



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

GARIBALDI URBAN RENEWAL AGENCY (GURA) MEETING

Via Zoom	https://us02web.zoom.us/j/81009883032	Meeting ID:	810 0988 3032
Via Phone	253-215-8782	Password:	657667

MONDAY, OCTOBER 19, 2026, 4:30pm

A. CONVENING OF MEETING

B. CONSENT CALENDAR

1. GURA Meeting Minutes
 - a. June 15, 2026, GURA Meeting Minutes
2. GURA August & September LGIP Statement
3. GURA Financial Statement

C. PUBLIC COMMENTS ON AGENDA ITEMS- Members of the public will each get up to three minutes 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. PUBLIC HEARING - NONE

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. Consideration of GURA Application - 402 Garibaldi Ave
2. Consideration of GURA Application – 1004 Garibaldi Ave
3. Consideration of GURA Chair Appointment
4. Resolution Authorizing Check Signers for Columbia Bank (Umpqua)
5. Scheduling of GURA Workshop

G. ADJOURNMENT

GARIBALDI URBAN RENEWAL AGENCY SPECIAL MEETING

Monday, June 15, 2026

Convening of Meeting

The meeting was called to order. Members identified themselves for the record: Valerie Folkema, Valerie Schumann, Carolee North, Shirley Peters, Linda Bade, Norman Shattuck, Connye Corey, and Thomas Porter.

Consent Calendar

There was no consent calendar at this meeting.

Public Hearing – GURA Fiscal Year Budget 2026/2027

Folkema opened the public hearing for the Garibaldi Urban Renewal Agency's Fiscal Year 2026/2027 budget at 5:00 p.m. and invited public comments.

Susan Newman raised a question about what would happen to remaining funds when the urban renewal agency sunsets. Carolee North clarified that the agency does not sunset until 2027, and that the state of Oregon — not the city — dictates how remaining funds would be handled once tax increment financing ceases on June 30, 2027. She also noted that the GURA maintains its own separate accounts, with only she and Val as authorized signers, and that all activity is kept entirely separate from the city's general fund. North further noted that there were anticipated infrastructure costs related to water and sewer that the agency would need to address before sunset.

Gary Owen raised questions about property tax allocations, specifically referencing the port's tax rate of \$0.029 and how funds are distributed. The chair acknowledged his concerns but noted that questions about property tax rates and their distribution were outside the authority of the GURA and would need to be directed to the state and county. Gary also raised questions about work done at bathrooms and a cleaning station, and the chair clarified that all that work was funded through the Tillamook County Visitor Association via grant funds — not through the city, the port, or GURA.

The chair gave a few additional moments for further public comment, and upon hearing none, closed the public hearing.

New Business – Resolution 2026-01

The chair introduced Resolution 2026-01, describing it as a resolution to adopt the 2026/2027 GURA budget, make appropriations, and request the tax increment. The chair noted that the budget had been recommended and approved by the urban renewal budget committee, which included lay members, and was now before the city council for adoption.

The chair read the resolution aloud, summarizing the key figures: a total adopted budget of \$1,046,322; a general fund totaling \$402,100 (including \$2,100 in programs and \$400,000 in special payments); a debt service fund of \$279,135 (including a \$250,000 interfund transfer to the general fund); total appropriations across all funds of \$681,235; and total unappropriated and reserve amounts of \$365,087. The chair also noted that the word "Oregon" was misspelled in the resolution document.

The resolution further certified a request to the Tillamook County Assessor for the maximum amount of revenue to be raised by dividing taxes under Section 1(c), Article 4 of the Oregon Constitution and ORS Chapter 457.

A motion was made to approve Resolution 2026-01.

- **Moved by:** Linda Bade
- **Seconded by:** Bud Shattuck
- **Motion passed unanimously.**

Following the vote, Val Folkema resignation from the Urban Renewal Agency, effective June 16, 2026. The chair expressed well wishes to the board and noted they would remain in the area. Carolee North acknowledged the resignation and noted that per the bylaws, a representative from the Port of Garibaldi is required on the board and suggested that the port be notified so they could appoint a replacement. The chair agreed to inform the port. A brief discussion followed regarding whether GURA funds could be allocated to the port as a special district; it was clarified that funds cannot be directed to another special district and could only be used in a manner consistent with the city's urban renewal plan area obligations.

Adjournment

There being no further business, the meeting was adjourned at 5:14 PM.

Val Folkema, Chair

ATTEST:

Becca Harth, Interim City Manager/Finance Director



OREGON
STATE
TREASURY

Client Services
PO Box 11760
Harrisburg, PA 17108-1760

ACCOUNT STATEMENT

For the Month Ending

September 30, 2026

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

Jazz Wilkins

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

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Important Messages

Oregon LGIP will be closed on 10/12/2026 for Columbus Day.
Oregon LGIP will be closed on 11/11/2026 for Veterans Day.

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

Online Access www.oregon.gov/lgip

Customer Service 1-855-678-5447



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/lgip.

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 **September 30, 2026**

GARIBALDI URBAN RENEWAL AGENCY - GARIBALDI URBAN RENEWAL AGENCY - 3648

Oregon LGIP

Opening Balance	865,419.37
Purchases	3,678.86
Redemptions	0.00

Closing Balance	\$869,098.23
Dividends	2,860.98

Asset Summary

	September 30, 2026	August 31, 2026
Oregon LGIP	869,098.23	865,419.37
Total	\$869,098.23	\$865,419.37



Account Statement

For the Month Ending **September 30, 2026**

GARIBALDI URBAN RENEWAL AGENCY - GARIBALDI URBAN RENEWAL AGENCY - 3648

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Balance
Oregon LGIP					
Opening Balance					865,419.37
09/14/26	09/14/26	Tillamook County - September 2026 Tax Distribution w/HERT	1.00	817.88	866,237.25
09/30/26	10/01/26	Accrual Income Div Reinvestment - Distributions	1.00	2,860.98	869,098.23
Closing Balance					869,098.23

	Month of September	Fiscal YTD July-September		
Opening Balance	865,419.37	857,687.76	Closing Balance	869,098.23
Purchases	3,678.86	11,410.47	Average Monthly Balance	865,978.20
Redemptions	0.00	0.00	Monthly Distribution Yield	4.02%
Closing Balance	869,098.23	869,098.23		
Dividends	2,860.98	8,704.32		

GURA Debt Service Fund
Statement of Revenue and Expenditures

Account Number		Current Period Aug 2026 Sep 2026 Actual	Year-To-Date Jul 2026 Sep 2026 Actual	Annual Budget Jul 2026 Jun 2027	Annual Budget Jul 2026 Jun 2027 Variance	Jul 2026 Jun 2027 Percent of Budget
Revenue & Expenditures						
Revenue						
4000	Available Cash on Hand	0.00		359,938.00	359,938.00	0.00%
4100	Property Taxes - Current Year	1,274.34	1,927.32	191,225.00	189,297.68	1.01%
4120	Property Taxes - Prior Years	585.72	778.83	3,007.00	2,228.17	25.90%
Revenue		\$1,860.06	\$2,706.15	\$554,170.00	\$551,463.85	
Gross Profit		\$1,860.06	\$2,706.15	\$554,170.00		
Expenses						
7185	Contracted Requirement ORS 457	0.00		29,135.00	29,135.00	0.00%
9012	Restricted	0.00		275,035.00	275,035.00	0.00%
8045	To Gen.Fund	0.00		250,000.00	250,000.00	0.00%
Expenses		\$0.00		\$554,170.00	\$554,170.00	
Revenue Less Expenditures		\$1,860.06	\$2,706.15			
Net Change in Fund Balance		\$1,860.06	\$2,706.15			

Report Options

Fund: GURA Debt Service Fund

Period: 8/1/2026 to 9/30/2026

Detail Level: Level 3 Accounts

Display Account Categories: No

Display Subtotals: No

Revenue Reporting Method: Budget - Actual

Expense Reporting Method: Budget - Actual

Budget: Gura Debt Budget

Display Fund Balance Section: No

GURA General Fund
Statement of Revenue and Expenditures

Account Number		Current Period Aug 2026 Sep 2026 Actual	Year-To-Date Jul 2026 Sep 2026 Actual	Annual Budget Jul 2026 Jun 2027	Annual Budget Jul 2026 Jun 2027 Variance	Jul 2026 Jun 2027 Percent of Budget
Revenue & Expenditures						
Revenue						
4000	Available Cash on Hand	0.00		212,152.00	212,152.00	0.00%
4615	From GURA Debt to GURA GF	0.00		250,000.00	250,000.00	0.00%
4470	Interest	5,788.96	8,704.32	30,000.00	21,295.68	29.01%
Revenue		\$5,788.96	\$8,704.32	\$492,152.00	\$483,447.68	
Gross Profit		\$5,788.96	\$8,704.32	\$492,152.00		
Expenses						
6240	Auditing & Accounting Services	0.00		500.00	500.00	0.00%
6250	Bank Charges & Fees	0.00		50.00	50.00	0.00%
7900	City/GURA Grants	0.00		400,000.00	400,000.00	0.00%
6320	Dues, Licenses & Subscriptions	0.00		300.00	300.00	0.00%
6415	Legal Notices	0.00		1,000.00	1,000.00	0.00%
6410	Legal Services	0.00		250.00	250.00	0.00%
9002	Unassigned/Unappropriated	0.00		90,052.00	90,052.00	0.00%
Expenses		\$0.00		\$492,152.00	\$492,152.00	
Revenue Less Expenditures		\$5,788.96	\$8,704.32			
Net Change in Fund Balance		\$5,788.96	\$8,704.32			

