



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 IN THE FIRE DEPARTMENT TRAINING ROOM (upstairs by the library)
*****SEATING IS LIMITED*****

GARIBALDI URBAN RENEWAL AGENCY (GURA) REGULAR MEETING

Via Zoom	https://us02web.zoom.us/j/83778836829	Meeting ID:	837 7883 6829
Via Phone	253-215-8782	Password:	465803

MONDAY, MAY 18, 2026: 5:30 PM

A. ROLL CALL

B. CONSENT CALENDAR

1. GURA Meeting Minutes
 - a. February 23, 2026, GURA Meeting Minutes

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

F. ITEMS REMOVED FROM CONSENT CALENDAR

G. ADJOURNMENT

GARIBALDI URBAN RENEWAL AGENCY MEETING

Monday, February 23, 2026

Convening Meeting

Carolee North, acting as Vice Chair in the absence of Chair Valerie Folkema, called the Urban Renewal Agency meeting to order at 5:41 PM. Roll call was taken for GURA members: Val Schumann, Carolee North, Linda Bade, Norman Shattuck, Katie Findling, and Cheryl Gierga.

Consent Calendar - Urban Renewal Agency Minutes

Carolee North requested approval of the December 15, 2025, meeting minutes. Val Shumann noted two corrections: Pat Cavitt should be Dennis Cavitt in the first paragraph, and Mashke should be spelled "m-a-s-h-k-e" in the third paragraph from the bottom. Linda Bade proposed an additional edit regarding the motion to approve \$16,000 for Captain's Corner, suggesting it should reference "total receipt amount of \$50,000" rather than "total grant amount of \$50,000."

A motion was made to approve the December 15th meeting minutes

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

Public Comment - None

New Business –

Application for 409 Garibaldi Avenue

Becky Sage presented her application for the full \$25,000 Urban Renewal Agency grant, representing \$50,000 in total project expenses for improvements to her business property. She explained that the work included exterior improvements and signage to make the business more visible and attract visitors to the community. Becky Sage noted she had the final bill for the lighted sign (\$3,100) to complete the required documentation showing over \$50,000 in eligible expenses.

Carolee North praised the visible improvements, noting they were very attractive and represented a significant recent investment in the property's appearance. Linda Bade commended the well-organized application and expressed excitement about the project's contribution to that side of the street.

A motion was made to approve the application for the Ghost Hole.

- **Moved by:** Councilor Gierga
- **Seconded by:** Mayor Findling
- **Motion passed unanimously with Becky Sage agreeing to submit the final receipt.**

Application Process and Timeliness Discussion

City Manager Jake Boone raised concerns about the timing of Urban Renewal applications, noting that recent applications came after work were completed rather than before. He recommended establishing clear guidelines requiring applications before work commences or setting specific timeframes for how far back the agency can consider completed work to avoid potential issues with very old projects.

Carolee North acknowledged that most past projects were funded after completion, creating ambiguity in the current process. She emphasized the need for better communication with property owners about the program and any changes to requirements. The group discussed implementing an

18-month timeframe - either 18 months back from application date for completed work, or 18 months forward for approved work to be completed.

Linda Bade sought clarification on the policy, and consensus emerged around an 18-month total timeframe from project start to completion, whether the application comes before or after work begins. Becca Harth pointed out inconsistencies in current application criteria that needed clarification.

The agency agreed that City Manager Jake Boone would draft revised application instructions for review at the May 18th meeting, incorporating the 18-month timeframe and clarifying the approval process requirements.

Carolee North adjourned the Urban Renewal Agency meeting at 6:22 PM.

Val Folkema, Chair

ATTEST:

Jake Boone, City Manager

DRAFT



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: Rebecca S. SAGE Property Owner: Sage

Mailing Address: PO Box 438 Mailing Address: _____

City: Garibaldi State: OR Zip: 97118 City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: 503-812-6624 Home Phone: _____ Work Phone: _____

Work Phone: _____ Other Phone: _____ Physical Address of Project: 409 Garibaldi Ave

E-Mail: fbecky4u@yahoo.com Map: IN1021AC Garibaldi, OR 97118 Tax Lot: 13200

Signature of Property Owner: Rebecca Sage Lot Number: _____ Block: _____ Addition: 13100

Signature of Applicant: Rebecca Sage Date of Application: April 18, 2026

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"



Property Profile Report

Todays Date:

04/10/2026

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
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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

Tillamook County Parcel Information



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:	\$155,300.00
Market Value Impr:	\$271,070.00
Market Value Total:	\$426,370.00
Assessed Value:	\$268,200.00

Tax Information

Levy Code Area:	5614
Levy Rate:	13.6809
Tax Year	Annual Tax
2025	\$3,681.22
2024	\$3,438.65
2023	\$3,403.77

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		

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			Year Used
5614	Special Assessments	Amount	
	■ 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

REAL PROPERTY TAX STATEMENT

JULY 1, 2025 TO JUNE 30, 2026
 TILLAMOOK COUNTY, OREGON
 201 LAUREL AVE
 TILLAMOOK, OREGON 97141

ACCOUNT NO 8208

PROPERTY DESCRIPTION

CODE: 5614
 MAP: IN1021AC13200
 ACRES: 0.17
 SITUS: 409 GARIBALDI AVE GARIBALDI
 LEGAL: GARIBALDI COVE BLK-7 LOT-4 and more

(503) 842-3400

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

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

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

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

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 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

↑ Tear Here **PLEASE RETURN THIS PORTION WITH YOUR PAYMENT** Tear Here ↑
 2025 - 2026 PROPERTY TAXES ACCOUNT NO. 8208



**TILLAMOOK COUNTY
 TAX COLLECTOR
 201 LAUREL AVE
 TILLAMOOK, OREGON 97141**

PAYMENT OPTIONS	Discount	Date Due	Amount
Full Payment Enclosed	3%	11/17/25	3,570.78
or 2/3 Payment Enclosed	2%	11/17/25	2,405.07
or 1/3 Payment Enclosed	0%	11/17/25	1,227.08

