



City Hall, PO Box 708, Garibaldi, OR 97118  
Office: (503) 322-3327 | Fax: (503) 322-3737  
City Email: [city@ci.garibaldi.or.us](mailto:city@ci.garibaldi.or.us)

## **GARIBALDI URBAN RENEWAL AGENCY (GURA) REGULAR MEETING**

Via Zoom	<a href="https://us02web.zoom.us/j/84213536862">https://us02web.zoom.us/j/84213536862</a>	Meeting ID:	842 1353 6862
Via Phone	253-215-8782	Password:	368695

### **MONDAY, NOVEMBER 24, 2025: 5:30 PM**

#### **A. ROLL CALL**

#### **B. CONSENT CALENDAR**

1. GURA Meeting Minutes
  - a. August 18, 2025 GURA Meeting

#### **C. PUBLIC COMMENTS ON AGENDA ITEMS** – Members of the public will each get up to three minutes (maximum may be lowered with Agency approval) to comment on items on this agenda (except for public hearing items, which may only receive comment at that public hearing). The Agency will not engage in back-and-forth conversation during this meeting. If you wish to speak, please sign up on the provided roster.

#### **D. OLD BUSINESS**

1. Project Update: 901 Garibaldi Avenue
2. LGIP Update

#### **E. NEW BUSINESS**

#### **F. ITEMS REMOVED FROM CONSENT CALENDAR**

#### **G. ADJOURNMENT**



City Hall  
PO Box 708, 107 6<sup>th</sup> Street  
Garibaldi, OR 97118  
Office (503) 322-3327  
City Email: [city@garibaldi.gov](mailto:city@garibaldi.gov)

## **GURA REGULAR MEETING MINUTES**

### **Monday, August 18, 2025 – 5:30 P.M.**

#### **A. ROLL CALL**

Chairman Val Folkema called the meeting to order at 5:33 p.m. Present were Chair Val Folkema, Val Schumann, Carolee North, Mayor Katie Findling, and Councilors Linda Bade, Norman “Bud” Shattuck, Sandy Tyrer, and Cheryl Gierga. Staff members present were City Manager Jake Boone and Finance Officer Becca Harth.

#### **B. CONSENT CALENDAR**

1. GURA Meeting Minutes
  - a. February 24, 2025, GURA Special Meeting
  - b. February 27, 2025, GURA Special Meeting
  - c. May 5, 2025, GURA Special Meeting
  - d. June 16, 2025, GURA Special Meeting

Val Schumann said the minutes should be amended to show she was at the meetings of February 27<sup>th</sup> and May 5<sup>th</sup>.

**MOTION by Cheryl Gierga to approve the consent calendar as amended. Second by Val Schumann. Motion passed unanimously.**

#### **C. PUBLIC COMMENTS ON AGENDA ITEMS - None**

#### **D. OLD BUSINESS - None**

#### **E. NEW BUSINESS**

1. GURA Application: 901 Garibaldi Avenue  
Chairman Folkema stated one GURA Application has been received and is on the agenda. Mayor Finding recused herself from the meeting. Councilor Tyrer explained that she is the presenter of this application as it is for a new business, Threaded Peaks that she is opening. She explained the project and answered questions from the committee. She then recused herself from the meeting. The committee discussed the application.

**MOTION made by Councilor Bade to approve the application. Seconded by Councilor Shattuck. Motion passed unanimously.**

#### **F. ITEMS REMOVED FROM THE CONSENT AGENDA - None**

**G. ADJOURNMENT**

Chair Folkema adjourned the meeting at 5:48 p.m.

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Valerie Folkema, Chair

ATTEST:

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Jake Boone, City Manager

## AGENDA ITEM

TO: Garibaldi Urban Renewal Agency  
FROM: Jake Boone, City Manager  
SUBJECT: **Project Update: 901 Garibaldi Avenue**  
DATE: 12 November 2025

## BACKGROUND

Chair Folkema has asked for an update on the project at 910 Garibaldi Avenue (Threaded Peaks). Copies of all submitted receipts and disbursements are attached.

## RECOMMENDATION

Information only; no action required at this time.

## COST

None.



