



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

NOTE: THIS MEETING WILL BE HELD ONLINE ONLY

GARIBALDI URBAN RENEWAL AGENCY (GURA) REGULAR MEETING

Via Zoom	https://us02web.zoom.us/j/82276579712	Meeting ID:	822 7657 9712
Via Phone	253-215-8782	Password:	519094

MONDAY, FEBRUARY 23, 2026: 5:30 PM

A. ROLL CALL

B. CONSENT CALENDAR

1. GURA Meeting Minutes
 - a. December 15, 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

E. NEW BUSINESS

1. GURA Application: 409 Garibaldi Avenue
2. Application Timeliness Discussion

F. ITEMS REMOVED FROM CONSENT CALENDAR

G. ADJOURNMENT

GARIBALDI URBAN RENEWAL AGENCY MEETING

Monday, December 15, 2025

CONVENING OF MEETING

Chair Valerie Folkema called the GURA meeting to order at 5:37 p.m. Roll call was taken for GURA members: Val Schumann, Carolee North, Pat Cavitt, Valerie Folkema, Linda Bade, Norman Shattuck, Katie Findling, Sandy Tyrer, and Cheryl Gierga.

CONSENT CALENDAR

A motion was made to approve the November 24th meeting minutes

- **Moved by:** Councilor Bade
- **Seconded by:** Commissioner North.
- **Motion passed unanimously.**

NEW BUSINESS

The GURA board reviewed an application for funding at 500 South Biak Avenue. Councilor Tyrer questioned whether the application was for completed work and noted confusion about which receipts were for interior versus exterior work. The applicant, Stephanie, confirmed this was for work already completed over a year ago.

Councilor Bade explained that she had reviewed the financial information and identified approximately \$32,145.85 in eligible exterior improvements. After discussion about what types of improvements qualify. Chair Folkema proposed approving a partial payment now with the possibility for the applicant to submit additional receipts later.

Motion to approve \$16,100 now for the Captain's Corner project, with the balance of receipts to be submitted to reach the total grant amount of \$50,000.

- **Moved by:** Chair Folkema
- **Seconded by:** Commissioner Gierga
- **Motion passed unanimously.**

The GURA board also reviewed an application for 234 Garibaldi Avenue submitted by Philip Matsky. The application included funding for a retaining wall. Commissioners discussed whether retaining walls qualified for funding, with a consensus that they should consider structural improvements that secure buildings.

Motion to approve the application for 334 Garibaldi Avenue.

- **Moved by:** Chair Folkema
- **Seconded by:** Commissioner Gierga
- **Motion passed unanimously.**

Before concluding, the board discussed process improvements, including setting clear application deadlines (30 days before scheduled meetings) and clarifying what types of improvements qualify for funding. The next GURA meeting is scheduled for February 23rd, 2026.

The GURA meeting adjourned at 6:03 PM

Val Folkema, Chair

ATTEST:

Jake Boone, City Manager

DRAFT



City Hall, PO Box 708, Garibaldi, OR 97118
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AGENDA ITEM

TO: Garibaldi Urban Renewal Agency
FROM: Jake Boone, City Manager
SUBJECT: **GURA Application: 409 Garibaldi Avenue**
DATE: 18 February 2026

BACKGROUND

Attached is an application for GURA funds for upgrades to the building at 409 Garibaldi Avenue (the Ghost Hole).

The application appears complete.

RECOMMENDATION

That GURA consider the application for approval.



Jake Boone, City Manager



GF-130-14

City of Garibaldi, Oregon

GF130-14

City Hall • 107 6th St. (P.O. Box 708) • Garibaldi, OR 97118 • Phone (503) 322-3327 • Fax (503) 322-3737 • www.ci.garibaldi.or.us

GURA DOWNTOWN REVITALIZATION AND REDEVELOPMENT INCENTIVE PROGRAM

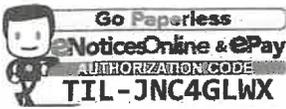
Applicant: <u>REBECCA SAGE</u>	Property Owner: <u>REBECCA Sage</u>
Mailing Address: <u>PO Box 917</u>	Mailing Address: <u>PO Box 917</u>
City: <u>Garibaldi</u> State: <u>OR</u> Zip: <u>97118</u>	City: <u>Garibaldi</u> State: <u>OR</u> Zip: <u>97118</u>
Home Phone: 503-812-6624 Cell Phone: <u>503-812-6624</u>	Home Phone: <u>503-812-6624</u> Work Phone: <u>503-322-2733</u>
Work Phone: <u>503-322-2733</u> Other Phone: _____	Physical Address of Project: <u>409 Garibaldi Ave</u> <u>Garibaldi, OR 97118</u>
E-Mail: <u>rbecky44@yahoo.com</u>	Map: _____ Tax Lot: _____
Signature of Property Owner: <u>[Signature]</u>	Lot Number: _____ Block: _____ Addition: _____
Signature of Applicant: <u>[Signature]</u>	Date of Application: <u>11/20/25</u>

This application packet includes a complete set of program guidelines. It is recommended that all applicants familiarize themselves with these guidelines before preparing and submitting a grant application. Complete application must be submitted by one of the following:

By US Postal Service: Garibaldi City Hall, P.O. Box 708, Garibaldi, OR 97118;
by email: city@ci.garibaldi.or.us; or physically delivered to 107 6th Street, Garibaldi, OR

Completed applications must include the following items unless otherwise noted below:

- Proof of legal ownership of property (deed, bank mortgage records, etc...) – *no page limit; page size must be no larger than 11" X 17"*
- Written consent of application by legal property owner if different than the applicant (must be notarized) – *no page limit; page size must be no larger than 8½" X 11"*
- A detailed plot plan of the property (as would be required for a land use permit in the City of Garibaldi) – *1 page only; page size must be no larger than 11" X 17"*
- Cross section of proposed improvements – *optional; 1 page only; page size must be no larger than 11" X 17"*
- Photos of the site and building: must include one or more photos of the current site and building; historic photos of the building if available; annotated photos showing the intended results of project (if appropriate) – *no limit on number of photos; page size must be no larger than 8½" X 11"*
- A description (narrative) of the project and an explanation of why this work is needed. This narrative should address the following points: what the goal of the project is; how this project will increase either the assessed or real market value of the property; how this project will facilitate job growth; how this project improves the local economy; and how this project improves aesthetic conditions within the GURA district – *3 pages maximum; page size must be no larger than 8½" X 11"*
- A project time line that describes when the work could begin, bench marks for the project, and the expected completion of the project. – *1 page only; page size must be no larger than 8½" X 11"*
- A project budget that itemizes cosmetic, structural, weatherization, and ADA compliancy components; cites sources of proposed costs (contractor quotes, engineering estimates, etc...); describes applicant funding sources (bank loan, cash on hand, etc...); and states the funding amount requested of GURA by the applicant (this cannot be more than 50% of the total project cost as estimated) – *2 pages maximum; page size must be no larger than 8½" X 11"*
- Letters of support from individuals or organizations. Do not solicit letters of support individuals involved in the grant award selection process – *no more than 3 letters; one page limit per letter; page size must be no larger than 8½" X 11"*



REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
TILLAMOOK COUNTY, OREGON
201 LAUREL AVE
TILLAMOOK, OREGON 97141
(503) 842-3400

ACCOUNT NO
8208

PROPERTY DESCRIPTION

CODE: 5614
MAP: 1N1021AC13200
ACRES: 0.17
SITUS: 409 GARIBALDI AVE GARIBALDI
LEGAL: GARIBALDI COVE BLK-7 LOT-4 and more

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

TAX BY DISTRICT

SCHOOL 56	1,041.93
NW REGIONAL ESD	35.62
TILLAMOOK BAY CC	61.04
SCHOOL DIST 56 LO	201.15
EDUCATION TOTAL:	1,339.74
TILLAMOOK COUNTY	365.74
COUNTY LIBRARY	174.33
SOLID WASTE	12.00
CITY OF GARIBALDI	1,021.20
GARIBALDI URBAN RENEWAL	379.85
PORT OF GARIBALDI	60.67
4H-EXTENSION SD	15.98
EMCD-911	43.61
TILLA TRANSPORTATION	46.32
TILLA SOIL & WATER CONS	13.89
GENERAL GOVT TOTAL:	2,133.59
TILLA CNTY BONDS AFTER 2001	84.94
TILLA BAY CC BONDS AFTER 2001	49.11
CITY OF GARIBALDI	73.84
BONDS - OTHER TOTAL:	207.89

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	131,420	155,300
STRUCTURES	255,730	271,070
TOTAL RMV	387,150	426,370
ASSESSED VALUE	260,390	268,200
TOTAL PROPERTY TAX:	3,438.65	3,681.22

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 842-3400 Ext.2.

Pay in Person: 201 Laurel Ave. Tillamook, OR 97141 M-F 8:30am-4:00pm

Pay by Drop Box: Located at First St & Madrona in Tillamook

Pay Online*/by Phone*: tillamookcounty.gov/1-844-784-9680 *fees apply

2025 - 2026 TAX (Before Discount) 3,681.22

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/17/25	3,570.78	2,405.07	1,227.08
02/17/26			1,227.07
05/15/26		1,227.07	1,227.07
Total	3,570.78	3,632.14	3,681.22

TOTAL DUE (After Discount and Pre-payments) 3,570.78

Proof of ownership

Timeline for updating project 409 Garibaldi Ave-The Ghost Hole Public House

July 10th, 2024, Contractor replaced siding on the South Wall. Project completed 7-25-2024.

Repaired damage resulting from the highway construction when the NW corner of the building suddenly settled. Jan 10th, 2025 it was completed.

June 15th, 2025, the contractor began replacing the siding and two windows on the west side of the building. This phase was completed July 20th, 2025.

October 1st, 2025, the contractor began the replacement of the siding on the east side of the building. Project completed October 15th, 2025.

October 23, 2025, new sign for the East entry door was ordered. Permit was just received. Sign installation and electrical work to be completed by 12-30-2025.