MAILING ADDRESS CHANGES ON BACK

Discount is Lost on 11/18/25
 Interest Accrues on 12/16/25
 Make Payable To:
 Tillamook County Tax Collector

\$ Enter Payment Amount

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

**TILLAMOOK COUNTY PAYMENT PROCESSING
 PO BOX 4299
 PORTLAND, OR 97208-4299**

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

10-Apr-2026

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	4/15/2026

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	

Tillamook County
2025 Real Property Assessment Report
 Account 8164

Map 1N1021AC13100
 Code - Tax ID 5614 - 8164

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr GARIBALDI COVE
 Block - 7 Lot - 3
 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
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5614	Land	75,270		Land	0	
	Impr	69,420		Impr	0	
Code Area Total		144,690	96,800	96,800	0	
Grand Total		144,690	96,800	96,800	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	0.07 AC		75,270
Code Area Total							0.07 AC		75,270

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
5614	1	2000	493	Miscellaneous - Yard Imps	106	10		69,420	
Code Area Total						10		69,420	

Comments 8/16/10 Reappraised RMV for 2010-11. Exception for new large deck and patios. KF 12/17/12 Tabled land. KF

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 8164

PROPERTY DESCRIPTION

CODE: 5614
MAP: 1N1021AC13100
ACRES: 0.07

LEGAL: GARIBALDI COVE BLK-7 LOT-3

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

TAX BY DISTRICT

SCHOOL 56	376.06
NW REGIONAL ESD	12.86
TILLAMOOK BAY CC	22.03
SCHOOL DIST 56 LO	72.60
EDUCATION TOTAL:	483.55

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	62,720	75,270
STRUCTURES	65,490	69,420
TOTAL RMV	128,210	144,690
ASSESSED VALUE	93,990	96,800
TOTAL PROPERTY TAX:	1,236.88	1,324.33

TILLAMOOK COUNTY	132.01
COUNTY LIBRARY	62.92
CITY OF GARIBALDI	368.58
GARIBALDI URBAN RENEWAL	137.10
PORT OF GARIBALDI	21.90
4H-EXTENSION SD	5.77
EMCD-911	15.74
TILLA TRANSPORTATION	16.72
TILLA SOIL & WATER CONS	5.01
GENERAL GOVT TOTAL:	765.75
TILLA CNTY BONDS AFTER 2001	30.66
TILLA BAY CC BONDS AFTER 2001	17.72
CITY OF GARIBALDI	26.65
BONDS - OTHER TOTAL:	75.03

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 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
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2025 - 2026 TAX (Before Discount) 1,324.33

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/17/25	1,284.60	865.23	441.45
02/17/26			441.44
05/15/26		441.44	441.44
Total	1,284.60	1,306.67	1,324.33

TOTAL DUE (After Discount and Pre-payments) 1,284.60

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 2025 - 2026 PROPERTY TAXES **ACCOUNT NO. 8164**



TILLAMOOK COUNTY
TAX COLLECTOR
201 LAUREL AVE
TILLAMOOK, OREGON 97141

PAYMENT OPTIONS	Discount	Date Due	Amount
Full Payment Enclosed	3%	11/17/25	1,284.60
or 2/3 Payment Enclosed	2%	11/17/25	865.23
or 1/3 Payment Enclosed	0%	11/17/25	441.45

MAILING ADDRESS CHANGES ON BACK

Discount is Lost on 11/18/25
 Interest Accrues on 12/16/25
 Make Payable To:
 Tillamook County Tax Collector

\$ Enter Payment Amount

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

TILLAMOOK COUNTY PAYMENT PROCESSING
PO BOX 4299
PORTLAND, OR 97208-4299

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

19-Apr-2026

SAGE, REBECCA S
 PO BOX 938
 GARIBALDI OR 97118

Tax Account #	8164	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5614
Situs Address		Interest To	5/15/2026