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Jake Boone, City Manager

GURA

CONSTRUCTION 101 LLC CCB # 253680

## Invoice

PO BOX 1321  
ROCKAWAY BEACH, OR  
97136

Date	Invoice #
8/1/2025	2024-2121

Bill To
Sandy Tyrer 108 8th street Garibaldi, Oregon 97136

PAID  
08/13/2025

P.O. No.	Terms	Project
GRANT-901-25	Due on receipt	

Quantity	Description	Rate	Amount
	Site Work: 901 GARIBALDI AVE. GARIBALDI OREGON 97118	0.01	0.01
	EXTERIOR UPGRADE. *Remove back door and replace with owner used door for temporary access. *Remove old pressure treated walking ramp in back of house and take to dump *Frame window opening leading to front shed exterior sheet & drywall repair hole. *Remove back broken garden window and replace with new Milgard XO style window.	3,499.98	3,499.98
	EXTERIOR SIDING, DECKING & FRONT DOOR UPGRADE.  *Re-key front door. *Remove old back door and frame in to eliminate the opening. *Install used metal exterior door on east side of house aka the back door. *Install new James Hardy Lap siding around the entire home with batons construction NO demo of exterior siding will happen, old siding will be covered in vapor sheeting 30lbs felt and remain as a sub-sheeting for the siding so as not to disturb presumed LP presence. *Repair exterior skirting around the house James Hardy will act as skirting. *Treat current roof with de-moss treatment to extend roof life another year and repair rafter tails across the front of the house to original construction (prior to overhang add) no demo required or expected. *Clean and remove all debris from front of the property associated with the above scope of work and take away to dump.	16,300.00	16,300.00
	EXTERIOR WINDOW AND TRIM UPGRADE Windows & Trim: *Remove old windows and remove to dump. INSTALL NEW WINDOWS AND FRAME CLOSURE to small dimensions. *(5) 3X2.5 foot windows premium Milgard XO *(1) 2X2 foot window bathroom Premium Milgard XO	5,200.00	5,200.00
		0.01	0.01
CCB-253680		<b>Total</b>	\$25,000.00

**GARIBALDI URBAN RENEWAL AGENCY**

P O BOX 708  
GARIBALDI, OR 97118

144

28-7174/3251  
1335

9/11/2025

Date

Pay to the  
Order of

Sandy Tyrer

\$25,000-

twenty five thousand + no/100

Dollars



Security  
Features  
Default on  
Back.



UMPQUA  
BANK

Customer Care 800-650-7141

formerly Sterling Bank

For

901 Garibaldi Ave

Carolyn Joseph  
Valmish

MP

⑆325171740⑆ 5997513551 0144

Harland Clarke

THREADED PEAKS LLC

108 8TH ST  
GARIBALDI, OR 97118-1105

24-22/1230

1022

DATE 9/17/2025

PAY TO THE  
ORDER OF

*City of Garibaldi*

\$ 12,500.00

*Twelve Thousand Five Hundred and <sup>00</sup>/<sub>100</sub>*

DOLLARS

**us bank**

MEMO

*Sharon Lyles*

⑆ 1 23000 2201 ⑆

022

Security features Details on back

**Bill To**

Threaded Peaks  
901 Garibaldi Ave  
Garibaldi, Oregon 97118  
(503) 812-7034

**Northwest Ductless Heat Pumps**

22532 WOLF CREEK ROAD  
BEAVER, OR 97108  
Phone: (503) 812-6737  
Email: nwductlessheatpump@gmail.com

Payment terms Due upon receipt  
Invoice # 1123  
Date 09/25/2025

Description	Total
R32 4 port Daikin Corrosion Coated Unit Model 4MXM36AVJU9 SERIAL Y059735	\$4,681.12
Daikin 1.5 ton indoor unit x2 Model number FTXV18AVJU9 SERIAL Y052857 MODEL NUMBER FTXV18AVJU9 SERIAL Y052861	\$1,957.22
1/2 Copper Line Set	\$223.20
1/4 Copper Line set	\$171.90
Communication Line	\$130.05
Drain Line	\$25.76
Wall Penetration Cover x2	\$76.98



Line Hide x5	\$279.55
90 degree line hide x2	\$65.02
3x4 Fiber Concrete Pad	\$76.81
Concrete blocks	\$17.00
Commercial Mechanical Permit	\$392.00
County Plan Review	\$136.53
Labor	\$450.00
Pest Protection, foam, stainless screws	\$25.00