Report Options

Fund: GURA General Fund

Period: 8/1/2026 to 9/30/2026

Detail Level: Level 3 Accounts

Display Account Categories: No

Display Subtotals: No

Revenue Reporting Method: Budget - Actual

Expense Reporting Method: Budget - Actual

Budget: Gura General Budget

Display Fund Balance Section: No



GURA DOWNTOWN REVITALIZATION AND REDEVELOPMENT INCENTIVE PROGRAM

Applicant: <u>John D Forsstrom</u>	Property Owner: <u>John D Forsstrom</u>
Mailing Address: _____	Mailing Address: <u>6520 WILLIAMS AVE</u>
City: _____ State: _____ Zip: _____	City: <u>Bay City</u> State: <u>OR</u> Zip: <u>97107</u>
Home Phone: _____ Cell Phone: _____	Home Phone: <u>3719678</u> Work Phone: <u>5048111</u>
Work Phone: _____ Other Phone: _____	Physical Address of Project: <u>402 GARIBALDI AVE</u>
E-Mail: _____	Map: <u>1N1021A 008600</u> Tax Lot: _____
Signature of Property Owner: <u>John D Forsstrom</u>	Lot Number: <u>8</u> Block: <u>5</u> Addition: <u>GARIBALDI COVE</u>
Signature of Applicant: _____	Date of Application: <u>7/21/2024</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"*

I realized that the roof on my building was 26 years old. I hired Woodpecker Roofing and they gave me their free estimate. Then the estimate went from \$25,000 to \$33,000. Garabaldi Urban Renewal Agency said they could help with this project. The job has all been paid by me the owner, John Forsstrom. Any assistance you could give would be appreciated.

REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
TILLAMOOK COUNTY, OREGON
201 LAUREL AVE
TILLAMOOK, OREGON 97141
(503) 842-3400

ACCOUNT NO
5425

PROPERTY DESCRIPTION

CODE: 5614
MAP: IN1021AC08600
ACRES: 0.08
SITUS: 402 GARIBALDI AVE GARIBALDI and more
LEGAL: GARIBALDI COVE BLK-5 LOT-8

FORSSTROM, JOHN D
DBA THE FALOMA COMPANY LLC
6520 WILLIAMS AVE
BAY CITY OR 97107

TAX BY DISTRICT

SCHOOL 56 795.26
NW REGIONAL ESD 27.19
TILLAMOOK BAY CC 46.59
EDUCATION TOTAL: 869.04

TILLAMOOK COUNTY 278.81
COUNTY LIBRARY 129.86
SOLID WASTE 24.00
CITY OF GARIBALDI 772.79
GARIBALDI URBAN RENEWAL 239.06
PORT OF GARIBALDI 46.31
4H-EXTENSION SD 12.21
EMCD-911 33.28
TILLA TRANSPORTATION 35.36
TILLA SOIL & WATER CONS 10.61
GENERAL GOVT TOTAL: 1,582.29

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	83,650	83,650
STRUCTURES	319,320	351,250
TOTAL RMV	402,970	434,900
ASSESSED VALUE	193,970	199,780
TOTAL PROPERTY TAX:	2,626.36	2,653.05

TILLA CNTY BONDS AFTER 2001 10.81
SCHOOL 56 BONDS AFTER 2001 97.29
TILLA BAY CC BONDS AFTER 2001 35.80
CITY OF GARIBALDI 57.82
BONDS - OTHER TOTAL: 201.72

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*: www.tillamookcounty.gov/1-844-784-9680 *fees apply

2024 - 2025 TAX (Before Discount) 2,653.05

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/15/24	2,573.46	1,733.33	884.35
02/18/25			884.35
05/15/25		884.35	884.35
Total	2,573.46	2,617.68	2,653.05

TOTAL DUE (After Discount and Pre-payments) 2,573.46

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024 - 2025 PROPERTY TAXES

ACCOUNT NO. 5425



TILLAMOOK COUNTY
TAX COLLECTOR
201 LAUREL AVE
TILLAMOOK, OREGON 97141

PAYMENT OPTIONS

Full Payment Enclosed
or 2/3 Payment Enclosed
or 1/3 Payment Enclosed

Discount

3%
2%
0%

Date Due

11/15/24
11/15/24
11/15/24

Amount

2,573.46
1,733.33
884.35

☐ MAILING ADDRESS CHANGES ON BACK

Discount is Lost on 11/16/24

Interest Accrues on 12/16/24

Make Payable To:

Tillamook County Tax Collector

\$ Enter Payment Amount

547*1**G50**0.5995**1/2*****AUTO**5-DIGIT 97141
FORSSTROM, JOHN D
DBA THE FALOMA COMPANY LLC
6520 WILLIAMS AVE
BAY CITY OR 97107-9649



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

2326-004497-257346

29100000054250000088435000017333300002573465

***Exhibit "A" WOODPECKER ROOFING & REMODEL LLC 1601 2nd St, Tillamook OR, 97141 OFFICE: 503-354-7437 WA: WOODPRL824L1 OR: CCB 225783 woodpeckerinfo9@gmail.com woodpeckerroofingandremodel.com			 Woodpecker ROOFING & REMODEL LLC. <i>Roofing, Siding, Decks and much more!</i>			DESCRIPTION OF SERVICE. PROPOSAL MAY BE WITHDRAWN BY WOODPECKER ROOFING IF NOT ACCEPTED WITHIN 30 DAYS FROM ITS ORIGINAL QUOTED DATE. Date: 4/1/2026 Estimator : Jose Customer ID :									
Name (Owner's): John Forsstrom			Property Address: 402 Garibaldi Ave, Garibaldi Or. 97118			Contact Information: Email: mail please Phone: 503 - 504 - 8112									
Roofing Material Type						Existing Roof Conditions									
Composition Shingles		Flat Roof		Metal Roof		Aprox. Roof Size		14 Sq.		Total Chimney		0			
Y	Malarkey	N	TPO Membrane	N	Standing Seam	Roof Slope		4/12		Total Layers		1			
N	Owens Corning	N	Malarkey Roll Roof	N	3' West Coast Panel	Stories (Height)		1 & 2		Currently Leaking		N/A			
N	Certaainteed	N	OC Roll Roof			Total Skylights		0		Existing Material		Comp.			
Color:		N Deck Tec		Color:											
Work to be performed on: (Y) House () Detached Garage () Shed () Other															
Completely Remove (1) layers of existing roofing material to bare wood sheeting. Note: Removal and disposal of additional layers of existing roofing materials will be an additional cost of \$35 per square (100sq ft.) per layer.															
Standard Flashing:				Underlayment/Ice and Water				Malarkey Shingles							
				Malarkey Underlayment				Workmanship Warranty							
Y	New rake flashing (Stainless Steel)			Y	Safeguard30 Hybrid			Emerald Premium Warranty. 25 year protection period starting from the project completion date. Warranty protection is through Malarkey Roofing Products and is subject to Emerald Premium Warranty terms and conditions.							
Y	New Drip-metal on roof eaves (Stainless Steel)			N	Secure Start Plus			Manufacturer Warranty							
Y	New Pipe Jacks (Ultimate Pipe Flashing)			Malarkey Ice and Water				Limited Lifetime. Subject to Malarkey Product's terms and conditions							
				Y	Arctic Seal Ice and Water			TPO Membrane							
Other Flashing Areas:				Owens Corning Underlayment				Workmanship Warranty							
All Flashing Below is Stainless Steel				Titanium x30				1 year protection period starting from the project completion date. See contract for more details.							
N	New Stainless Steel Valleys (Only for Designer shingles)			N				Manufacturer Warranty							
Y	Replace all Roof to Wall Step Flashing (8"x8") (3"x5")			Owens Corning Ice and Water				TPO 60 mil Membrane - 20 year. Subject to Manufacturer terms and conditions							
N	Chimney Counter/Step Flashing (8"x8")(5"x13")(3"x5")			Rhino Granulated Ice and Water				Metal Roof							
N	Refresh all Skylights			N	5K Aluminum Gutters w/ 2x3 Downspouts			Workmanship Warranty							
				N	Aluminum Fascia Gutters w/ 2x3 Downspouts			1 year protection period starting from the project completion date. See contract for more details.							
Ventilation System:				Y	6K Metal Aluminum w/ 3x4 Downspouts			Manufacturer Warranty							
Y	Replace existing vents with New Square Vents			Total Ft: 173' Ft				25 year warranty subject to manufacturer terms and conditions							
N	Install Ridge Vents			White				Malarkey Roll Roof							
				TPO Membrane:				Workmanship Warranty							
Hip & Ridge:				N	ISO Insulation 4"x8'			1 year protection period starting from the project completion date. See contract for more details.							
N	Standard Low Profile Hip & Ridge 10"			N	TPO Edge Metal			Manufacturer Warranty							
Y	Custom High Profile Hip & Ridge 10"			N	TPO Uni Pipe Boot			17 years. Subject to Malarkey Product's terms and conditions							
				N	TPO 2 Way Square Vent										
Additional Job Details: We Have included approx. 20' Ft on clear cedar wood 2x6 on the gable left facing the 101 hwy.															
Note: If plywood is damaged and needs to be replace, a fee of \$105.00 + Tax(if applicable) per (1/2 CDX) plywood sheet will apply. We are not responsible for painting new plywood installed on open eaves or rakes. If the truck for material cannot access the roof there may be an additional charge. If there is additional work needed, the owner will be consulted to reach an agreement about how to proceed. Satellite Dish: Woodpecker Roofing will remove any existing satellite dish antenna from roof. It is highly recommended that customers have service provider re-install to the side of the house or fascia board. Due to technical considerations Woodpecker Roofing & Remodel LLC is not responsible for alignment of dish satellite.															
FEES & SERVICE:										SUBTOTAL					
Option 1: Malarkey Windsor (Designer Shingle) - \$ 12,833.31										DEPOSIT				50%	
Option 2: Malarkey Legacy Scotchguard - \$ 11,328.63															
Option 3: Malarkey Vista AR - \$ 10,464.63															
Optional															
Gutters Approx. 114' Ft & Downspouts Approx. 59' ft \$ 2,376.00															
										BALANCE					
We offer financing!															
For additional information please contact us at: 503-354-7437															
We can match other contractors price (When quoting with the same materials). Contact the office for more details															