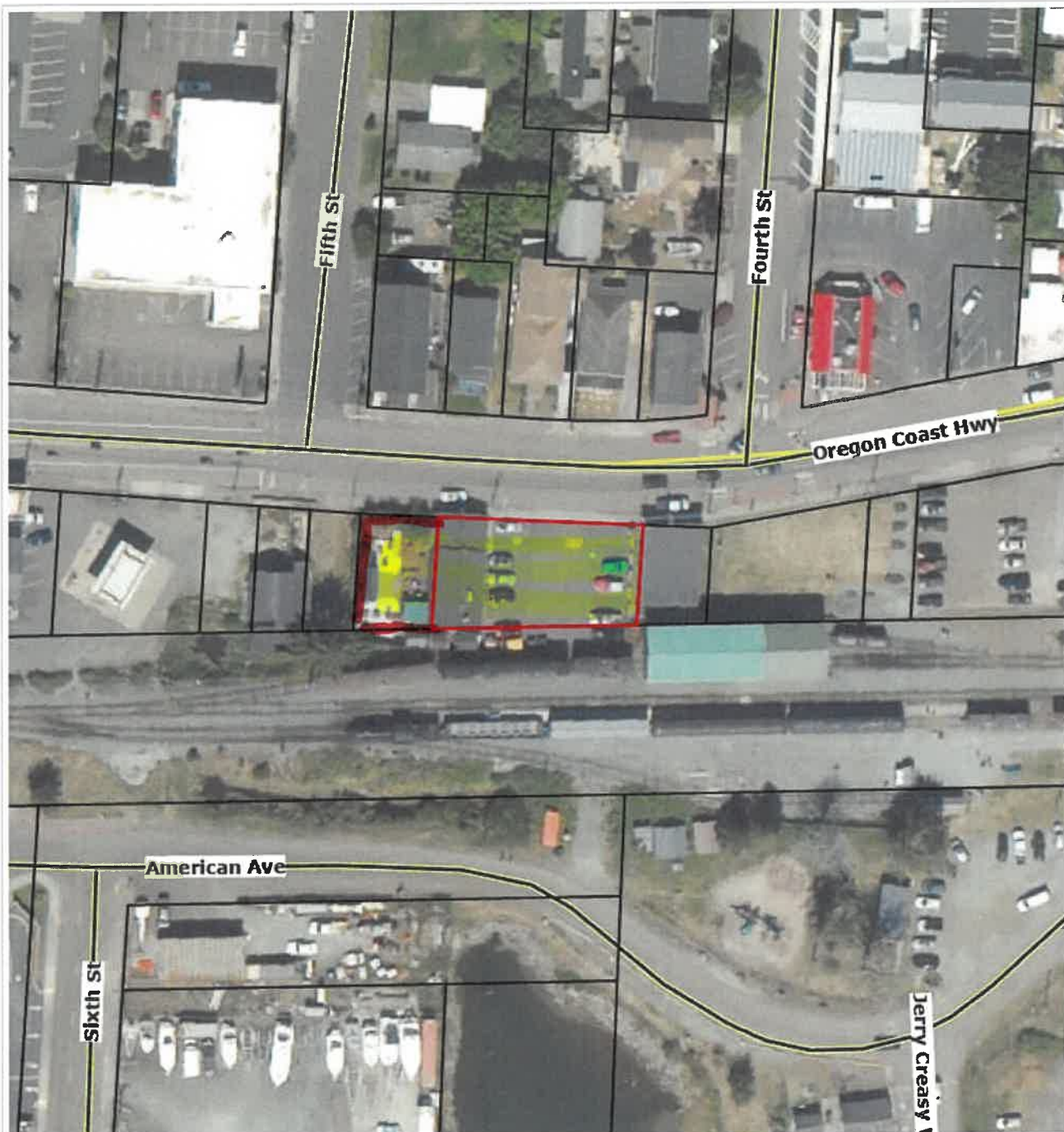
Tax Summary

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	\$1,324.33	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.88	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,224.38	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,070.76	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,155.84	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,124.15	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,066.03	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,037.27	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$907.66	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$891.00	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$877.22	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$862.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$819.91	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$796.69	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$777.59	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$538.88	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$517.43	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$497.34	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$472.00	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$471.50	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$437.84	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$419.20	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.66	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$399.38	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$390.13	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$374.33	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.66	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.25	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.26	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.59	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$372.51	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$23,008.28	

E X H I B I T "A"

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

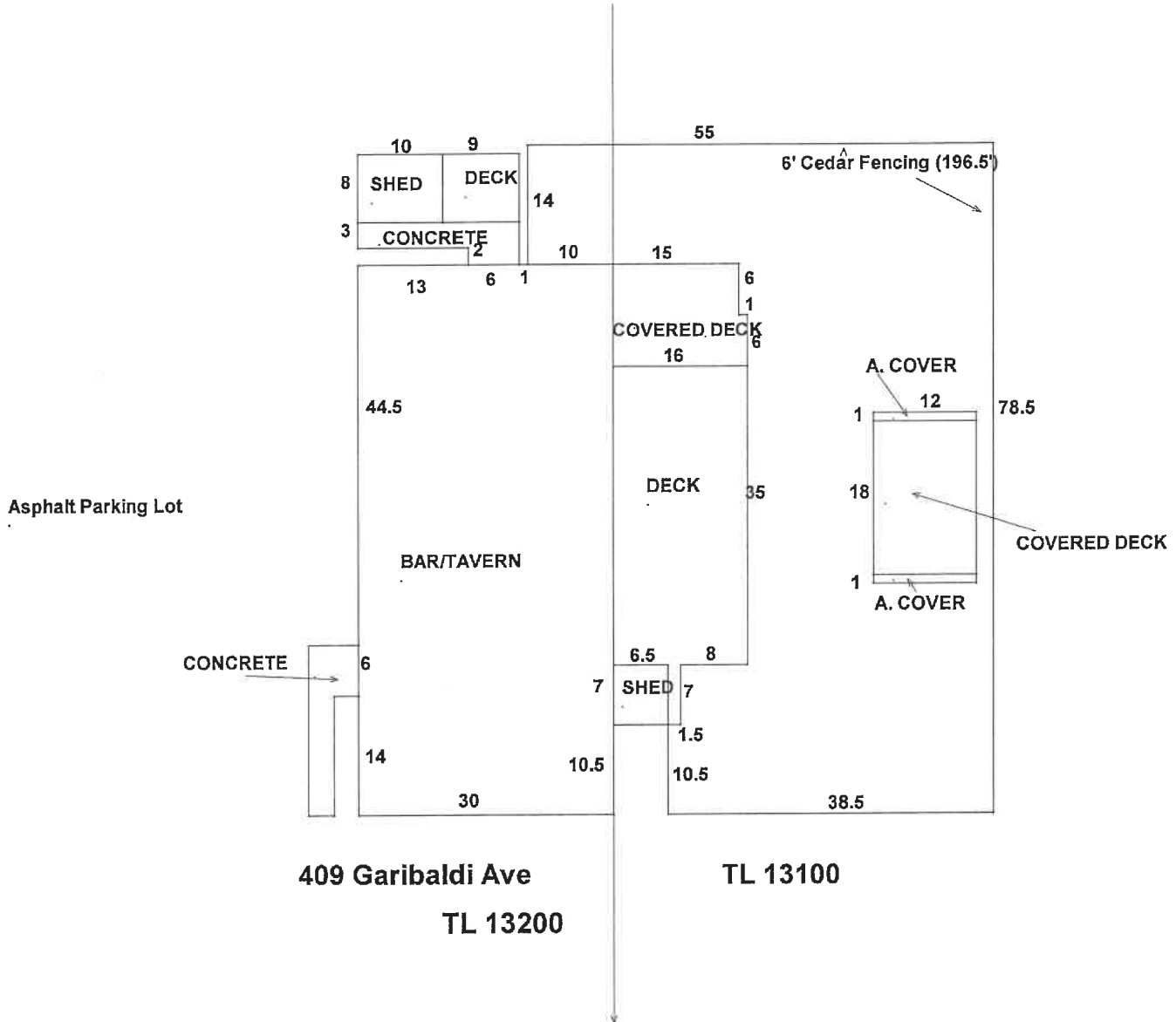
Aerial Map



Parcel ID: 8208R

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.