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<b>Subtotal</b>	<b>\$8,708.14</b>
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<b>Total</b>	<b>\$8,708.14</b>
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**Payment Summary**

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09/25/2025 - Cheque	\$8,708.14
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<b>Paid Total</b>	<b>\$8,708.14</b>
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<b>Remaining Amount</b>	<b>\$0.00</b>
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**Transaction Receipt**  
**Record ID: 851-25-002255-STR**  
**Receipt Number: 146013**  
**Receipt Date: 10/30/25**

**Tillamook County**  
1510 - B Third St  
Tillamook, OR 97141  
503-842-3408  
Fax: 503-842-1819  
buildingpermits@tillamookcounty.gov  
Website: co.tillamook.or.us

Worksite address: 901 GARIBALDI AVE, GARIBALDI, OR  
Parcel: 1N10 21BD 11600

Fees Paid					
Transaction date	Units	Description	Account code	Fee amount	Paid amount
10/30/25	1.00 Ea	Structural building permit fee	120-12000-4120	\$789.12	\$789.12
10/30/25	1.00 Ea	Structural plan review fee	120-12000-4120	\$512.93	\$512.93
10/30/25	1.00 Ea	State of Oregon Surcharge - Bldg (12% of applicable fees)	115-11500-4237-115002	\$94.69	\$94.69
10/30/25	5.00 Amount	Miscellaneous/Postage	120-12000-4690	\$5.00	\$5.00
10/30/25	1.00 Ea	Fire life safety plan review	120-12000-4120	\$394.56	\$394.56
10/30/25	1.00 Automatic	Local Technology Fee - Tillamook County	010-01150-4365	\$84.83	\$84.83
Payment Method: Check number: 1021 Payer: THREADED PEAK LLC				Payment Amount:	\$1,881.13

Cashier: Alicia Walker

**Receipt Total: \$1,881.13**

## **AGENDA ITEM**

TO: Garibaldi Urban Renewal Agency  
FROM: Jake Boone, City Manager  
SUBJECT: **GURA LGIP Statement**  
DATE: 12 November 2025

## **BACKGROUND**

Some members of GURA expressed an interest in the status of the Agency's Local Government Investment Pool (LGIP) account. The most current statement (October 31, 2025) is attached.

## **RECOMMENDATION**

Information only; no action required at this time.

## **COST**

None.



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Jake Boone, City Manager



OREGON  
STATE  
TREASURY

Client Services  
PO Box 11760  
Harrisburg, PA 17108-1760

## ACCOUNT STATEMENT

For the Month Ending  
**October 31, 2025**

### GARIBALDI URBAN RENEWAL AGENCY

#### Client Management Team

**Jeremy King**

Key Account Manager  
213 Market Street  
Harrisburg, PA 17101-2141  
1-855-678-5447 (1-855-OST-LGIP)  
kingj@pfmam.com

**Rachael Miller**

Client Consultant  
213 Market Street  
Harrisburg, PA 17101-2141  
1-855-678-5447 (1-855-OST-LGIP)  
millerr@pfmam.com

**DeWayne Fields**

Client Service Representative  
213 Market Street  
Harrisburg, PA 17101-2141  
1-855-678-5447 (1-855-OST-LGIP)  
fieldsd@pfmam.com

#### Contents

Cover/Disclosures  
Summary Statement  
Individual Accounts

#### Accounts included in Statement

3648 GARIBALDI URBAN RENEWAL AGENCY

#### Important Messages

Oregon LGIP will be closed on 11/11/2025 for Veterans Day.  
Oregon LGIP will be closed on 11/27/2025 for Thanksgiving.

GARIBALDI URBAN RENEWAL AGENCY  
BECCA HARTH  
107 6TH STREET  
PO BOX 708  
GARIBALDI, OR 97118

**Online Access** [www.oregon.gov/lgip](http://www.oregon.gov/lgip)

**Customer Service** 1-855-678-5447



## Account Statement

For the Month Ending **October 31, 2025**

### Important Disclosures

#### Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM"), a division of U.S. Bancorp Asset Management, Inc., as administrator for the Oregon State Treasury (Treasury), provides administrative and operational support for the Oregon Local Government Investment Pool (LGIP or pool).

Information about the LGIP can be found in the Information Statement found on Treasury's website at [www.oregon.gov/lgif](http://www.oregon.gov/lgif).