Old Look



Updated New Look

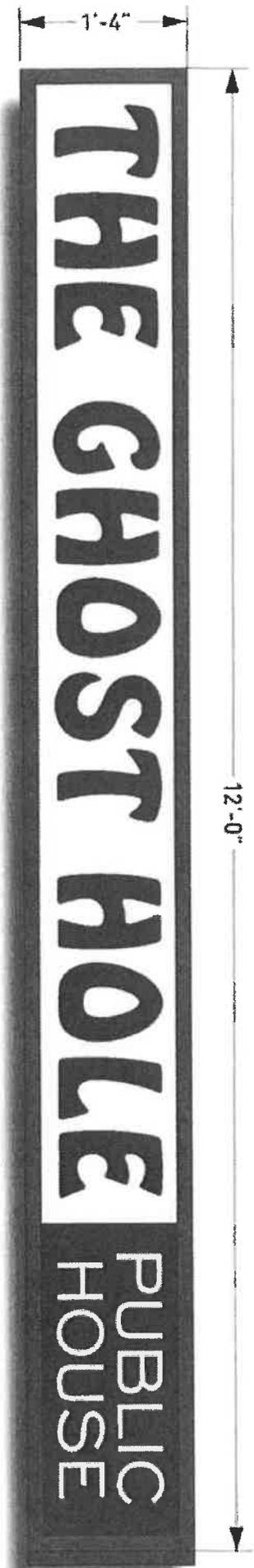




New Sign



Single Face Illuminated Roof Display



*Bracket to roof attachment TBD

Enhancements to the Ghost Hole Public House

Creating a Welcoming Environment

Recent improvements have been implemented at the Ghost Hole Public House with the goal of fostering a more inviting atmosphere for both current patrons and potential new visitors. Attention was first directed toward the building's exterior, where the existing siding had become aged and outdated. This exterior, while familiar to regular guests, could feel unwelcoming to those who had not yet experienced the warm and lively interior ambiance of the establishment.

Exterior Upgrades

To address these concerns, the siding was replaced with a brighter, more appealing material. The new look not only modernizes the building's appearance but also signals to tourists and newcomers that the Ghost Hole Public House is a welcoming place to enjoy a meal or beverage.

Improved Signage for Better Visibility

In addition, a new sign is planned for installation on the south side of the building, facing the parking lot. This strategic placement will help travelers heading north to more easily identify the Ghost Hole. The previous sign, positioned above the sidewalk, was partially obscured by overhead cables and often went unnoticed until visitors had already passed the driveway. The improved signage will enhance visibility and make the establishment more accessible to those unfamiliar with the area.

The Ghost Hole Public House is requesting \$25,000.00 from GURA for the external improvements made to the building. We do have a new sign in process as well.

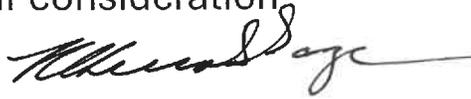
The cost of the completed repairs and total improvements thus far we have paid is \$48113.90.

Still pending completion is the new additional front side sign. Salem sign has received the 50% deposit of \$2925, and the sign is being completed and will be installed with a balance due to be paid at that time of \$2925. In addition, there will be the expense of new wiring to be completed by Miami Cove Electric at the time of installation

We have not yet received that invoice. So as of now our total cost of improvements will be \$51039.90

Thank you for your consideration

Rebecca Sage

 12/1/25

The Ghost Hole Public House

Big Wave Construction LLC
CCB#212455
PO Box 1332
Rockaway Beach, OR 97136
503-314-8550
dougb8550@gmail.com

Invoice 1403



BILL TO
Becky Sage
Ghost Hole
Ghost Hole
Garabaldi, OR

DATE
01/10/2025

PLEASE PAY
\$590.00

DESCRIPTION	QTY	RATE	AMOUNT
Jack up corner of building / install boards for concrete	5	110.00	550.00
Misc materials / shims 4x6 beam	1	40.00	40.00

Contact Big Wave Construction LLC CCB#212455 to pay.
Total due upon receipt.

TOTAL DUE

\$590.00

Payments may also be made through Zelle using my phone number or email address. All checks payable to Big Wave Construction LLC.

THANK YOU.

Thank you for you business!

ALL credit & debit charges will be subject to a 3% convenience fee. Over due accounts are subject to a 2% monthly late fee or a 24% annual late fee.

Big Wave Construction LLC
 CCB#212455
 PO Box 24
 Garibaldi, OR 971180024
 5033148550
 dougb8550@gmail.com

Invoice 1454

*Back wall
~~Front~~
 Deck Side*



BILL TO
 Becky Sage
 Ghost Hole
 Ghost Hole
 Garibaldi, OR

DATE
 07/23/2025

PLEASE PAY
 \$0.00

DESCRIPTION	QTY	RATE	AMOUNT
Demo / siding / paper wall	6	110.00	660.00
Dry rot repair / framing / window install / deck repair	41	110.00	4,510.00
Siding / soffit / fascia / prime	35	110.00	3,850.00
Paint	4	110.00	440.00
Materials	1	3,415.00	3,415.00
Misc Materials	1	225.00	225.00
Dump fees	1	198.00	198.00
Tool rental trailer	1	100.00	100.00

PAID

Contact Big Wave Construction LLC CCB#212455 to pay. PAYMENT 13,398.00
 Total due upon receipt.

Payments may also be made through Zelle using my phone number or email address. All checks payable to Big Wave Construction LLC.

TOTAL DUE \$0.00

THANK YOU.

Pay invoice

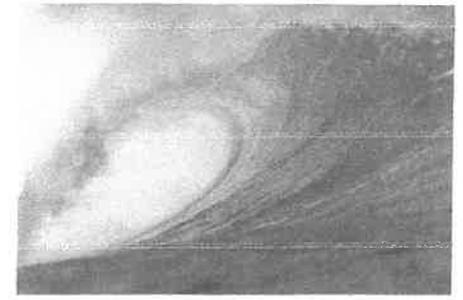
Thank you for you business!

ALL credit & debit charges will be subject to a 3% convenience fee. Over due accounts are subject to a 2% monthly late fee or a 24% annual late fee.