BUILDING DIAGRAM AND OUTBUILDINGS

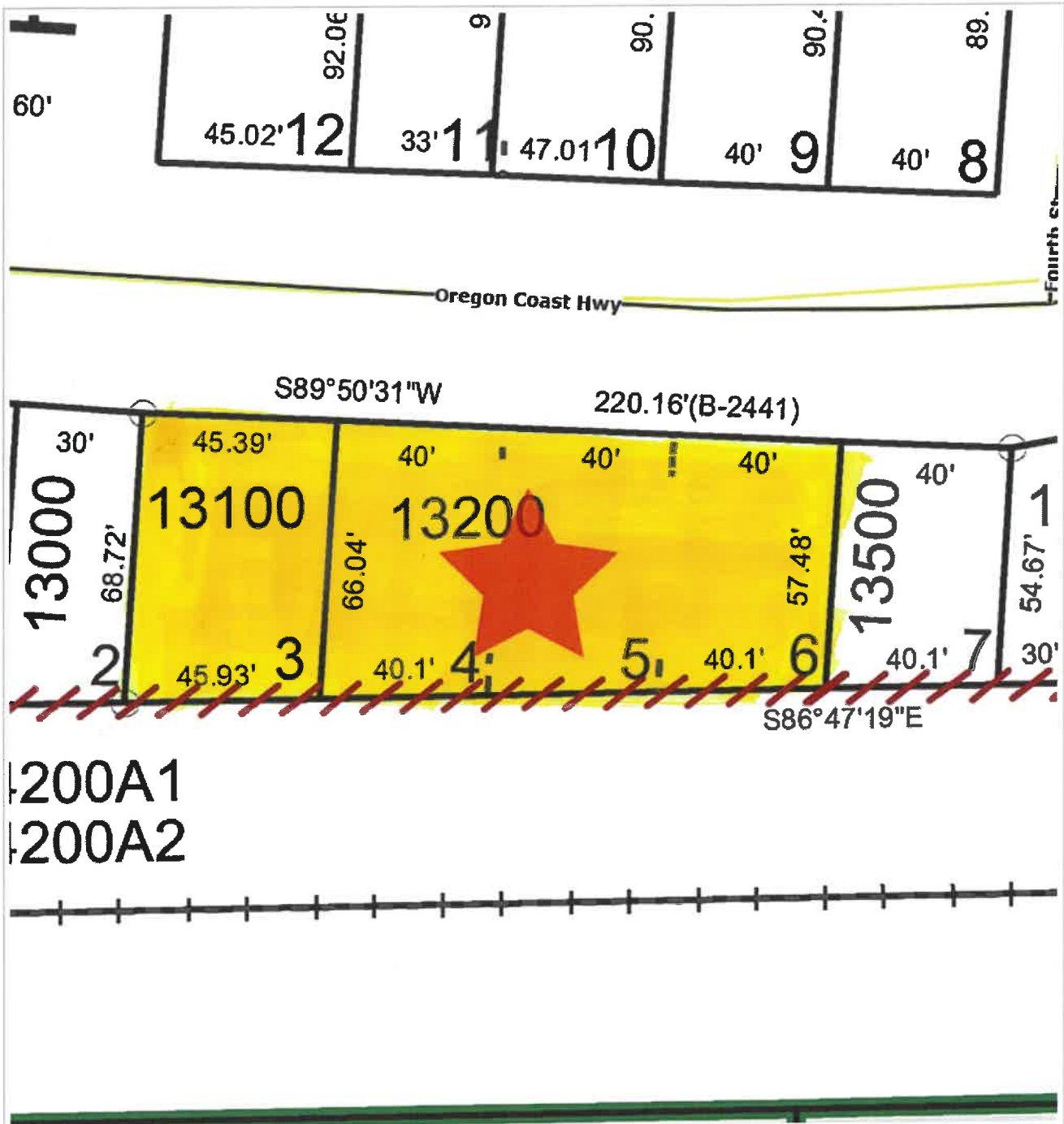


Appraiser
KF

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	

Assessor Map



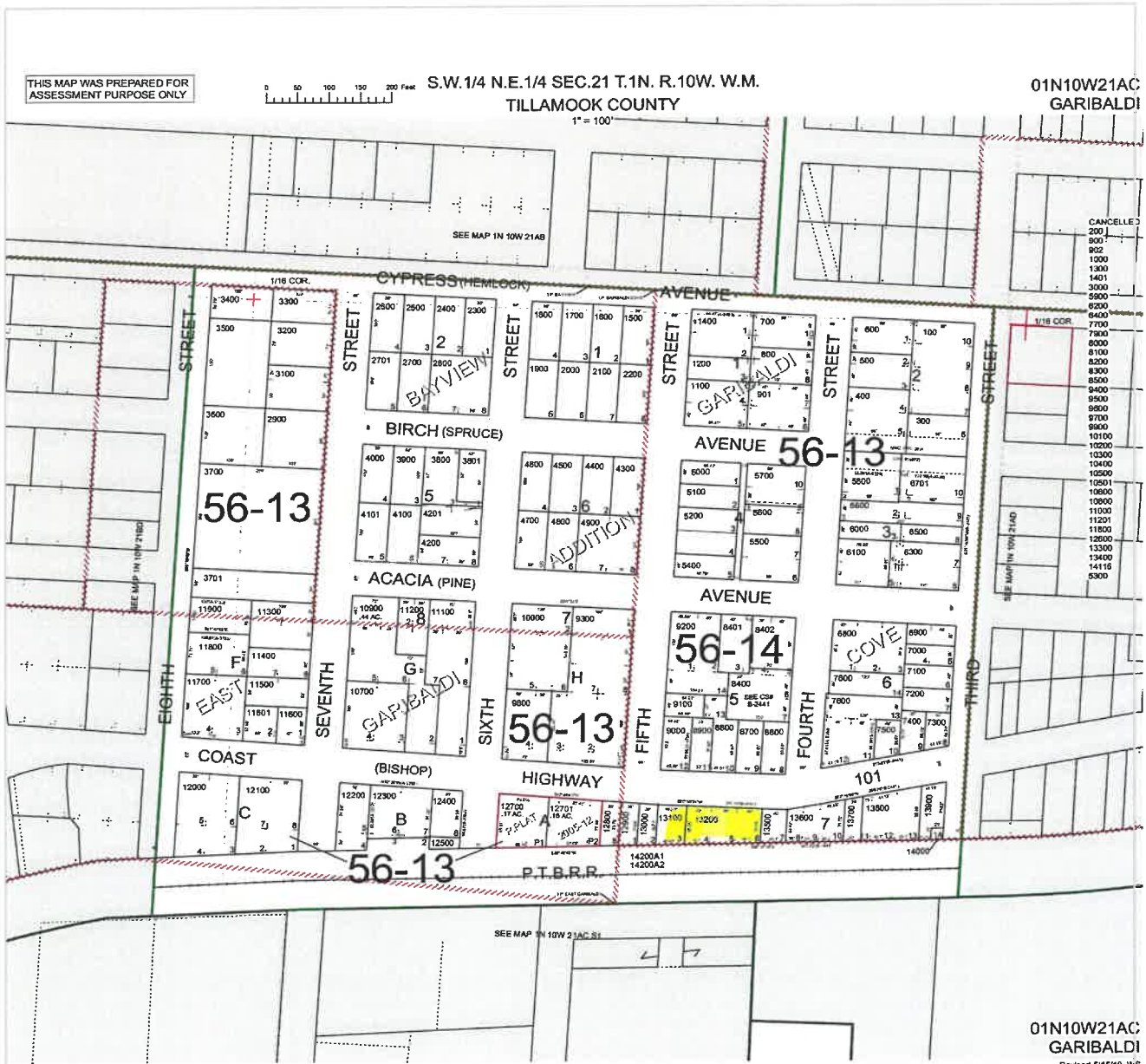
TICOR TITLE™