**Questions About an Account** This monthly statement is intended to detail the activity of any accounts held by participants in the pool. Please review the detail pages of this statement carefully. Any inquiries or requests for further information should be directed to PFMAM Client Services at (855) OST-LGIP or (855) 678-5447.

Any disputes/objections to any of transactions in a statement should be addressed, within 60 days of receipt of the statement, to PFM Asset Management, Compliance Department, 213 Market Street, Harrisburg, PA 17101. To protect your rights, if you initially report orally any inaccuracy or discrepancy, you should confirm the report in writing. Participants may also contact Treasury directly at (800) 452-0345.

**Portfolio** Treasury manages the pool in the same manner it oversees the management of state funds and in accordance with the prudent investor rule (ORS 293.726). The pool is commingled with state funds in the Oregon Short Term Fund (OSTF), which is not managed as a stable net asset value fund. Participants should be aware that preservation of principal is not assured by Treasury, the Oregon Investment Council, or the OSTF Board. Furthermore, account balances are not guaranteed or otherwise protected by Treasury, PFMAM, the FDIC, or any other government agency. Investment in securities involves risks, including the possible loss of the amount invested.

**Compliance with Tax Law and Debt Covenants** Treasury and PFMAM make no representations as to whether the pool complies with Section 148 of the Internal Revenue Code of 1986. Accordingly, the pool may not be appropriate for the investment of bond proceeds. Bond covenants may also restrict the investment of bond proceeds and may preclude the pool as a permitted investment option. Participants should discuss arbitrage rebate, yield restriction, and other applicable bond provisions with their bond counsel prior to depositing bond proceeds in the pool.

#### Key Terms and Definitions

**Current Yield**, for the purpose of the pool, is the average of the annualized variable interest rate set by Treasury over the last seven days. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed.

**Dividends** represent interest paid on a pool account. Interest is accrued daily on each pool account based on an account's closing balance and a variable interest rate set by Treasury. Interest is paid to accounts on the last business day of the month.

**Monthly distribution yield**, for the purpose of the pool, represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

**Purchases** represent all credits to a pool account, including those initiated by an account's owner and its authorized agents, those initiated by another pool participant and its authorized agents, those initiated by approved third-party entities (e.g., state agencies), and those initiated by Treasury and its authorized agents (e.g., dividends).

**Redemptions** represent all debits from a pool account, including those initiated by an account's owner and its authorized agents, and those initiated by Treasury and its authorized agents (e.g., fees).



## Account Statement - Transaction Summary

For the Month Ending **October 31, 2025**

GARIBALDI URBAN RENEWAL AGENCY - GARIBALDI URBAN RENEWAL AGENCY - 3648

### Oregon LGIP

Opening Balance	744,061.02
Purchases	3,205.92
Redemptions	0.00

<b>Closing Balance</b>	<b>\$747,266.94</b>
Dividends	2,889.30

### Asset Summary

	<b>October 31, 2025</b>	<b>September 30, 2025</b>
<b>Oregon LGIP</b>	747,266.94	744,061.02
<b>Total</b>	<b>\$747,266.94</b>	<b>\$744,061.02</b>



## Account Statement

For the Month Ending **October 31, 2025**

GARIBALDI URBAN RENEWAL AGENCY - GARIBALDI URBAN RENEWAL AGENCY - 3648

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Balance
<b>Oregon LGIP</b>					
<b>Opening Balance</b>					<b>744,061.02</b>
10/14/25	10/14/25	Tillamook County - September Tax Distribution w HERT	1.00	316.62	744,377.64
10/31/25	11/03/25	Accrual Income Div Reinvestment - Distributions	1.00	2,889.30	747,266.94
<b>Closing Balance</b>					<b>747,266.94</b>

	Month of October	Fiscal YTD July-October		
<b>Opening Balance</b>	744,061.02	733,129.05	<b>Closing Balance</b>	747,266.94
<b>Purchases</b>	3,205.92	14,137.89	<b>Average Monthly Balance</b>	744,338.07
<b>Redemptions</b>	0.00	0.00	<b>Monthly Distribution Yield</b>	4.57%
<hr/>				
<b>Closing Balance</b>	<b>747,266.94</b>	<b>747,266.94</b>		
<b>Dividends</b>	2,889.30	11,438.87		