WOODPECKER ROOFING & REMODEL LLC 1601 2nd St, Tillamook OR, 97141 OFFICE: 503-354-7437 WA: WOODPRL824L1 OR: CCB 225783 woodpeckerinfo9@gmail.com woodpeckerroofingandremodel.com				DESCRIPTION OF SERVICE. PROPOSAL MAY BE WITHDRAWN BY WOODPECKER ROOFING IF NOT ACCEPTED WITHIN 30 DAYS FROM ITS ORIGINAL QUOTED DATE.	
				Date:	4/1/2026
				Estimator :	Jose
				Customer ID :	
Name (Owner's):		Property Address:		Contact Information:	
John Forsstrom		402 Garibaldi Ave, Garibaldi Or. 97118		Email:	mail please
				Phone:	503 - 504 - 8112
Work to be performed on: (Y) House () Detached Garage () Shed () Other					
REPAIR					
Type of Repair: () Roof (Y) Siding () Deck () Gutter () Windows/Door () Other - See Work Desc.					Only boxes marked with "Y" are included. See "Work Description" below for more details
Roof Shingles		Roof Venting/Pipes		Deck	
Replace Damaged or Blown Shingles		Replace Roof Square Vent		Replace Railing	
Type of Roof	Amount to Replace	Approx. ft			
Approx Sq	Replace Pipe Flashing	Replace damage deck boards			
Replace Damaged or Blown Hip and Ridge	Amount to Replace	Total Boards to Replace			
		Other (See below for Desc.)			
Roof Flashing		Flat Roof			
Replace Damaged or Missing Eave Flashing		Recoat Roof Area (See below for area desc.)			
Amount to Replace	Approx Sq	Gutter			
Replace Damaged or Missing Rake Flashing		Replace Downspout			
Amount to Replace	Siding	Approx. ft			
Replace Damaged or Missing Roof to Wall Flashing	Replace Damaged Siding	Replace Section of Gutter			
Approx Sq	Type of Siding	Red Cedar 31	Approx. ft		
Replace Damaged or Missing Chimney Flashing	Approx Sq	3 Sq.	Other (See below for Desc.)		
Amount to Re-flash			Window/Door		
Skylight		Replace Damaged Plywood		Replace Window	
Replace Damaged or Missing Skylight Flashing	Amount to Replace	Type of Window		Milgard Single hug white	
Amount to Re-flash	Repair Framing/Window Studs	Amount to Replace		5 windows 47.5" x 59.5"	
Replace Skylight		Replace Door			
Total to Replace	Other (See below for Desc.)	Type of Door			
		Amount to Replace			
Work Description: This estimate is for the siding on the upper front section of the house, facing hwy 101. Using red cedar #1, and five milgard windows(white), same sizes of the existing ones. (47.5" x 59.5")'					
Note: If additional work is needed (i.e. rot repair, plywood replacement etc.) owner will be consulted to reach an agreement about how to proceed. There may be an additional cost for additional work. If plywood is damage and needs to be replace, a fee of \$105.00 + Tax(if applicable) per (1/2 CDX) plywood sheet will apply. We are not responsible for painting new plywood installed on open eaves or rakes. Woodpecker is not responsible for matching existing color or original material brand.					
WARRANTY: Woodpecker Roofing & Remodel LLC warrants your repair roof for a _30_days protection period starting from the project completion date. Warranty protection covers only installation defects and will be performed by Woodpecker Roofing & Remodel at no additional cost to customer.					
Structural Issues: Woodpecker Roofing & Remodel is not responsible for pre-existing or hidden site conditions that are discovered after the removal of the existing roof system. Any additional repairs required beyond the description service indicated in this agreement will be completed as an addendum signed by both the property owner and Woodpecker Roofing & Remodel LLC. Woodpecker Roofing & Remodel is not responsible for structural issues and shall not be held as a liability for the failure of the structure to support materials, equipment, ice snow and water; whether it occurred before, during or after the roofing project. Woodpecker Roofing is not responsible for interior damage resulting from structural deficiencies as described above.					
Terms and Conditions: Woodpecker Roofing & Remodel will complete all services described above in a workmanlike manner according to standard practices. All job related debris will be removed from job site, waste receptacle, clean gutters, clean work area and run magnetic rollers over work area when done. Woodpecker Roofing & Remodel will provide all necessary equipment required for proper installation of service indicated above. Woodpecker Roofing & Remodel is not responsible for providing labor equipment that will be used for anything other than what was already agreed on by property owner as described above. Satellite Dish: Woodpecker Roofing will remove any existing satellite dish antenna from roof. It is highly recommended that customers have service provider re-install to the side of the house or fascia board. Due to technical considerations Woodpecker Roofing & Remodel LLC is not responsible for alignment of dish satellite.					
FEES & SERVICE:				SUBTOTAL	
				DEPOSIT	
Siding Red cedar #1 and Windows \$ 13,927.50				CHECK #	
				TAX	
				BALANCE	
We offer financing!					
For additional information please contact us at: 503-354-7437					

ZOLA G ANDREWS
JOHN D FORSSTROM
4520 WILLIAMS AVE
BAY CITY, OR 97107

AW 02100
2002 11 10
013684167

1044

99 0228/0251

6/24/20

Date

CHECK NUMBER

Pay to the
Order of

Woodpecker Roofing

\$20,338.13

Twenty thousand three hundred and thirty eight and 13/100 Dollars

1ST SECURITY BANK

www.1stbwa.com

For

5035048114

Zola Andrews

⑆325182289⑆5153024250⑆

01044

137

+13000

20338.13

+33338.13

CREDITED TO ACCOUNT OF NAMED PAYEE
PRIOR ENDORSEMENT GUARANTEED
0002 0183 001750 07/07/2026
Fibre Federal CU >323380766<

GARIBALDI URBAN RENEWAL AGENCY

DOWNTOWN REVITALIZATION AND REDEVELOPMENT INCENTIVE PROGRAM

I. Purpose

The purpose of this policy is to provide financial assistance to local business and property owners within the GURA district in improving and renovating existing buildings. This program is intended to offer incentive to make structural improvements that result in increased tax value and aesthetic improvements. These improvements could accomplish any of the following: improving/resolving accessibility issues, streetscape improvement, exterior repair or renovation, and certain forms of interior renovation.

II. Program Compliance with GURA Goals

This subsidy program generally complies with the enumerated goals in the Garibaldi Urban Renewal Plan (GURP). Specifically this program meets the following goals:

1. OVERALL ECONOMIC DEVELOPMENT

- Promote economic development
- Promote private development
- Assist public and private development as incentive to further growth and development

2. IMPROVE VISUAL APPEARANCE

- Do streetscape and beautification projects
- Make loans and grants to commercial and residential properties

These goals are accomplished by subsidizing renovation costs to private property owners within the GURA district. This program will lower the overall cost of superficial improvements to commercial, industrial and mixed use property, thereby creating incentive for the elimination of blight. It is the intention of the GURA to administer this program to facilitate beneficial development within the GURA district.