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.

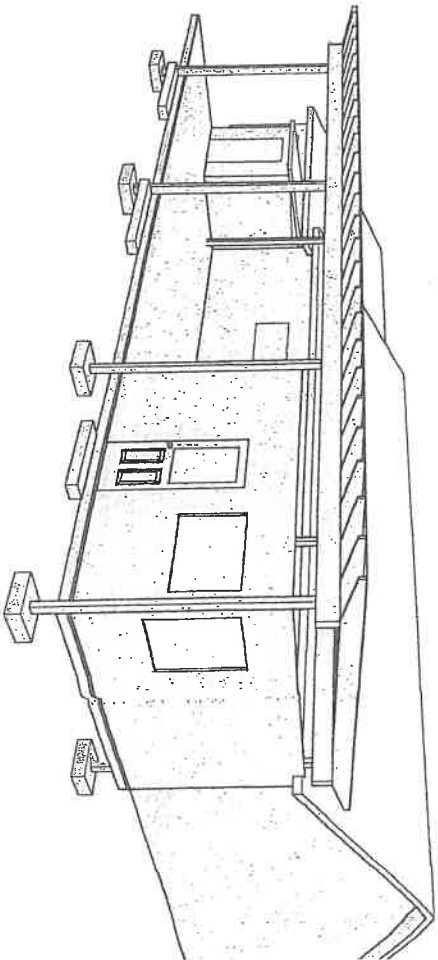
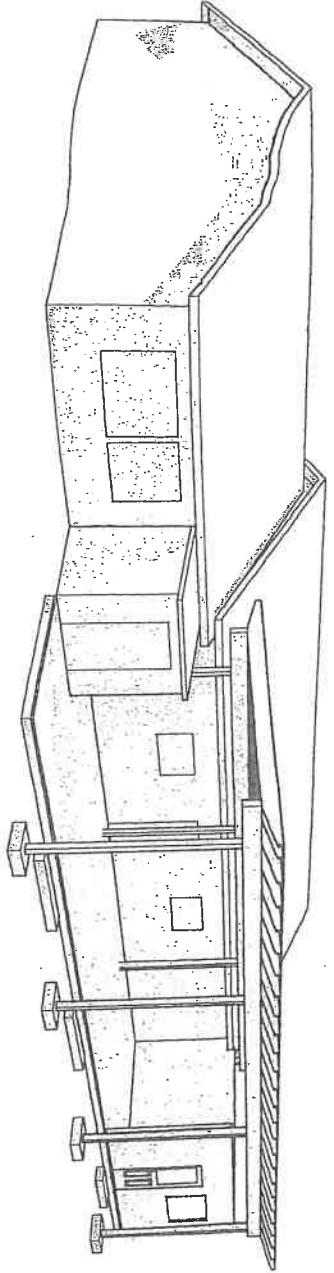
Full Assessor Map



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.



