

## **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

Becca Harth, Interim City Manager