III. General Criteria

1. Subject property(ies)/ project(s) must lie within the Garibaldi Urban Renewal Agency (GURA) district;
2. Current or prospective owner(s) or developers representing owner(s) with consent must be financially able to undertake a building restoration project;
3. Preference will be given to projects that have the end result of viable for-profit business occupancies upon completion of building restoration;
4. A third party developer may represent the property with owner's consent;
5. Any past-due fines, taxes, fees or outstanding violations of local ordinances must be addressed prior to any financial participation from the GURA;
6. Project applicant must enter into an agreement with the GURA to complete the project as described in the application;

7. Any funds disbursed by the GURA will be considered a reimbursement based on qualifying expenses submitted by the applicant unless other arrangements are made at the time of agreement;
8. Preference will be given to projects that can verify the creation of long-term, or retention of existing, jobs within the community;
9. Preference will be given to projects whose new property tax payments to the GURA will be equal to or greater than the original grant award in five years or less;

IV. Allowed Uses of Funds

1. Professional design and engineering services, provided the project is completed within the terms of the agreement;
2. Project must comply with all relevant local, state and federal laws and codes
3. Exterior façade renovations, to include:
 - a. Windows;
 - b. Doors;
 - c. Storefronts;
 - d. Awnings;
 - e. Alley-facing entrances;
 - f. Painting and cleaning;
 - g. Masonry repair, restoration or cleaning;
 - h. Appropriately repairing, restoring or replacing of cornices, entrances, doors, windows, decorative details and awnings;
 - i. Sign removal, repair or replacement;
 - j. Building identification;
 - k. Critical maintenance, structural or code compliance;
 - l. Restoration projects, including removal of slip sheathing or other treatments;
 - m. Roofs & roof repair;
4. Accessibility issues, to include elevators and associated equipment;
5. Streetscape improvement projects;
6. Work required for Building Code compliance;
7. Other interior work to be approved on a case-by-case basis.

V. Prohibited Uses of Funds

1. Refinancing existing debt;
2. Marketing property for re-sale;
3. Conversion of ground-floor uses from retail, entertainment or food & beverage to other uses less likely to facilitate tourism-oriented service;
4. Payment of taxes, fines or fees current or delinquent;

5. Payroll of employees related to the developer or associated businesses, unless involved in the construction phase of the project;
6. Inappropriate cleaning or other restoration activities;
7. Inappropriate or non-approved design or materials;
8. Interiors (unless directly related to an approved exterior project or part of a needed and approved structural or accessibility improvement project);
9. Professional design and engineering services except as part of an approved project;
10. Working capital;
11. Financing of inventory;

VI. Applicant Criteria

1. Proposals may come from tenants, owners of buildings or third party developers; if other than the owners, an authorization letter from owner(s) must accompany proposal/application;
2. Approved renovation projects should be ready to begin within twelve (12) months of application and be completed within eighteen (18) months of application;
3. Applicants must be willing to enter into an agreement with the City and work with City, County and State officials on their project;
4. Applicants for projects located in the Port of Garibaldi must:
 - a. Receive approval from the Port of Garibaldi Commission prior to any grant award and/or disbursement of funds;
 - b. Provide a copy of their lease agreement indicating that they will be occupying the project location for not less than five years after the completion of the project;
 - c. Demonstrate compliance with lease terms and Port of Garibaldi tenant policy;
5. Applicant cannot have any outstanding or unresolved fine, fee, lawsuit or infraction with the City of Garibaldi.

VII. Funding Information

1. Projects should be a minimum of \$10,000, total cost;
2. GURA will fund up to one-half (1/2) of the total project cost, and up to \$25,000 in matching funds per project;
3. Private building owner(s)/tenant(s)/ developer(s) must contribute at least 1/2 of actual total project cost; contribution may come from commercial or other lenders on applicant's behalf;
4. Funding is contingent upon budget approval and subsequent availability of funds;
5. Local funds may at times be augmented by outside sources, such as State of Oregon grants;
6. Funds will be disbursed on a reimbursement basis ONLY; accurate and timely receipts are required to receive funds from the GURA;

7. Normally, funds will be disbursed on completion of the project; however, the applicant may request progress payments be authorized as part of the agreement between the City and the applicant;
8. City will make every effort to provide timely disbursements upon receipt of complete applications and proof of appropriate expenses;
9. For projects eligible for progress payments, minimum disbursement request shall be \$500.00, and no more than two requests may be submitted in any one (1) calendar month;
10. Disbursement requests older than twelve (12) months may not be considered;
11. The Agency will have the ability to make loans in addition to, or in place of, grants at its discretion;

VIII. Application and Approval Procedure

1. Application will be accepted twice per year. The City Manager will notice the availability of the program and set an application period that includes not less than 90 days notice. method and extent of noticing will be at the discretion of the City Manager;
2. Application must be on a form provided by the City of Garibaldi and must include all necessary and required supporting documentation so as to fully satisfy all of the above-stated criteria. Project applications may be submitted either as digital entries (Adobe Acrobat, Microsoft Word, Microsoft Excel, Microsoft PowerPoint or JPEG image files are acceptable formats) that are emailed or hand-delivered as a CD, or as hard copies hand-delivered or mailed to City Hall. Faxed copies will not be accepted;
3. Upon closing of the application period, applicants will be notified within ninety (90) days of project approval or denial;
4. Any and all of the following bodies, including and not limited to their employees, elected and appointed officials, may be involved in the review phase of a project at the discretion of the City of Garibaldi Manager:
 - a. Garibaldi Urban Renewal Agency;
 - b. City of Garibaldi;
 - c. Port of Garibaldi;
 - d. Tillamook County;
 - e. State of Oregon;
 - f. Tillamook County Economic Development Council;
 - g. Tillamook County Transportation District;
 - h. Tillamook Area Chamber of Commerce;
5. All applications will be presented to the GURA board at a regular meeting with recommendations for awards made by the City Manager, and based on the results of the review phase;
6. Applications may be modified or approved with conditions by the GURA board at the recommendation of the City Manager, and based on the review phase of the application process;

7. Grants may be substituted with loans at the discretion of the GURA board. Terms for loans will be determined by the City Manager and will be consistent with providing an economic advantage over commercially available loans. Any substitution of a grant with a loan must be accepted by the applicant, and applicant rejection of a loan shall not affect the applicant's eligibility for future grant application;
8. City staff will provide technical assistance and resources to applicants to help ensure successful applications to the extent possible.

IX. Submittal Requirements

1. All submissions must be accompanied with the following information:
 - a. Building owner name & contact information;
 - b. Project applicant name (if different from above) & contact information;
 - c. Letter of authorization from building owner, if owner is not applicant;
 - d. Building address;
 - e. Building historic name, if known;
 - f. Current photograph of the building & historic photos, if available;
 - g. Funding amount requested;
 - h. Detailed project budget, including sources of matching funds;
 - i. Detailed text and/or visual description of project;
 - j. Current building use, including tenant names and contact information;
 - k. Project timeline;
2. The submitted application and proposal for the project, once accepted as the final concept, shall become and wholly remain the property of the GURA and the City of Garibaldi. The GURA and the City of Garibaldi will retain the reproduction rights to use images of the artwork to prepare and distribute marketing materials, web site materials or for any other use in promotional materials.

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GURA DOWNTOWN REVITALIZATION AND REDEVELOPMENT INCENTIVE PROGRAM

Applicant: <u>THOMAS J. HURKA</u>	Property Owner: <u>THOMAS J. HURKA</u>
Mailing Address: <u>P.O. Box 312</u>	Mailing Address: <u>P.O. Box 312</u>
City: <u>Oceanside</u> State: <u>OR</u> Zip: <u>97134</u>	City: <u>Oceanside</u> State: <u>OR</u> Zip: <u>97134</u>
Home Phone: <u>(503) 713-8334</u> Cell Phone: <u>SAME</u>	Home Phone: <u>(503) 713-8334</u> Work Phone: <u>—</u>
Work Phone: <u>—</u> Other Phone: <u>—</u>	Physical Address of Project: <u>1004 Garibaldi Ave.</u>
E-Mail: <u>FT3972@hotmail.com</u>	Map: <u>1410210007500</u> Tax Lot: <u>—</u>
Signature of Property Owner: <u>[Signature]</u>	Lot Number: <u>—</u> Block: <u>—</u> Addition: <u>—</u>
Signature of Applicant: <u>[Signature]</u>	Date of Application: <u>—</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"

Tillamook County
2025 Real Property Assessment Report
 Account 15138

Map	1N1021BD07500	Tax Status	Assessable
Code - Tax ID	5614 - 15138	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	PACIFIC PREMIER TRUST CUSTODIAN HURKA, THOMAS IRA PO BOX 981012 BOSTON MA 02298	Deed Reference #	2023-4609
		Sales Date/Price	10-04-2023 / \$350,000
		Appraiser	KARI FLEISHER
Property Class	201 MA SA NH		
RMV Class	201 07 ST 201		

Site	Situs Address	City
1	1004 GARIBALDI AVE	GARIBALDI

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5614	Land	216,780		Land	0	
	Impr	58,170		Impr	0	
Code Area Total		274,950	207,080	207,080	0	
Grand Total		274,950	207,080	207,080	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5614	1	☒		C	Commercial Site	96	0.22 AC		170,930
					OSD - AVERAGE	100			24,000
					SITE DEVELOPMENT	100			21,850
Code Area Total							0.22 AC		216,780