PERSPECTIVES

NTS



THE GHOST HOLE PUBLIC HOUSE

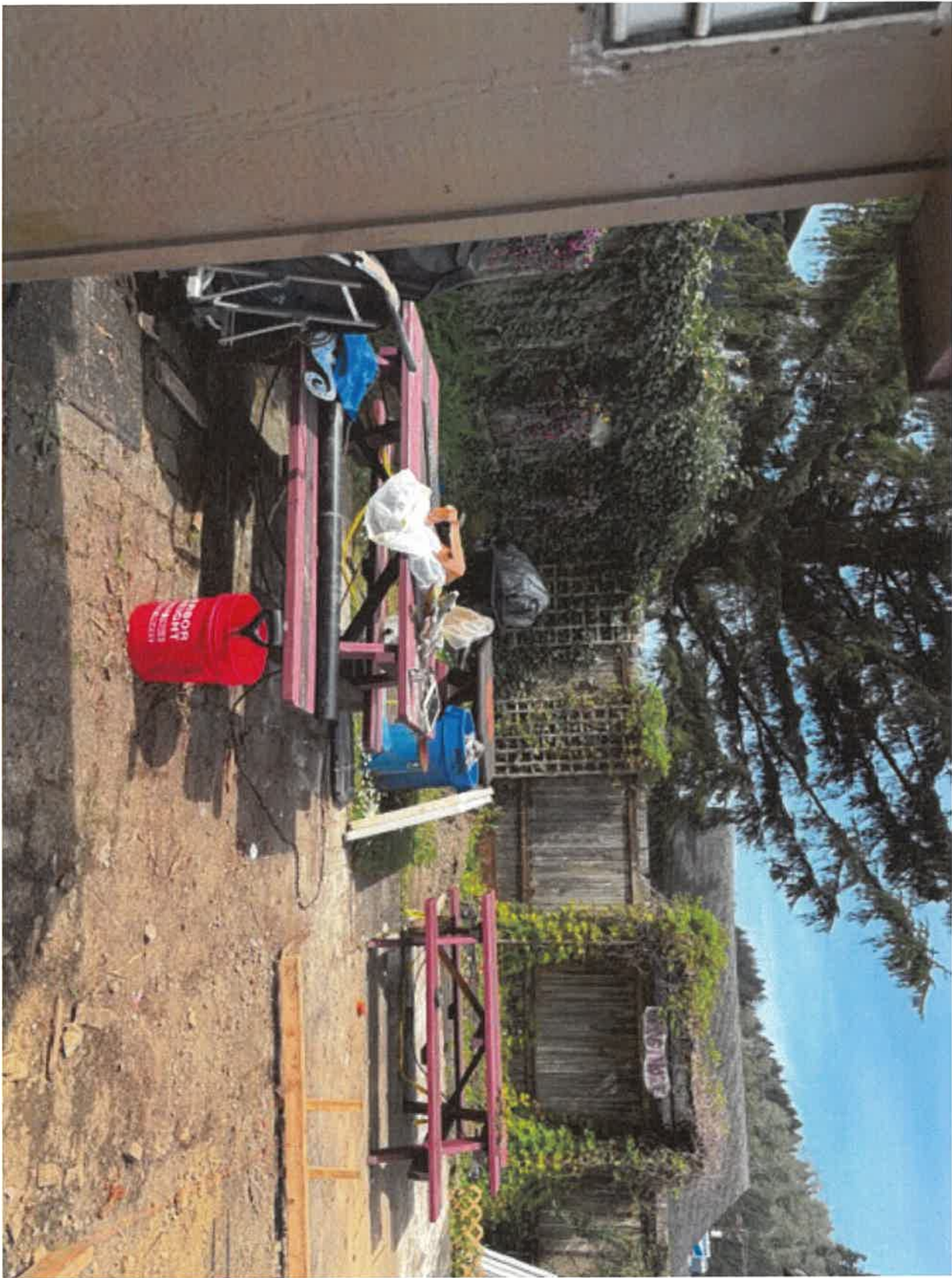


THE GHOST HOLE Public House OPEN









Enhancing the Ghost Hole Public House Back Deck

Improving Outdoor Dining with Comfort and Natural Light

Covering the entire deck of the Ghost Hole Public House's back deck is a strategic improvement that will transform the outdoor experience for both patrons and staff. By adding a roof, the space will offer the ambiance of outdoor dining while providing shelter from the elements, making it a comfortable option year-round.

Increased Seating Capacity During Winter

One of the primary benefits of this renovation is the ability to increase seating potential, especially during the colder winter months. With the deck protected from rain, wind, and snow, locals and tourists will have access to more tables, ensuring they can still enjoy meals and beverages outside, even when the weather is less favorable.

Addressing Structural Needs

The current deck is described as dilapidated and in need of repair. Rather than simply restoring it to its original state, the decision has been made to make major improvements. This proactive approach not only addresses safety and maintenance concerns but also enhances the overall guest experience.

Design Enhancements: Skylights for Natural Light

To maintain the bright and open feel of the existing outdoor space, skylights will be incorporated into the new roof design. These skylights will allow natural light to filter in, ensuring the space remains airy and inviting. At the same time, the roof will protect diners from rain, so they can enjoy the atmosphere without discomfort.

Benefits for the Community

- Expanded dining options for both locals and visitors throughout the year
- Enhanced comfort with protection from unpredictable weather
- Preservation of the outdoor ambiance through the use of skylights

- Improved safety and aesthetics with necessary deck repairs and upgrades

In summary, the decision to cover and upgrade the Ghost Hole Public House's back deck reflects a commitment to improving the guest experience, increasing capacity, and ensuring the space remains a vibrant gathering spot in all seasons.

Project Timeline Notice

Ghost Hole Public House Renovation

Project Start and Completion Dates

The project for the Ghost Hole Public House is scheduled to commence on April 13th, 2026. We anticipate that all work will be completed before May 13th, 2026.

Key Dates

- Projected Start Date: 04/13/2026
- Expected Completion Date: Before 05/13/2026

These dates are subject to change based on project progress and unforeseen circumstances. Updates will be provided as necessary.