Big Wave Construction LLC
 CCB#212455
 PO Box 24
 Garibaldi, OR 971180024
 5033148550
 dougb8550@gmail.com

Invoice 1352

*Back
Kitchen*



BILL TO
 Becky Sage
 Ghost Hole
 Ghost Hole
 Garibaldi, OR

DATE 07/25/2024	PLEASE PAY \$0.00
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DESCRIPTION	QTY	RATE	AMOUNT
Stainless nails	1	120.00	120.00
Framing materials to in close window / exhaust fan / dry rot / deck boards 30 lb felt / plywood	1	332.00	332.00
4x10 hardipanel siding		78.00	624.00
7-1/4x12 hardi siding		12.85	244.15
4/4 x 2.5 x12 Harditrim	35	21.25	743.75
Stainless drip edge	3	50.00	150.00
12 x12 vents	2	56.75	113.50
8 x 24 vents	2	47.75	95.50
Misc Materials / painting supplies / nails / saw blades / dump / forta flash	1	165.00	165.00
1 case of 230 calking	12	7.50	90.00
Labor on removal of old siding / dry rot repair / framing / new siding / paint / deck boards	59	105.00	6,195.00

PAID

Contact Big Wave Construction LLC CCB#212455 to pay. PAYMENT 8,872.90
 Thank you for you business!

ALL credit, debit, PayPal, Venmo charges will be subject to a 3% convenience fee. TOTAL DUE \$0.00

THANK YOU.

Pay invoice

Thank you for you business!

ALL credit & debit charges will be subject to a 3% convenience fee. Over due accounts are subject to a 2% monthly late fee or a 24% annual late fee.



INVOICE

dougb8550@gmail.com

Big Wave Construction LLC CCB #212455

PO Box 24

Garibaldi, Oregon 97118

United States

503-314-8550

Bill to

Becky Sage

Becky Sage

Ghost Hole Garibaldi OR

Ghost Hole Garibaldi OR

503-812-6624

rbecky4u@yahoo.com

Felt

Invoice Number: 2

Invoice Date: October 16, 2025

Payment Due: October 16, 2025

Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
Materials 4x9 Hardipanel siding	11	\$65.00	\$715.00
Materials 1x3x12 hardibatten	30	\$19.00	\$570.00
Materials 15# felt	2	\$37.00	\$74.00
Materials Calking	12	\$7.00	\$84.00
Materials hardisoffet	4	\$35.00	\$140.00
Materials stainless nails	1	\$235.00	\$235.00
Materials Paint & Primer	1	\$450.00	\$450.00
Misc. Materials Misc supplies	1	\$125.00	\$125.00
General Labor Labor on demo / siding / painting	50	\$115.00	\$5,750.00

Total: \$8,143.00
Payment on October 17, 2025 using a check: \$8,143.00

Amount Due (USD): \$0.00



INVOICE

dougb8550@gmail.com

Big Wave Construction LLC CCB #212455

PO Box 24

Garibaldi, Oregon 97118

United States

503-314-8550

Bill to

Becky Sage

Becky Sage

Ghost Hole Garibaldi OR

Ghost Hole Garibaldi OR

503-812-6624

rbecky4u@yahoo.com

Front

Invoice Number: 9

Invoice Date: November 11, 2025

Payment Due: November 11, 2025

Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
Materials 5/4x6 cedar	30	\$5.00	\$150.00
Materials 5/4x8 cedar	50	\$6.00	\$300.00
Materials 4x9 hardipanel siding	4	\$65.00	\$260.00
Materials 2.5x12 hardibatten	24	\$19.00	\$456.00
Materials 1x4x8 common	18	\$4.00	\$72.00
Materials 2x4x8 common	18	\$4.00	\$72.00
Materials 2x4x8 pressure treated	6	\$7.50	\$45.00
Materials 4x10 hardisiding	1	\$72.00	\$72.00
Materials gate hardware/shed hardware	1	\$42.00	\$42.00
Materials 4x8 hardipanel	2	\$57.00	\$114.00
Materials 16x12 hardisoffet	1	\$38.00	\$38.00

Items	Quantity	Price	Amount
Materials 2x3x10 flashing	1	\$18.00	\$18.00
Materials Primer	1	\$68.00	\$68.00
Paint element guard paint	1	\$55.00	\$55.00
Materials ABS	1	\$69.00	\$69.00
Materials Paint / doors	1	\$48.00	\$48.00
Materials Exterior paint	1	\$315.00	\$315.00
Misc. Materials Misc materials	1	\$275.00	\$275.00
Materials 2x6x8 cedar trim	3	\$32.00	\$96.00
Materials 2x4x8 cedar trim	3	\$12.00	\$36.00
Materials Thresholds	2	\$45.00	\$90.00
General Labor Labor on demo / reside	71	\$115.00	\$8,165.00
Total:			\$10,856.00
Payment on November 11, 2025 using a check:			\$10,856.00
Amount Due (USD):			\$0.00

Notes / Terms

Payments may be made through Zelle using my phone number or email address. All checks payable to Big Wave Construction LLC.

ALL credit and debit charges will be subject to a 3% convenience fee. Over due accounts are subject to a 2% monthly late fee or a 24% annual late fee.

Thank you for your business!

COAST GUTTERS, LLC

PO Box 3492 · Bay City, Oregon 97107
Office 503-377-2300
travis@coastgutters.com
CCB #182976

NO. 003007

INVOICE

Date 5 NOV 25

BILL TO	JOB SITE
Gilbert's Public House	
409 Garibaldi Ave	
Garibaldi, OR 97118	

DESCRIPTION	AMOUNT
Gutters and downspouts uninstalled as per estimate	\$2295.00

TOTAL

\$ 2295.00

DUE UPON RECEIPT

We appreciate your business

Thank you - we really appreciate your business! We do expect payment within 30 days, so please process this invoice within that time. There will be a 3% interest charge per month on late invoices.