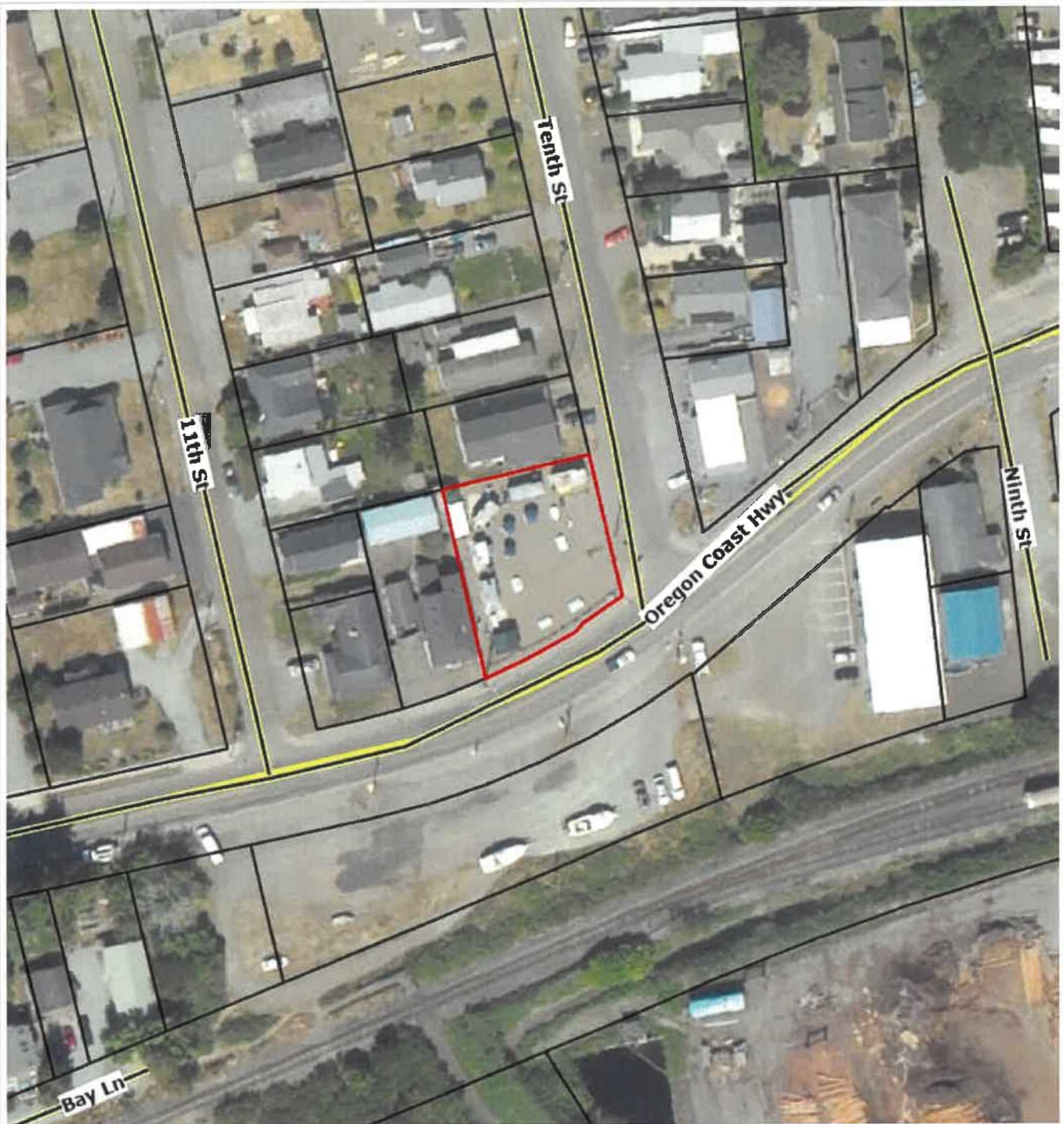
Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
5614	1	2022	431	Restaurant - Fast Foods	106	65		58,170
Code Area Total							65	58,170

Exemptions / Special Assessments / Notations		
Code Area	5614	
Special Assessments	Amount	Year Used
■ SOLID WASTE	60.00	2025
Notations		
■ DEMOLISHED PROPERTY RMV & MAV ADJUSTED 308.146 ADDED 2013		

PP Accounts 5614 - 3940, 3947, 3951, 3981

Comments 8/16/10 Reappraised RMV for 2010-11. KF 10/24/12 Imps were demolished in Oct 2012. Adjusted RMV/MAV to reflect. KF 12/18/12 Tabled land. KF 6/22/23 Added new food cart pod at 100% complete. Carts are personal property. KF 5/14/24 A small portion 153 sf of land is now part of HWY 101. No change in value or acreage. See JV 24-3168497. KF

Aerial Map



Parcel ID: 15138R

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.



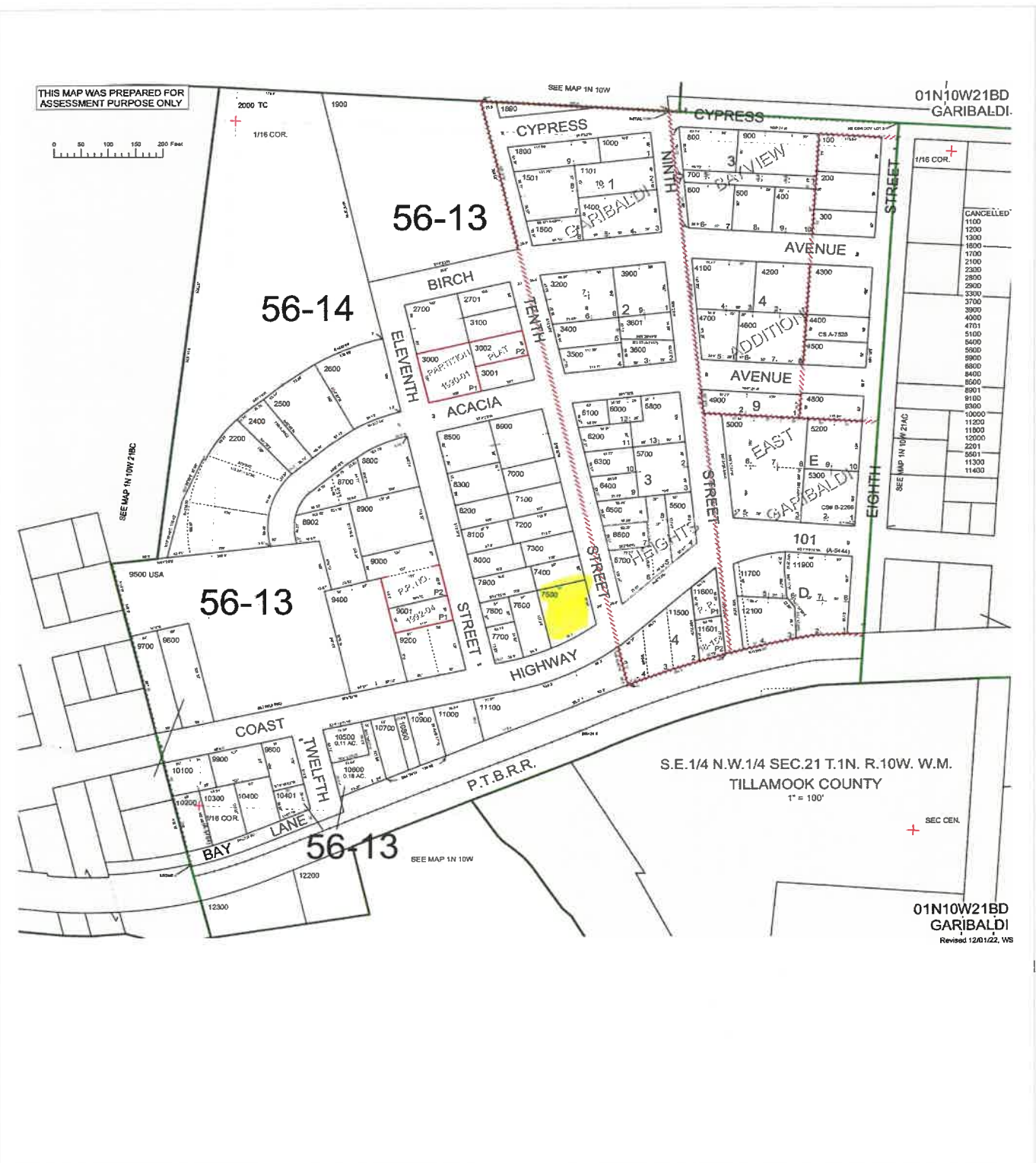
TICOR TITLE™

Parcel ID: 15138R

Site Address: 1004 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



TICOR TITLE™

Parcel ID: 15138R

Site Address: 1004 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.

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

3-Sep-2026

PACIFIC PREMIER TRUST CUSTODIAN
HURKA, THOMAS IRA
PO BOX 981012
BOSTON MA 02298

Tax Account #	15138	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5614
Situs Address	1004 GARIBALDI AVE GARIBALDI OR	Interest To	9/15/2026

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	\$2,893.05	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,705.74	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,678.87	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,859.28	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,007.00	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,951.84	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,898.55	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.83	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.90	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.81	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,546.87	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,522.77	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,496.33	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,516.97	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,474.41	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,439.26	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,411.59	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,355.86	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,237.68	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,236.24	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,148.79	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.36	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,091.20	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,048.62	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,024.59	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$983.64	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$935.14	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$926.31	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$970.26	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$953.16	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$968.21	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$47,913.69	

RECORDING REQUESTED BY:



802 Main Ave.
Tillamook, OR 97141

GRANTOR'S NAME:

Pacific Premier Trust Custodian FBO William Roger Cooper Jr. IRA

GRANTEE'S NAME:

Pacific Premier Trust Custodian, FBO Thomas Hurka IRA

AFTER RECORDING RETURN TO:

Order No.: 360423002805-SS
Pacific Premier Trust Custodian, FBO Thomas Hurka IRA
Processing Center
PO Box 981012
Boston, MA 02298

SEND TAX STATEMENTS TO:

Pacific Premier Trust Custodian, FBO Thomas Hurka IRA
Processing Center
PO Box 981012
Boston, MA 02298

APN/Parcel ID(s): 15138

Tax/Map ID(s): 1N10 21BD 07500

1004 Garibaldi Avenue, Garibaldi, OR 97118-1015

Tillamook County, Oregon

10/13/2023 04:07:01 PM

2023-04609

DEED-DWARR

\$15.00 \$11.00 \$10.00 \$61.00 - Total = \$97.00

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Christy Biggs, Tillamook County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pacific Premier Trust Custodian FBO William Roger Cooper Jr. IRA, Grantor, conveys and warrants to Pacific Premier Trust Custodian, FBO Thomas Hurka IRA, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023/24.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.