Funding Request for Upgrade Expenses

Request for Financial Assistance to Offset Upgrade Costs

Request for Financial Support

We are undertaking a series of extensive upgrades to enhance our operations and ensure continued excellence in our services. These upgrades are essential for maintaining our standards and meeting the evolving needs of our stakeholders.

Financial Request

Due to the rather extensive nature of the upgrades, we are requesting \$25,000.00 to help offset the associated costs. This financial assistance will allow us to successfully implement the improvements without compromising other critical areas of our budget.

Purpose of Upgrades

The upgrades involve significant enhancements to our infrastructure, technology, and processes. By investing in these improvements, we aim to increase efficiency, improve service quality, and position ourselves for future growth.

Conclusion

Your support in providing the requested amount will be greatly appreciated and will contribute directly to the success of our upgrade initiatives. Please let us know if you require any additional information or documentation regarding the planned upgrades and associated costs.

PROJECT BUDGET

FUNDING AMOUNT REQUESTED:

\$25,000 Reimbursement, Cash on Hand and Building Equity will be utilized.

Approximately \$64,034 in expensed, the budget for Cosmetic, Structural, Weatherization and addressing ADA Compliance.

Please note the attached bid invoices.

ESTIMATE

Richard Kinney Construction LLC
7575 Northwood Dr
Tillamook, OR 97141

coastframer@gmail.com
+1 (503) 801-6007

Bill to

The Ghost Hole/ Becky Sage

Estimate details

Estimate no.: 1003

Estimate date: 03/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	02.10 Demo	Demo of existing roof and deck	1	\$3,000.00	\$3,000.00
2.	04 Concrete	Concrete labor for setup	1	\$3,000.00	\$3,000.00
3.	04 Concrete	Concrete material front nehaem	1	\$1,500.00	\$1,500.00
4.	04 Concrete	Concrete pumping by Zach Pyle	1	\$700.00	\$700.00
5.	04 Concrete	Concrete form stripping and cleanup	1	\$700.00	\$700.00
6.	Framing/Decks and exterior stairs	Framing of the deck and stairs	1	\$5,000.00	\$5,000.00
7.	10 Exterior Trim & Decks	Install decking	1	\$4,000.00	\$4,000.00
8.	08 Roof Frame	Roof Framing	1	\$5,000.00	\$5,000.00
9.	07 Wall Frame	Wall Framing	1	\$700.00	\$700.00
10.	Window install	Installation of windows	2	\$125.00	\$250.00
11.	Siding	Installation of hardisiding and trim	1	\$1,500.00	\$1,500.00
12.	Soffits	Installation of soffit	1	\$1,500.00	\$1,500.00
13.	07 Wall Frame	Railing wall framing	1	\$500.00	\$500.00
14.	11 Siding	Siding and trim of railing wall	1	\$900.00	\$900.00
15.	09 Roof Flashing	Single ply roofing, Flashing by Jesse French	1	\$7,000.00	\$7,000.00
16.					

27 Contingency	Contingency for additional labor due to unforeseen circumstances	1	\$3,000.00	\$3,000.00
17. Materials	Materials per route from builders first source	1	\$20,384.00	\$20,384.00
18. Dump Fees	Dump fees	1	\$500.00	\$500.00
19. Equipment Rental	Dump trailer	1	\$500.00	\$500.00
20. 27 Contingency	Contingency for materials	1	\$2,000.00	\$2,000.00
21. Materials	Stainless Steel Caps and bases from marky	6	\$400.00	\$2,400.00

Total **\$64,034.00**

Accepted date

Accepted by



DATE	QT NUMBER
03-09-26	4225106

QUOTE

QUOTE

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QT

S 895713
O MATT CLARK CASH
L 84808 FRONTAGE RD
D CASH ACCOUNT
T SEASIDE, OR 97138-0000

S 895713
H MATT CLARK CASH
I RICK / COAST FRAMER
P CASH ACCOUNT
T SEASIDE
O OR

97138-0000

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
			03-09-26	mbc4	SEASORYD QT
QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
85	2620TEDCT	2X6-20' #2 DFL TRTD ELDK CT	MBF	1800.00	3,060.00
3	GRMAXS310DS3055	CEDARTONE 3X10 DECK SCREW ST25 305SS 5LB	BOX	80.00	240.00
70	80CONC	GRIPRITE MAXS310DS3055 STAR DRIVE T17 DECK SCREW 80 LB CONCRETE MIX	EA	5.25	367.50
6	21012DF2	APPROX 2/3 CF 2X10-12' #2&BTR DF	MBF	800.00	96.00
3	6DUP1	1 LB 6D DUPLEX NAIL	BOX	7.00	21.00
3	16DUP1	1 LB 16D DUPLEX NAIL	BOX	7.00	21.00
2	1218WS50	1X2-18" WOOD STAKES 50 BDL	BDL	17.00	34.00
4	2416HF2PTICGC	2X4-16' #2 HF TRTD GC PREM ICT	MBF	1200.00	51.20
10	2416DF	INCISED CEDARTONE 2X4-16' STD&BTR DF	MBF	750.00	80.00
40	2410DF	2X4-10' STD&BTR DF	MBF	750.00	200.01
30	12CDXF4	15/32"4X8 CDX FIR 4PLY RTD RATED SHEATHING	MSF	630.00	604.80
8	HZ1048CMP	PAN PR CEDRML 4X8 4'X8'X5/16" CEDARMILL	MSF	1500.00	384.00
16	HZ1049CMP	PAN PR CEDRML 4X9 4'X9'X5/16" CEDARMILL	MSF	1500.00	864.00
40	HZU1312RB	TRM 4/4 BATT PR RG HZ 2.5X12' 4/4"X2.5"X12' RUSTIC GRAIN	MSF	5600.00	560.00
1	MAXC62823	2-1/2X.092 COIL NAIL 304SS3.6M	BOX	215.00	215.00
36	MF50574EA	1/2-13X6 HEX CAP SCR SS	EA	5.00	180.00
36	MF05274EA	1/2-13 HEX NUT SS	EA	.80	28.80
			SUBTOTAL	TAX	CONT. TOTAL