PAYMENT

--

Big Wave Construction LLC
CCB#212455
PO Box 1332
Rockaway Beach, OR 97136
503-314-8550
dough8550@gmail.com

Invoice 1402



BILL TO
Becky Sage
Ghost Hole
Ghost Hole
Garabaldi, OR

DATE
01/07/2025

PLEASE PAY
\$445.00

DESCRIPTION	QTY	RATE	AMOUNT
Windows for back wall	1	445.00	445.00

Contact Big Wave Construction LLC CCB#212455 to pay.
Total due upon receipt.

TOTAL DUE

\$445.00

Payments may also be made through Zelle using my phone number or email address. All checks payable to Big Wave Construction LLC.

THANK YOU.

Thank you for you business!

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Big Wave Construction LLC
CCB#212455
PO Box 1332
Rockaway Beach, OR 97136
503-314-8550
dough8550@gmail.com

Invoice 1396



BILL TO
Becky Sage
Ghost Hole
Ghost Hole
Garabaldi, OR

DATE
01/07/2025

PLEASE PAY
\$590.00

DESCRIPTION	QTY	RATE	AMOUNT
Remove siding check for dry rot / install flashing paper reinstall siding	5	105.00	525.00
Misc materials / calking / flashing / Felt / stainless nails	1	65.00	65.00

Contact Big Wave Construction LLC CCB#212455 to pay.
Total due upon receipt.

TOTAL DUE

\$590.00

Payments may also be made through Zelle using my phone number or email address. All checks payable to Big Wave Construction LLC.

THANK YOU.

Thank you for you business!

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Invoice

DATE	INVOICE #
10/23/2025	50770 HALF

BILL TO
GHOST HOLE PUBLIC HOUSE 409 GARIBALDI AVE GARIBALDI OR 97118

LOCATION OF JOB
GHOST HOLE PUBLIC HOUSE 409 GARIBALDI AVE GARIBALDI, OR 97118 RBECKY4U@YAHOO.COM

TERMS		P.O. NUMBER	DUE DATE
Net 30			11/22/2025
HRS/QTY	DESCRIPTION	PRICE EA	AMOUNT
0.5	* MANUFACTURE AND INSTALL ONE (1) SINGLE FACE ILLUMINATED ROOF DISPLAY PER SKETCH #34251-25	5,850.00	2,925.00
	PLEASE PAY 50% DOWN OF PROPOSED COST OF \$5850.00, BALANCE TO BE BILLED UPON COMPLETION	0.00	0.00
	ANY REQUIRED PERMITS TO BE BILLED AT COST, PLUS STAFF TIME Misc Taxes & Fees	0.37%	0.00

Total		\$2,925.00
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Misc Taxes & Fees 0.37%, this is Oregon CAT tax that is applicable to businesses operated in the State of Oregon.
 TERMS: ALL ACCOUNTS ARE DUE AND PAYABLE UPON RECEIPT. A MONTHLY FINANCE CHARGE OF 2% (MINIMUM \$5) OF THE UNPAID BALANCE WILL BE ADDED TO PAST DUE ACCOUNTS. THERE IS A NSF (INSUFICIENT FUNDS) FEE (\$30) FOR RETURNED CHECKS. CUSTOMER IS LIABLE FOR COLLECTIONS FEES, INCLUDING REASONABLE ATTORNEY FEES TO COLLECT THE UNPAID BALANCE.

Payments/Credits	\$0.00
Balance Due	\$2,925.00

NOV 4 2025

External Withdrawal SALEM SIGN CO. I
- ONLINE PMT CKF056489768POS

(\$2,925.00)



Details

Statement Description:

External Withdrawal SALEM SIGN CO. I - ONLINE PMT
CKF056489768POS

Date:

11/4/2025

Type:

Debit



**BERKSHIRE
HATHAWAY**
HomeServices
Northwest Real Estate

December 1st, 2025

Gura Committee
City Hall
Garibaldi, OR 97118

Ladies and gentlemen,

I am writing this note in support of the Ghost Hole Public House improvement project at 409 Garibaldi Ave. The owner, Becky Sage, has continued to invest in keeping her business it as up to date as possible. Given the loss of sales late in 2024 and the 1st half of 2025 during the Hwy 101 updates it is amazing that she can spend now for the improvements.

These new improvements to the property enhance the look and feel of the town here on Garibaldi Ave. The siding and paint really have made a big difference in the view as our important visitors drive through town. With the addition of a new sign to the East the awareness will be even better.

The Ghost Hole food offerings are very good and offer a quality meal for both the visitors and our town's people. Having been a retailer in this city I know there is the desire of our visitors to have food choices in our city. This location, which is centrally located, is a must stop for many visitors to our city. They will be pleasantly surprised with the improvements made when they return to visit again.

Once completed it will be a significant improvement of our Downtown area. There has been a very significant investment made by Beck Sage thus far and any opportunity for a grant from Gura would be recommended by myself.

Having updated the Market in town and building out the Food Cart Pod I know firsthand how fast the costs mount up quickly in these projects that make our town a better place to live and work.

Thank you,

A handwritten signature in blue ink, appearing to read 'Roger Cooper'.