Temporary Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation

Purpose: Work area for construction purposes

Recording Date: July 17, 2023

Recording No: 2023-003079

Affects: Reference is hereby made to said document for full particulars

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/4/2023

Pacific Premier Trust Custodian FBO William Roger Cooper Jr. IRA

BY: [Signature]

AS: VP Trust Securities Operation Manager
Authorized Signor, Pacific Premier Trust Div of
Pacific Premier Bank
State of Colorado
County of Denver

This instrument was acknowledged before me on 10/4/2023 by
Nina Dolan as VP Trust Security Ops for Pacific Premier Trust
Custodian FBO William Roger Cooper Jr. IRA. myr.

[Signature]
Notary Public - State of Colorado

My Commission Expires: 11/15/2026

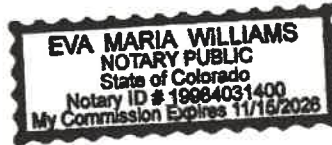
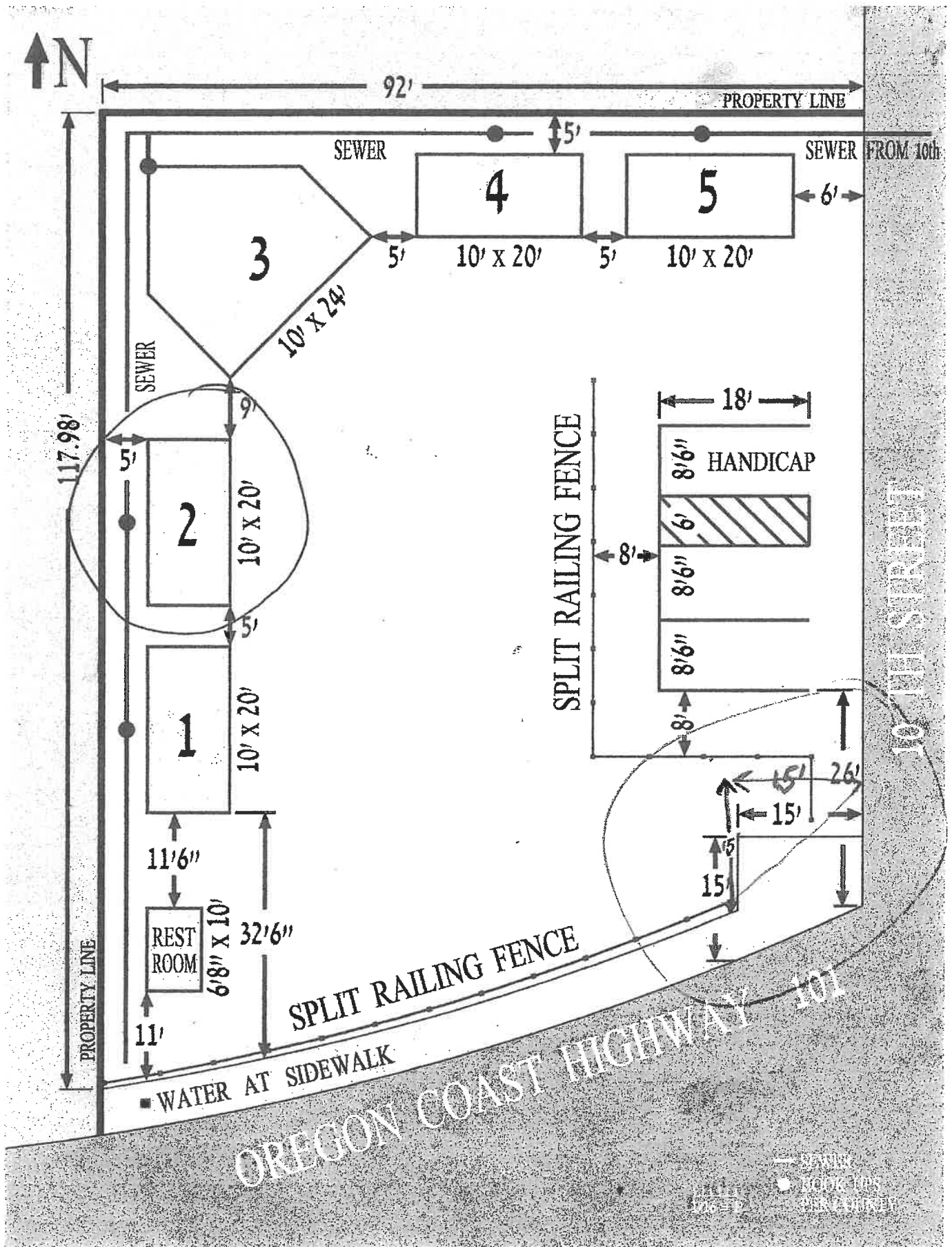


EXHIBIT "A"
Legal Description

Commencing at the Northeast corner of Lot 2 in Section 21, Township 1 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon;
thence North 89° 05' West along the North line of said Lot 2 a distance of 823.9 feet;
thence South 15° 37' East 362.68 feet;
thence South 74° 23' West 30 feet;
thence South 15° 37' East 610 feet to the initial point of the tract to be described;
thence South 74° 23' West 92 feet;
thence South 15° 37' East 117.98 feet to Highway 101;
thence Easterly along said highway 96.3 feet to a point South 15° 37' East of the initial point;
thence North 15° 37' West 89.98 feet to the initial point; being Tracts 5 and 6 of the L. M. Alley Tracts South of Pine Avenue, all in Section 21, Township 1 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon.

EXCEPTING THEREFROM that parcel conveyed to State of Oregon, by and through its Department of Transportation by Deed recorded July 17, 2023 as Instrument No. 2023-003079, Tillamook County Records.











We invite you to
experience our
delicious food
while you are in
town for
Coast Guard
Week



1004 Garibaldi Avenue, Garibaldi

H23292

DESCRIPTION OF PROJECT AND EXPLANATION WHY THIS WORK IS NEEDED:

WHAT IS THE GOAL OF THIS PROJECT:

This project has many goals and objectives:

- 1). Covered eating and seating area for customers to shield and out of too sunny or inclement weather. .
- 2). Provide a venue for events and indoors or outdoors (movies, trivia games, local summer mini concerts, ETC.)
- 3). This would be an attraction in Garibaldi and create another local destination

HOW THIS PROJECT WILL INCREASE EITHER THE ASSESSED OR REAL MARKET VALUE OF THE PROPERTY:

This project of building a 30 X 40 deck for shade and cover, would be a permanent high quality constructed building providing instant increased value to the property and community of Garibaldi and Tillamook County. Creating a place for residents, coastal visitors and tourists for years to come.

HOW THIS PROJECT WILL FACILITATE JOB GROWTH:

This deck structure will bring an added attraction and attention to the "Bid G" Food Cart Pod, expected to bring, maintain and expand business to this location along with seven different food options for customers. This will also provide a venue for events that will bring dollars and increased job opportunities for neighboring downtown businesses and social events.

HOW THIS PROJECT IMPROVES LOCAL ECONOMY:

This project will provide Garibaldi with a place to stop and visit, while attracting people to eat, enjoy the view and learn about our local business community of retail and other restaurants.

HOW THIS PROJECT IMPROVES AESTHETIC CONDITIONS:

This project will create an eye catching and dramatic visual statement structure that will blend into our coastal environment with wood and natural attractive design; an inviting people to stop and enjoy the beauty of Garibaldi.

PROJECT TIMELINE

WHEN WILL PROEJCT BEGIN?

- Predesign Meeting with Chris Corlies (Tillamook Assistant Building Official - Complete
- Phone conversation with Scott Fregonese, Garibaldi City planner
- Project started with Design Phase on October 7, 2025.

BENCHMARKS FOR PROJECT?

Design approval from Garibaldi and Tillamook Planners, plus the Community Development Departments

Bid Project

Select Construction Company

Building Permit Issued

Commence Construction

Complete and Secure Sign Off – Certificate of Occupancy.