DATE	QT NUMBER
03-09-26	4225106

QUOTE

QUOTE

Page 3
QT

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JOB NO.		CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
				03-09-26	mbc4	SEASORYD QT
QTY	ITEM NO.	DESCRIPTION		U/M	UNIT PRICE	EXTENDED PRICE
72	MF50715EA	1/2 FLAT WASHER SS		EA	.40	28.80
3	12REBAR60	1/2"X20' REBAR #4 60G		EA	9.00	27.00
1	DC5690	TIE WIRE 16.5GA 3.5LB ROLL BLK		EA	13.00	13.00
25	2416DF	DEACERO - EACH		MBF	750.00	200.01
13	4812HWDSE	2X4-16' STD&BTR DF		MSF	2500.00	1,040.00
1	GRMAXC62872	4X8-15/32 SQR EDGE HARDWD PNL		BOX	60.00	60.00
		BOISE SQUARE EDGE HARDWOOD PNL				
		1-1/2"X.090 RS NAIL 304SS 1.2M				
		GRIP-RITE RING SHANK NAILS				
		WIRE COIL COLLATED 1200/BOX				
		304 STAINLESS STEEL 15DEGREE				
		PRIMEGUARD				
1	675FF	6"X75' FORTIFLASH TAPE		ROLL	28.00	28.00
4	MSCSEACH	HENRY (CARLISLE) HE010FF968		EA	2.50	10.00
12	TB44001	MOISTOP CORNER SHIELD EACH		EA	8.00	96.00
10	4410HF2TICGC	WEATHERMASTER SEALANT WHITE		MBF	1700.00	226.66
43	2816HF2PTICGC	TITEBOND WEATHERMASTER 10.1OZ		MBF	1250.00	1,146.65
9	6816HF2TICGC	4X4-10' #2 HF TRTD GC ICT		MBF	1900.00	1,094.40
1	SDWS22500DB-R50	INCISED CT GC S4S		EA	45.00	45.00
12	HUC610SS	2X8-16' #2 HF TRTD GC PREM ICT		EA	110.00	1,320.00
		INCISED CEDARTONE				
		6X8-16' #2 HF TRTD GC ICT				
		INCISED CT GC S4S				
		0.22"X5" SDWS SCREW T-40 50PK				
		6X10 CNCL FLANGE F/M HANGER SS				
		SIMPSON HUC610SS				
				SUBTOTAL	TAX	cont. . . TOTAL



DATE	QT NUMBER
03-09-26	4225106

QUOTE

QUOTE

Page 4
QT

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JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
			03-09-26	mbc4	SEASORYD QT
QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
1	GP33004	WOOD PRSRV COPPER-GRN BRN QT GREEN PRODUCTS #33004 END CUT SOLUTION	EA	18.00	18.00
6	PS150025	2-1/2"CHIP BRUSH WHITE BRISTLE PROSOURCE 150025	EA	2.00	12.00
5	FCM22460004	VELUX FCM2246 C/M LAM GL SKYL LAMINATED GLASS SKYLIGHT	EA	450.00	2,250.00
2	2816GWRCC	2X8-16' C&BTR WRC GRN CLR S4S	MBF	12500.00	533.33
1	54820WRCAFJP	5/4X8 20' WRC A&BTR FJ KD PRMD	MBF	5500.00	91.67
1	54420WRCAFJP	5/4X4 20' WRC A&BTR FJ KD PRMD	MBF	5500.00	45.83

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 7 days from the date of this quotation.

SUBTOTAL	TAX	TOTAL
20,384.45	.00	20,384.45

Printed: 03/09/2026 07:50:30
Effective: 03/09/2026 Expires: 03/13/2026
Location Name: SEASIDE OR YARD
Phone: 503-738-9548



Captain's Corner

PO Box 1158

Rockaway Beach, OR 97136

503.360.7899

sales@captscorner.com

April 9, 2026

To the City of Garibaldi / GURA Committee

On behalf of Captain's Corner and myself, I want to express our sincere appreciation and recommendation for the ongoing improvements at the Ghost Hole Public House.

The Ghost Hole has been a fixture in the Garibaldi community for decades. It is a well-known attraction, providing our customers and employees with a place to relax and access food offerings, especially during times when few other establishments are open. The improvements made there already have noticeably increased its value to the community and visitors, who are the cornerstone of our coastal community. I look forward to enjoying the covered patio, especially during our many rainy seasons.

We are grateful for the City's continued commitment to maintaining and improving our treasured local businesses.

Respectfully,

Stephanie Susce

541.990.2418

stephanie@captscorner.com

April 9, 2026

Cranbaldi GURA

To Whom it may concern -

This letter is to express my support for the Ghost Hole patio cover project.

Becky is a perfect example of a thriving local business and an asset to our community year round.

The proximity to downtown and the trolly train make it a perfect central location for tourists and locals.

I'm sure that her commitment to the curb appeal of her property will continue to be her priority making the Ghost Hole a perfect recipient of GURA money.

Tami Stovall



**GARIBALDI
PORTSIDE
BISTRO**

April 9th, 2026

Garibaldi GURA

To Whom It May Concern,

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

The current improvements that Becky Sage has done to her commercial property directly on HWY 101 have been very impressive. From the new siding to the new sign, it's noticeable and attractive.

Her continued development of her outside space only enhances Garibaldi's main street curb appeal.

Becky continues to be a valuable business owner, and The Ghosthole is a landmark location for visitors and locals alike.

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,

Amanda Cavitt

Amanda Cavitt

Owner and Operator

Garibaldi Portside Bistro and Barview Jetty Store