or department of the city. He believes that GURA should ensure that the audit is completely separate.

June Ekborg spoke asking about the amount the taxpayers pay and if that amount can change or go away.

Chair Cooper closed the public comments at 4:26 p.m.

City Manager Pro-Tem Welch then responded to questions voiced during the Public Comment and pointed out some things that she thinks should be addressed at the next GURA meeting.

**MOTION made by Carolee North to add a line item of \$2,500 for legal representation and a line item of \$2,000 for audit under material and services. Seconded by Val Folkema. Motion carried unanimously.**

VIII. APPROVAL OF BUDGET (OR SCHEDULE AN ADDITIONAL MEETING)

**MOTION made by Val Folkema to approve the budget with amendments. Seconded by Linda Bade. Motion carried unanimously.**

IX. APPROVE TAX RATE TO SUBMIT TO TAX ASSESSOR

Discussion followed on approving the tax rate. There was not a clear explanation of the formula on how the tax rate is determined. City Manager Pro-Tem Welch suggested she find out more on exactly how it is determined and the meeting will reconvene tomorrow at 4 p.m.

X. ADJOURNMENT

Chair Cooper adjourned the meeting at 4:40 p.m.

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Roger Cooper, Chair

ATTEST:

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## **GURA URBAN RENEWAL AGENCY (GURA) BUDGET COMMITTEE MINUTES**

WEDNESDAY, MAY 29, 2024 – 4:00 P.M.

Garibaldi City Hall, Community Hall, 1106 7<sup>th</sup> Street, Garibaldi, OR 97118 & via Zoom

The GURA Budget Committee convened at 4:00 p.m. Present were Councilors Terry Kandle, Linda Bade, Norman “Bud” Shattuck, Cheryl Gierga, Mayor Katie Findling, and committee members Roger Cooper, Carolee North, and Valerie Schumann.

City Manager Pro-Tem Liane Welch said she had spent the morning researching the information the Budget Committee needs to approve in order to get the taxes. She talked to the Tillamook County Assessor, researched what was done last year, looked at Section One, Article Nine of the Oregon Constitution and ORS Chapter 457, and talked to the Finance Director from the City of Tillamook who said she takes the last three years actuals and averages them to come up with a number because it is not a tax amount. CMPT Welch said she has attached a draft Resolution 2024-01 and in her opinion that it what needs to be approved.

**MOTION made by Mayor Findling, by reading: “Therefore the Garibaldi Urban Renewal Agency Budget Committee, I move that we approve and authorize the City to request for the Garibaldi Urban Renewal Plan area for the maximum amount of revenue that may be raised by dividing the taxes under Section One C Article 1X of the Oregon Constitution and ORS Chapter 457”. Seconded by Cn Gierga. Motion passed unanimously.**

The committee then had discussion of sunseting in 2027, spending money, and the possibility of extending the agency and if that would require it going before the voters.

The next GURA meeting will be June 17<sup>th</sup> before the City Council meeting.

CMPT Welch said she and Mayor Findling had been talking about the possibility of having a joint meeting between the City of Garibaldi and the City of Bay City to do some City Council training. She might see if the LOC will come out and do the training at a workshop.

Chair Cooper adjourned the meeting at 4:12 p.m.

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Roger Cooper, Chair

ATTEST:

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# **GARIBALDI URBAN RENEWAL AGENCY**

## **FY 2025-2026 BUDGET**

### **Council Members**

Katie Findling

Linda Bade

Cheryl Gierga

Bud Shattuck

Sandy Tyrer

### **Committee Members**

Carolee North

Val Folkema

Val Schumann

Dennis Cavitt

Roger Cooper

Judy Riggs

## **GURA Budget Message**

**FY 2025-2026**

To the Garibaldi Urban Renewal Agency Budget Committee:

I am pleased to submit the proposed budget for fiscal year 2025–2026 for the Garibaldi Urban Renewal District.

The Garibaldi Urban Renewal Agency (GURA) is funded through Tax Increment Financing (TIF), a public financing method used to support redevelopment, infrastructure, and other community improvement projects. Under this model, GURA receives the additional property tax revenue generated from growth in property values within the Urban Renewal District. These funds are then reinvested into the district to stimulate further economic development and revitalization.

If the supported projects are public improvements that do not generate direct tax revenue – such as parks, streets, or utility infrastructure – the burden of repayment shifts to the increased value of surrounding properties within the district. This underscores the importance of strategic investments that support both immediate improvements and long-term taxable growth.



**GURA DEBT FUND (999)**

The beginning balance of this Fund is \$362,009. Estimated revenue from taxes is \$143,336 for a total of \$505,345 this fiscal year.