Expected Completion



State of Oregon
Department of Consumer and Business Services
BUILDING CODES DIVISION
PO Box 14470 / 1535 Edgewater NW
Salem OR 97309-0404

PLAN REVIEW HOLD NOTICE I

DATE: 08/21/2026

TO: Tom Hurka
Phone: (503) 713-8334
Email: tj3972@hotmail.com

Engineer of Record:
Phone:

FROM: Randy Rudy
Title: Plans Examiner
Phone: 503-867-5587
Web-Site: <https://www.oregon.gov/bcd>
E-Mail: randy.a.rudy@dcbs.oregon.gov
Zero-Calculator: <https://zero-code.org/energy-calculator/>
Availability: 6:00 a.m. to 2:00 p.m. Mon - Fri

In order to prevent further delays in the plan review / permit approval process. Please reference the following plan number on all correspondence:

Permit# 851-26-000911-STR-01

Plan #

Job#

If original plans are electronic submittal, send revised electronic plans to: plans.prefab@oregon.gov
If original plans are hard copy submittal, send revised hard copy plans to above street address.

REMARKS: via email

Telephone contact, engineer / applicant / contractor; date: unable to reach; date:

April 1st 2021 CODE ADOPTION

The following code editions have been adopted by the State of Oregon and became effective April 1, 2021:

- 2023 Oregon Electrical Specialty Code (OESC)
- 2023 Oregon Plumbing Specialty Code (OPSC)
- 2021 Oregon Energy Efficiency Specialty Code (OEESC). Based on 2019 ASHRAE 90.1
- 2023 Oregon Residential Specialty Code (ORSC). The 2023 Oregon Residential Specialty Code (ORSC) has been adopted with a six-month phase-in period for the structural and mechanical provisions of the code. October 1st, 2022

Read-only versions of Oregon specialty codes are available on the following Hyper-Link.

<https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>

COMMENTS: The following comments are preliminary only. Additional corrections may follow pending receipt and comprehensive review of completed plans. Please submit the following:

Structural

1. Calculations submitted in accordance with 2022 OSSC/7-16 ASCE. Submit calculations in accordance with 2025 OSSC/7-22 ASCE. Section: 2024 OAR 918-460-0010
2. Plans in accordance with 2022 OSSC/7-16 ASCE. Revise plans to be in accordance with 2025 OSSC/7-22 ASCE. Section: 2024 OAR 918-460-0010

3. Identify the rebar drilled through perimeter post to resist uplift, indicate size and length. Section: 2025 OSSC 107.2.1
4. Submit calculations for the roof rafters. Section: 2025 OSSC 107.2.1, 107.2.7, 202

Architectural

1. Site Plan lacks all accessible parking spaces, aisle lacks dimensions, signage, and pavement markings in accordance with ODOT. Section: 2025 OSSC 1106.2, 1106.6, 1106.8.2
2. Plans in accordance with 2022 OSSC Sheet 004. Revise plans to be in accordance with:
 - 1) 2025 OSSC Section: 2024 OAR 918-460-0010
 - 2) 2025 Oregon Fire Code
 - 3) ASCE 7-22
 - 4) ACI 318-19(22)
 - 5) NDS 2024
 - 6) SDPWS 2021
3. Plans indicate Group U Sheet 004. Revise plans to indicate Group A-2. Section: 2025 OSSC 303.3

Mechanical

1. No comments.

Energy

1. No comments.

Civil

1. No comments

Provide a response letter and cloud and highlight changes made to the drawings. Additional review comments are possible based upon the responses to the review items.

If you have any questions please feel free to give me a call.

CC: Field Office (via email), see attached



Transaction Receipt
Record ID: 851-26-000911-STR-01
Receipt Number: 150190
Receipt Date: 8/20/26

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: 1004 GARIBALDI AVE, GARIBALDI, OR
Parcel: 1N10 21BD 07500

Fees Paid					
Transaction date	Units	Description	Account code	Fee amount	Paid amount
8/20/26	5.00 Amount	Miscellaneous/Postage	120-12000-4690	\$5.00	\$5.00
8/20/26	1.00 Ea	Structural plan review fee	120-12000-4120	\$540.32	\$540.32
8/20/26	1.00 Ea	Fire life safety plan review	120-12000-4120	\$415.63	\$415.63
8/20/26	1.00 Ea	Structural building permit fee	120-12000-4120	\$831.26	\$831.26
Payment Method: Credit card authorization: 310203				Payer: THOMAS HURKA	Payment Amount: \$1,792.21
Cashier: Alicia Walker				Receipt Total:	\$1,792.21

Les Schwab Tire Centers of Portland, LLC
(149150) - GARIBALDI BUSINESS ASSOCIATION

222242595
8/18/2026

Date	Description	Orig. Amt.	Amt. Due	Discount	Amount
7/1/2026	000000GDLS				\$450.00

\$450.00

P,LS TILLAMOOK (222), null

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS DOCUMENT HAS A VOID PANTOGRAPH, MICROPRINTING, AND THERMOCHROMATIC INK.

Les Schwab Tire Centers of Portland, LLC
PO Box 5350
Bend, OR 97708-5350

Wells Fargo Bank
11-24/1210

222242595

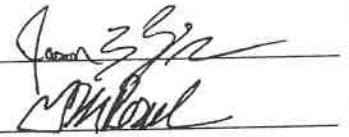
DATE 8/18/2026

PAY Four Hundred Fifty and 00/100 Dollars

** \$450.00

TO THE
ORDER
OF
GARIBALDI BUSINESS ASSOCIATION
PO BOX 475
GARIBALDI OR 97118
UNITED STATES
P,LS TILLAMOOK (222), null

Void After 180 Days



⑈ 222242595 ⑈ ⑆ 121000248 ⑆ 4159576321 ⑈

Lucas Hamerl Construction LLC

24755 Wilson River Hwy, Tillamook, Or 97141
503-812-7019 (Cell) CCB# 211651

Page No. 1 of 1

PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #S
Tom Hurka		5-8-2026	N/A
PHONE NUMBER	FAX NUMBER	JOB NAME	
503-713-8334		Garabaldi Deck 1042	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
1004 Garabaldi Ave. Garabaldi, OR 97118		Big G	

We propose hereby to furnish material and labor necessary for the completion of:

Please note this does not include the cost of building permits.

Payment of 60% down = 36,000.00 is required by start date and pay off of contract will need to be paid on completion date.

Material & Labor for plans provided for Garabaldi deck 1042.

\$50,000

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
Sixty Thousand dollars (\$ ~~60,000~~)

Payment as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon taxes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature

Note: this proposal may be withdrawn by us
if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

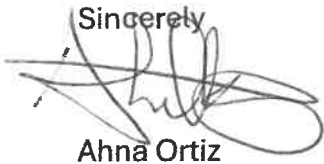
Date of Acceptance

September 7, 2026

To whom it may concern,

As property owner of 1006 Garibaldi Avenue, Garibaldi, Oregon, my husband and I support Tom and Patty Hurka's interest in installing a covered seating area for weather protection at the Big G Food Court located adjacent to my property and their interest in securing Garibaldi Urban Renewal Funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ahna Ortiz', written over a horizontal line.

Ahna Ortiz

Subject: Recommendation from Neighbor on Deck
Date: Friday, June 19, 2026 at 10:04:23 AM Pacific Daylight Time
From: tom hurka <tj3972@hotmail.com>
To: Valerie Schumann <vschumann@bhhsnw.com>

Attention Jake Boonne
Attention Dennis Cavitt

After recently hearing about proposed upgrades that Tom and Patty Hurka are hoping to accomplish at their place of business on the corner of Garibaldi Ave and 10th St, I feel compelled to comment. The site supports Food Carts operated by various owner/operators offering different food options.

While the Hurka's are not the original developers or owners they have since purchasing the site maintained and improved the property over their tenure of ownership while continuing a friendly atmosphere for the surrounding neighbors and consumers.

Hurka's proposal for what I will call a "Pagoda" style structure with raised covered seating platform. It would provide seating with a view of the iconic Tillamook Bay, a place to sit down and enjoy the food while being protected from the elements that sometimes visit the Town of Garibaldi.

This naturally would be pleasant option for those of us in town who visit the different carts but should provide incentives for those traveling up and down the coast to stop and take advantage of the different carts. Too many out-of-town tourists simply drive through Garibaldi without stopping, not becoming visitors, and not doing any shopping in town. I feel once a tourist gets out of the car the chance of strolling along business section improves. The proposed Pagoda may very well entice visitors to stop and enjoy a casual bite to eat and relax rather than just continue driving through town.

Other towns up and down the coast have and are making changes to take advantage of tourists while Garibaldi, for assorted reasons, is behind in these kinds of actions. Hurka's improvements would have minimal fiscal impact on the towns' fragile financial situation, while providing reasons for tourists to stop and enjoy what Garibaldi has to offer.

Thank you for allowing me to express and provide input on this subject.
Sent from my iPhone

From Robt. McCrae
Neighbor

Subject: Tom and Patty Hurka/Under The Big 'G' Food Pod/1004 Garibaldi Avenue, Garibaldi OR
Date: Thursday, September 3, 2026 at 2:39:18 PM Pacific Daylight Time
From: di walters <d_j_walters@yahoo.com>
To: Valerie Schumann <vschumann@bhhsnw.com>

You don't often get email from d_j_walters@yahoo.com. [Learn why this is important](#)

Hello,

We are writing to express our thoughts on adding a covered area to the Food Pod. It's a great addition for the people who eat at our local food carts. No one wants to sit in the rain or bright sun while dining out. Umbrellas have not been the answer with our strong winds. This structure will be a great answer to that problem and will also be very popular with everyone. We are really looking forward to this addition to the community.