Roger Cooper
Berkshire Hathaway, Barger Investments LLC
1213 Acacia
Garibaldi, OR 97118

December 2nd, 2025



Garibaldi GURA

To Whom It May Concern,

This letter is to express our support for the Ghosthole Public House's current and upcoming building improvements.

Becky Sage has been a wonderful example of business ownership in Garibaldi for years, and her establishment is a beloved local gathering spot. The Ghosthole offers outdoor live entertainment year round for the community and tourists, often being the hotspot for Garibaldi Days weekend and other high traffic times of year.

The Ghosthole is also right on the main road, being a focal point for people driving through our small but growing town. Becky has always made sure her curb appeal is maintained and well cared for.

We are certain that her commitment to her property, business and our community is a true example of someone who will use the GURA funds for its intended purpose.

Thank you to GURA for continuing to invest in Garibaldi. The financial investment is truly appreciated and oftentimes necessary for continued improvements and growth.

Sincerely,

A handwritten signature in black ink, appearing to be "Amanda Cavitt". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Amanda Cavitt
Owner and Operator
Garibaldi Portside Bistro and Barview Jetty Store



Property Profile Report

Today's Date:

12/04/2025

Owner Name:

Sage, Rebecca S

Property Address:

**409 Garibaldi Ave
Garibaldi OR 97118 1412**

Reference Number:

1N1021AC13200

Account Number:

8208R

Four North Coast locations to serve you:

630 Bond St.
Astoria, OR 97103
503.325.2144

2263 N. Roosevelt Dr.
Seaside, OR 97138
503.738.8433

507 Laneda Ave, Suite 3
Manzanita, OR 97130
503.368.5124

802 Main Ave.
Tillamook, OR 97141
503.842.5533

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

For all your customer service needs: nccs@ticortitle.com



Parcel Information

Parcel #:	8208R
Tax Lot:	1N1021AC13200
Record Type:	Commercial
Site Address:	409 Garibaldi Ave Garibaldi OR 97118 - 1412
Owner:	Sage, Rebecca S
Owner2:	
Owner Address:	PO Box 938 Garibaldi OR 97118
Twn/Range/Section:	01N / 10W / 21 / NE
Parcel Size:	0.17 Acres (7,405 SqFt)
Plat/Subdivision:	Garibaldi Cove
Lot:	4, 5, 6
Block:	7
Census Tract/Block:	960200 / 2055
Waterfront:	

Assessment Information

Market Value Land:	\$131,420.00
Market Value Impr:	\$255,730.00
Market Value Total:	\$387,150.00
Assessed Value:	\$260,390.00

Tax Information

Levy Code Area:	5614
Levy Rate:	13.1597
Tax Year	Annual Tax
2024	\$3,438.65
2023	\$3,403.77
2022	\$2,978.06

Legal

GARIBALDI COVE (Block: 7 Lot: 4) (Block: 7 Lot: 5) (Block: 7 Lot: 6)

Land

Cnty Land Use:	201 - Commercial - Improved (typical of class)	Land Use Std:	2000 - Commercial (General)
Zoning:	GB_D1 - Garibaldi - Downtown	Neighborhood:	201
Watershed:	Tillamook Bay-Frontal Pacific Ocean	Recreation:	
School District:	56 - Neah-Kah-Nie	Primary School:	Garibaldi Elementary School
Middle School:	Neah-Kah-Nie Middle School	High School:	Neah-Kah-Nie High School

Improvement

Year Built:	1929	% Complete:		Bedrooms:	
Eff Year Built:		Fin SqFt:	1,935	Bathrooms:	
Bsmt Fin SqFt:		Floor 1 SqFt:		Full Baths:	
Bsmt UnFin SqFt:		Floor 2 SqFt:		Half Baths:	
Deck SqFt:		Attic Fin SqFt:		Fireplace:	
Garage:		Attic Unfin SqFt:		Roof Style:	
Carport:		Patio SqFt:		Porch SqFt:	
Foundation:		Roof Covering:			

Transfer Information

Loan Date:	12/22/2015	Loan Amt:	\$170,000.00	Doc Num:	7672	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	Commercial	Lender:	COLUMBIA STATE BANK NORTHERN OR COAST CB		

Loan Date: 11/30/2006

Loan Amt:

Doc Num: 10377

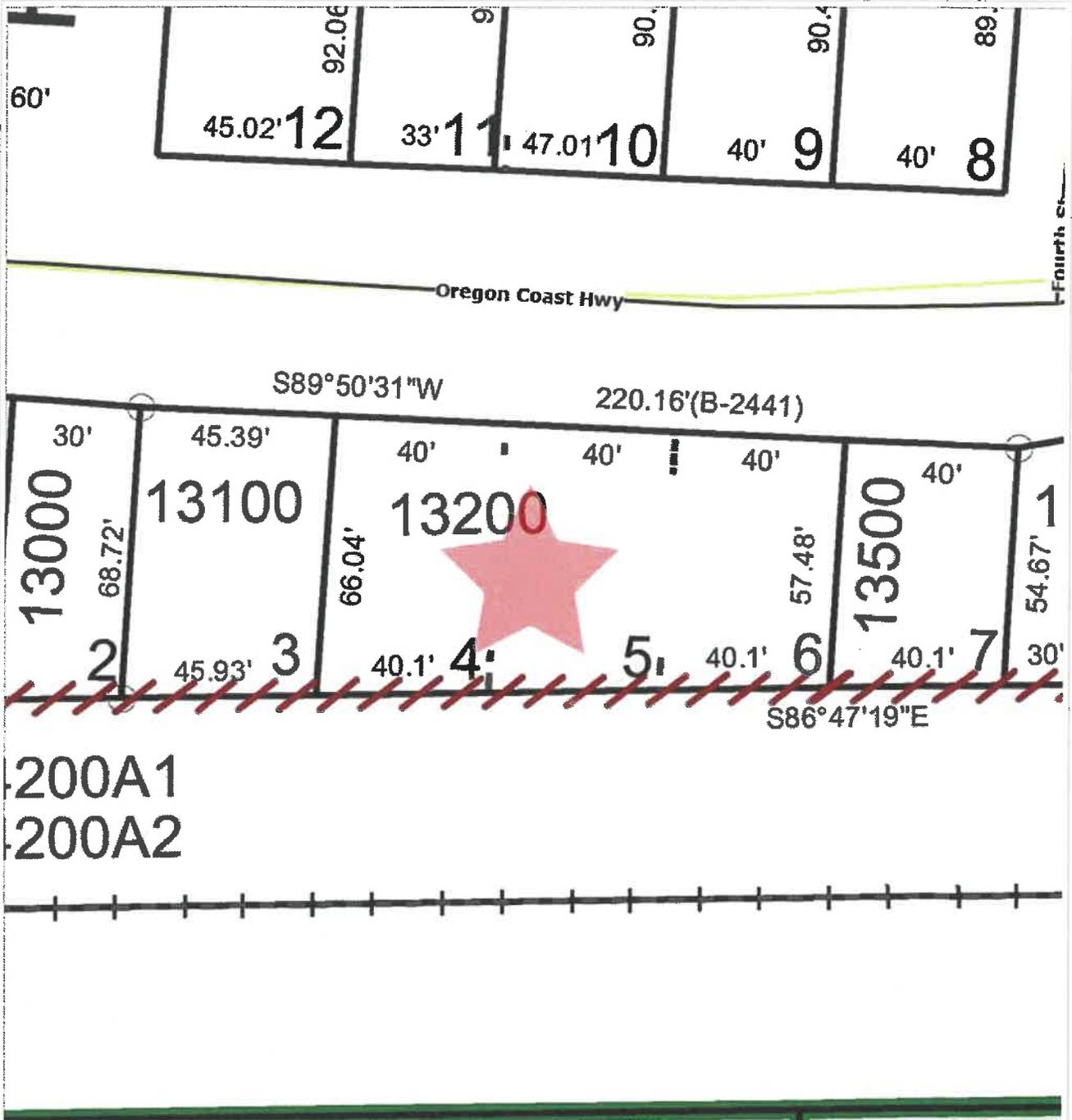
Doc Type: Intrafamily
Transfer &
Dissolution

Loan Type:

Finance Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE™

Parcel ID: 8208R

Site Address: 409 Garibaldi Ave

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Full Assessor Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet S.W. 1/4 N.E. 1/4 SEC. 21 T. 1N. R. 10W. W.M.
TILLAMOOK COUNTY
1" = 100'