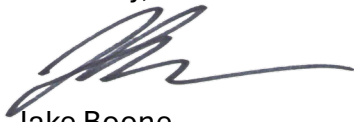
A transfer of \$250,000 from the GURA Debt Fund to the GURA General Fund is proposed to support eligible urban renewal projects in the coming fiscal year.

**GURA GENERAL FUND (990)**

The beginning balance of this Fund is \$434,812, and a \$250,000 transfer from the GURA Debt Fund (999) is included as well. These funds are available for targeted investment in projects that meet the goals of the Urban Renewal Plan and contribute to the economic and aesthetic vitality of the district. This Fund has \$415,362 unassigned for next year's beginning balance.

I deeply appreciate the work of the GURA Board and the volunteers who support these efforts. Their dedication plays a key role in making Garibaldi a great place to live, work, and visit.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jake Boone', with a stylized, flowing script.

Jake Boone

City Manager



# GARIBALDI URBAN RENEWAL AGENCY 2025-2026 FISCAL YEAR BUDGET

# RESOURCES

## GURA GENERAL FUND 990

City of Garibaldi  
FY 2025-2026

	Historical Data			Resource Description		Budget for Next Year			
	Actual Data					Budget for Next Year			
	Second Preceding Year 2022-2023	First Preceding Year 2023-2024	Adopted Budget This Year 2024- 2025			Proposed by Budget Officer	Approved by Budget Committee	Adopted by City Council	
1					Beginning Fund Balance				1
2	253,275	276,952	417,962		Cash on Hand	434,812			2
3					Total Receipts				3
4	24,002	41,660	22,000	4470	Interest	32,650			4
5	24,002	41,660	22,000		Total Receipts	32,650	0	0	5
6					Transfers In				6
7	0	250,000	250,000	4615	From Debt Service Fund	250,000			7
8	0	250,000	250,000		Total Transfers In	250,000	0	0	8
9	277,277	568,612	689,962		Total Receipts	717,462	0	0	9
10					Requirements				10
11					Materials & Services				11
12	0	226	100	6320	Dues, Licenses, & Subsc.	300			12
13	0	13	50	6250	Bank Fees, Charges	50			13
14		0	2,500	6415	Attorney Fees	250			14
15		0	2,000	6240	Audit	500			15
16	325	186	500	6520	Legal Notices	1,000			16
17	325	425	5,150		Total Materials & Services	2,100	0	0	17
18					Capital Outlay				18
19	0	0	0		Planning/Engineering	0	0	0	19
20	0	0	0		Total Capital Outlay	0	0	0	20
21					Special Payment				21
22					Grant/Loan Program				22
23	0	150,225	250,000	7900	Urban Renewal Projects	300,000			23
24	0	150,225	250,000		Total Grant Loan	300,000	0	0	24
25	325	150,650	255,150		Total Requirements	302,100	0	0	25
26	0	0	0	9000	Contingency	0	0	0	26
27					Components of Ending Fund Balance				27
28	276,952	417,962	434,812		Unassigned/Unappropriated	415,362	0	0	28
29	277,277	568,612	689,962		Total GURA General Fund	717,462	0	0	29

# RESOURCES

## GURA DEBT FUND 999

City of Garibaldi  
FY 2025-2026

	Historical Data			Resource Description		Budget for Next Year									
	Actual Data					Proposed by Budget Officer				Approved by Budget Committee			Adopted by City Council		
	Second Preceding Year 2022-2023	First Preceding Year 2023-2024	Adopted Budget This Year 2024- 2025												
1					Beginning Fund Balance						1				
2	492,981	626,721	486,510		Cash on Hand		362,009				2				
3					Total Receipts						3				
4	140,510	151,984	145,716	4100	Current Year's Taxes		141,371				4				
5	2,400	2,200	1,930	4120	Prior Year's Taxes		1,965				5				
6	142,910	154,184	147,646		Total Receipts		143,336	0		0	6				
7	635,891	780,905	634,156		Total GURA Debt Fund		505,345	0		0	7				
8					Requirements						8				
9					Debt Service						9				
13	9,170	44,395	22,012	4370	Contracted Requirements per ORS 457		22,137				13				
14	0	0	135		Contracted Requirements per ORS 457 Prior Years		295				14				
15	9,170	44,395	22,147		Total Debt Service		22,432	0		0	15				
16					Interfund Transfers						16				
17	0	250,000	250,000		To GURA General Fund		250,000				17				
18	0	250,000	250,000		Total Interfund Transfers		250,000	0		0	18				
20	626,721	486,510	362,009		Ending Fund Balance		232,913	0		0	20				
21	635,891	780,905	634,156		Total GURA Debt Service Fund		505,345	0		0	21				