01N10W21AC
GARIBALDI



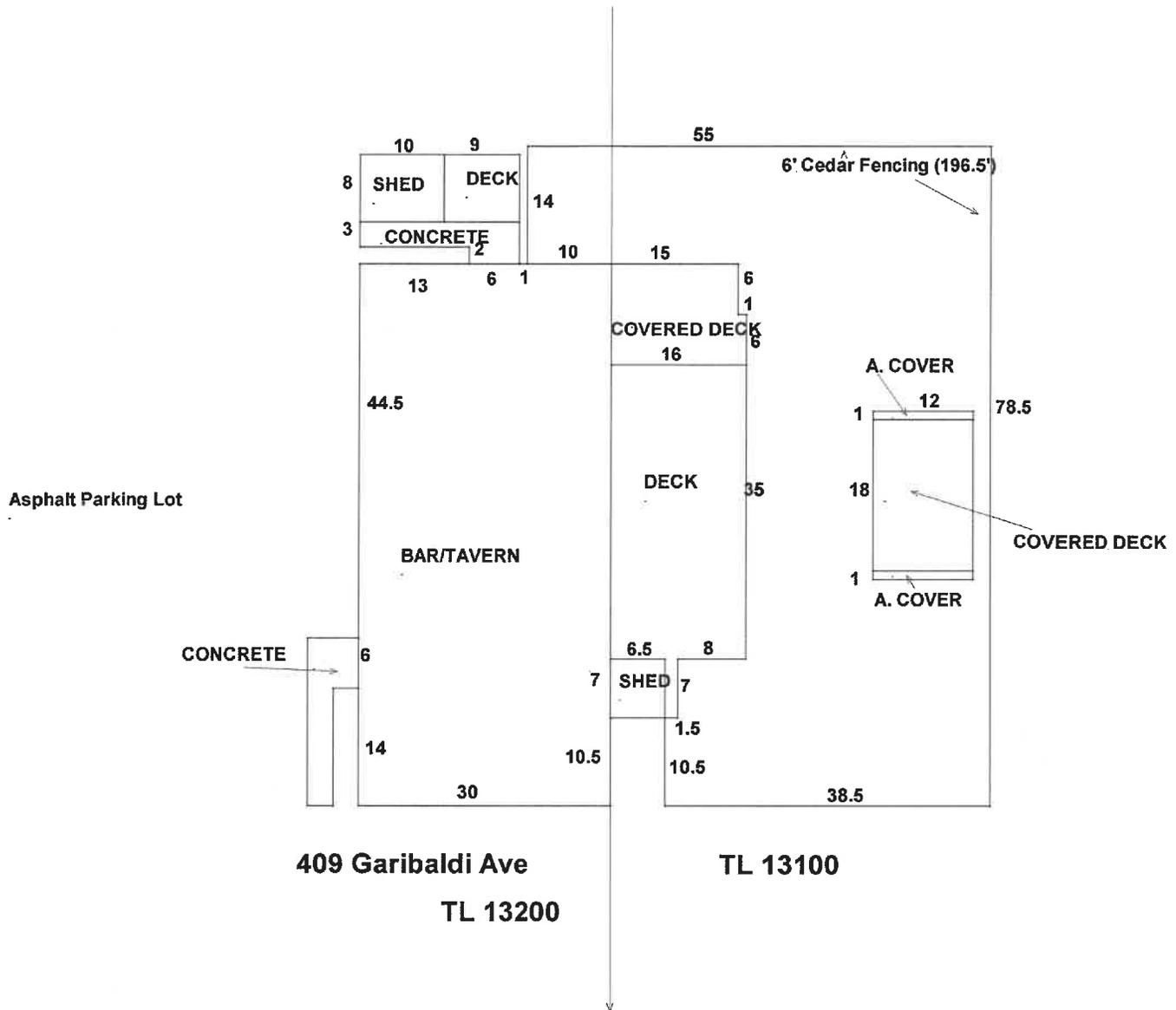
TICOR TITLE™

Parcel ID: 8208R

Site Address: 409 Garibaldi Ave

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BUILDING DIAGRAM AND OUTBUILDINGS



Appraiser
KF

Date
6/2/2010

Bldg	Description	SqFt	Dimension
1	BAR/TAVERN	1935	
1	SHED	80	
1	SHED	46	
1	CONCRETE	78	
1	CONCRETE	69	
1	DECK	570	
1	DECK	72	
1	COVERED DECK	186	
1	COVERED DECK	216	
1	A. COVER	12	
1	A. COVER	12	
1	Asphalt Parking Lot	5000	

Aerial Map



Parcel ID: 8208R

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STATEMENT OF TAX ACCOUNT
TILLAMOOK COUNTY TAX COLLECTOR
TILLAMOOK COUNTY COURTHOUSE
TILLAMOOK, OREGON 97141
1-800-488-8280 X4002
(503) 842-3400

4-Dec-2025

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

Tax Account #	8208	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5614
Situs Address	409 GARIBALDI AVE GARIBALDI OR	Interest To	12/15/2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,681.22	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,438.65	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,403.77	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,978.06	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,213.81	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,125.80	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,040.83	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,964.75	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,885.05	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,535.82	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,597.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.86	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,556.05	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.19	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,362.64	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,306.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,261.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,171.91	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,087.85	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,982.01	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,979.65	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,838.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,761.08	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,746.38	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,678.00	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,639.42	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,573.55	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,495.59	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,481.43	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,564.26	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,524.61	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,531.50	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$74,440.15	

STATEMENT OF TAX ACCOUNT
TILLAMOOK COUNTY TAX COLLECTOR
TILLAMOOK COUNTY COURTHOUSE
TILLAMOOK, OREGON 97141
1-800-488-8280 X4002
(503) 842-3400

4-Dec-2025

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

Tax Account #	8208	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5614
Situs Address	409 GARIBALDI AVE GARIBALDI OR	Interest To	12/15/2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Tillamook County
2025 Real Property Assessment Report
 Account 8208

Map 1N1021AC13200
 Code - Tax ID 5614 - 8208

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

Deed Reference # 2006-10377
 Sales Date/Price 11-14-2006 / \$0
 Appraiser KARI FLEISHER

Property Class 201 MA SA NH
 RMV Class 201 07 ST 201

Site	Situs Address	City
1	409 GARIBALDI AVE	GARIBALDI

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5614	Land	155,300		Land	0	
	Impr	271,070		Impr	0	
	Code Area Total	426,370	268,200	268,200	0	
	Grand Total	426,370	268,200	268,200	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5614	1	<input checked="" type="checkbox"/>		C	Commercial Site	96	0.17 AC		143,300
					OSD - AVERAGE	100			12,000
					Code Area Total		0.17 AC		155,300

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5614	1	1929	435	Restaurant - Bar/Lounge	106	1,935			271,070
				Code Area Total		1,935			271,070

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
5614	■ SOLID WASTE	12.00	2025

PP Accounts 5613 - 2859

Comments 8/16/10 Reappraised RMV for 2010-11. Corrected acreage per GIS. KF 12/18/12 Tabled land. KF

E X H I B I T "A"

**Lots 3, 4, 5 and 6, Block 7, GARIBALDI COVE, in Tillamook County,
Oregon.**

AGENDA ITEM

TO: Garibaldi Urban Renewal Agency
FROM: Jake Boone, City Manager
SUBJECT: **Application Timeliness Discussion**
DATE: 18 February 2026

BACKGROUND

At the December 2025 special GURA meeting, the Agency approved GURA funds for a project that had been completed over a year earlier. This meeting includes an application for a project that is also already complete.

In the absence of set policy to determine whether a given application is timely or not, it is foreseeable that GURA funds may increasingly be expended on improvements that were performed at some arbitrary period in the past.

It is therefore appropriate for the Agency to set specific limits clarifying the applicability of the GURA process to past improvements.

RECOMMENDATION

That GURA consider specific criteria around the timeliness of applications, and, by motion, adopt said criteria for future applications.



Jake Boone, City Manager