Regards,

Jeff and Diane Walters/Jedi Sea Shop/906 Garibaldi Avenue, Garibaldi OR

Subject: Feedback from Garibaldi Neighbor

Date: Friday, June 19, 2026 at 7:50:50 AM Pacific Daylight Time

From: tom hurka <tj3972@hotmail.com>

To: Valerie Schumann <vschumann@bhhsnw.com>

Dear City of Garibaldi,

I live right behind the Big G food cart pod and I believe that putting a covered shelter at the food cart pod would benefit the local community and tourists alike. Not only would customers be able to eat food and enjoy shelter in the gloomy weather, but it could also host events and attract groups of people to promote community bonding. The upper deck would serve as a tourist destination because of its great view and future social media posts that use the beautiful view from the deck could grow the desire to visit Garibaldi outside of just the summer months.

Sent from my iPhone

Mallory Dueth
Neighbor

Becca Harth

From: tom hurka <tj3972@hotmail.com>
Sent: Thursday, September 24, 2026 11:45 AM
To: Becca Harth
Cc: vschumann@bhhsnw.com
Subject: Project Budget Plan

Becca, The attachments are the packet for my Project Budget Plan with paid invoices & receipts to date. Please attach these pages for the committee to review for Monday's meeting. Please let me know if you need anything else. Thanks

Project Budget Plan: Covered Canopy Eating Area
Project Location: 1004 Garbeld Ave. Garbeld, Or. 97118
Building Contractor: Lucas Hamert Construction, Tillamook, Or
CCB License #211651
Description of Project: 42.8' LX 30' W X 14' H Wood Framed Canopy Covered Structure
Permit #: 851-26-000911 STR

Task	Estimated Cost	Actual Cost	Status
1. Design Drawings	\$4,000	\$4,000	Comp / Invoice# 1042
2. Project Eng. Services	\$880.00	\$880.00	Comp / Invoice# 112025-38
3. Tillamook Building Permit	\$1,792.21	\$1,792.21	Comp / Receipt #150180
4. Tillamook Building Permit	\$189.11	\$189.11	Comp / Receipt #150504
5. Coast Printing (Drawings)	\$157.90	\$157.90	Comp / See receipts
6. Lucas Construction LLC	\$46,500.00		Open / See Proposal
60% Material Cost \$27,900.00 (Secure funding Columbia Trust Account)			1st payment in October TBD
Final Payment \$18,900 Due when Job is Completed 3-4 weeks from start date.			2nd Payment TBD

INVOICE

Tillamook Canopy Project

Designs by Marcus Rey
United States

BILL TO:
Tom Hylke

Invoice Number: 1042
Invoice Date: December 29, 2025
Payment Due: March 29, 2026
Amount Due (USD): \$4,000.00

Items	Quantity	Price	Amount
Drawing Set Drawing plan set for Tillamook Canopy	1	\$4,000.00	\$4,000.00
Total:			\$4,000.00
Amount Due (USD):			\$4,000.00

Notes / Terms

INVOICE was paid
in full on 2/2/2026

Powered by  wave

Invoice

Date	Invoice #
11/28/2025	112025-38

James G. Pierson, Inc.
 2850 S. W. Cedar Hills Blvd. #2241
 Beaverton, Oregon 97005
 Tel: (503) 226-1286 Fax: (503) 226-3180

Bill To:

Ship To:

Marcus Pickrell
 Attn: Accounts Payable
 19901 N. E. 58th Street
 Vancouver, Washington 98682

Project		Job No.	Terms	Due Date
Garibaldi Deck				11/28/2025
Hours	Description	Rate	Amount	
	For professional services performed October 25 through November 24, 2025			
1	Principal Engineering Services	200.00	200.00	
4	Project Engineer Services	165.00	660.00	
	Subtotal		860.00	
		Total	\$860.00	
		Payments/Credits	\$0.00	
		Balance Due	\$860.00	
		Job Total Balance:	\$860.00	



Transaction Receipt
Receipt ID: 851-36-00019-015-01
Receipt Number: 190190
Receipt Date: 8/26/26

Tillamook County
1510 - 6 Third St.
Tillamook, OR 97141
803-842-3400
Fax: 503-843-1517
tillamookcounty@tillamookcounty.gov
Website: www.tillamook.or.us

Worksite Address: 1004 GARIBOLDI AVE, GARIBOLDI, OR
Parcel: 91Y16 318D 0730C

Fees Paid					
Transaction Date	Units	Description	Account Code	Fee amount	Paid amount
8/26/26	1.00 Amount	Miscellaneous/Postage	130-12000-0100	\$5.00	\$5.00
8/20/26	1.00 Ea	Structural plan review fee	130-13000-4100	\$540.33	\$540.33
8/20/26	1.00 Ea	Fire life safety plan review	130-12000-1100	\$415.63	\$415.63
8/20/26	1.00 Ea	Severance building permit fee	130-15000-0100	\$531.26	\$531.26
Payment Method: Credit Card authorization: 310000				Payment Amount:	\$1,782.21
Cashier: Alicia Walker				Receipt Total:	\$1,782.21



Transaction Receipt
Receipt ID: 861-28-000911-678-07
Receipt Number: 180604
Receipt Date: 8/18/25

Tillamook County
1510 - S. Tenth St.
Tillamook, OR 97141
503-843-3450
Fax: 503-843-3429
tillamookcounty@tillamookcounty.gov
Website: co.tillamook.or.us

Workshop address: 1004 GARFIELD AVE. GARFIELD, OR
Parcel: 1N102100-07500

Fees Paid					
Transaction date	Units	Description	Account code	Fee amount	Paid amount
8/18/25	1 CC Fee	State of Oregon Recreational Fee (12% of applicable fee)	115-11500-423-11500	\$86.75	\$86.75
8/18/25	1 CC Assessment	Local Technology Fee - Tillamook County	010-01150-430	\$89.36	\$89.36
Payment Method: Credit card				Payment Amount	\$186.11
authorization: 416183					
Payer: THOMAS HURKA					
Cashier: Adam Walker				Receipt Total	\$186.11

2106 Third Street - Troutdale, OR 97141
Phone: 503-842-4430 • Fax: 503-842-5565
Email: coastguard@tmail.com

2701 72nd Street • Tillamook, OR 97141
Phone 503-842-7425 • Fax 503-842-3563
Email carol@tillamookpalm.com

2106 Third Street • Tillamook, OR 97141
Phone 503-842-4455 • Fax 503-842-5565
Email: coastprinting@gmail.com



2.4.5	
5. $\text{Na}_2\text{CO}_3 + \text{H}_2\text{O} + \text{CO}_2 \rightarrow 2\text{NaHCO}_3$	5.10.02
6. $\text{Na}_2\text{CO}_3 + \text{H}_2\text{O} + \text{CO}_2 \rightarrow 2\text{NaHCO}_3$	5.10.05
7. $\text{Na}_2\text{CO}_3 + \text{H}_2\text{O} + \text{CO}_2 \rightarrow 2\text{NaHCO}_3$	5.11.02
8. $\text{Na}_2\text{CO}_3 + \text{H}_2\text{O} + \text{CO}_2 \rightarrow 2\text{NaHCO}_3$	5.11.05
9. $\text{Na}_2\text{CO}_3 + \text{H}_2\text{O} + \text{CO}_2 \rightarrow 2\text{NaHCO}_3$	5.11.05

\$133.65

APPROVED
DATE: 11/11/11 BY: JPS
JULIN SANTI
Tel: 303.440.0120 Ext 1
MO: 781.923.0424
Cell: 303.440.0120
E-mail: julin.santi@usa.com
USA (United States)
(Chicago)
JULIN@JULIN.SANTI.COM
JULIN SANTI
JULIN SANTI

**Lucas Hamerl Construction
LLC**

24250 Wilson River Hwy, Tillamook, Or 97141
503-812-7819 (Cell) CCB# 211851

Page No. 1 of 1

PROPOSAL

PROJECT SUBMITTED TO		ESTIMATE NO.	DATE OF SUBMITTAL
BRAIN HAYES		9-21-2020	N/A
PROJECT NUMBER	TAX NUMBER	JOB NAME	
501-712-5134		Garibaldi Deck 1042	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
1204 Garibaldi Ave. Garibaldi, OR 97118		Box 6	

We propose hereby to furnish material and labor necessary for the completion of

Please note this does not include the cost of building permits.

Payment of 50% down = \$27,500.00 is required by start date and pay off of contract will need to be paid on completion date.

Material & Labor for plans provided for Garibaldi deck 1042. Does not include concrete or siding.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
Forty-six thousand five hundred dollars (\$ 46,500.00)

Agreement as follows:

All material is guaranteed to be as specified. All work to be completed in a professional workmanlike manner according to specifications referenced, per standard practices. Any alterations or deviations from above specifications involving extra costs will be completed only upon written orders and will require no extra charge. All equipment, tools, materials, systems or labor furnished our control. Owner to carry fire, theft and other appropriate insurance. Our workers are fully insured by Workman's Compensation Insurance. If other party responsible for any loss or damage to our equipment, materials or labor, the prevailing party in any legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature _____

Note: this proposal may be withdrawn by

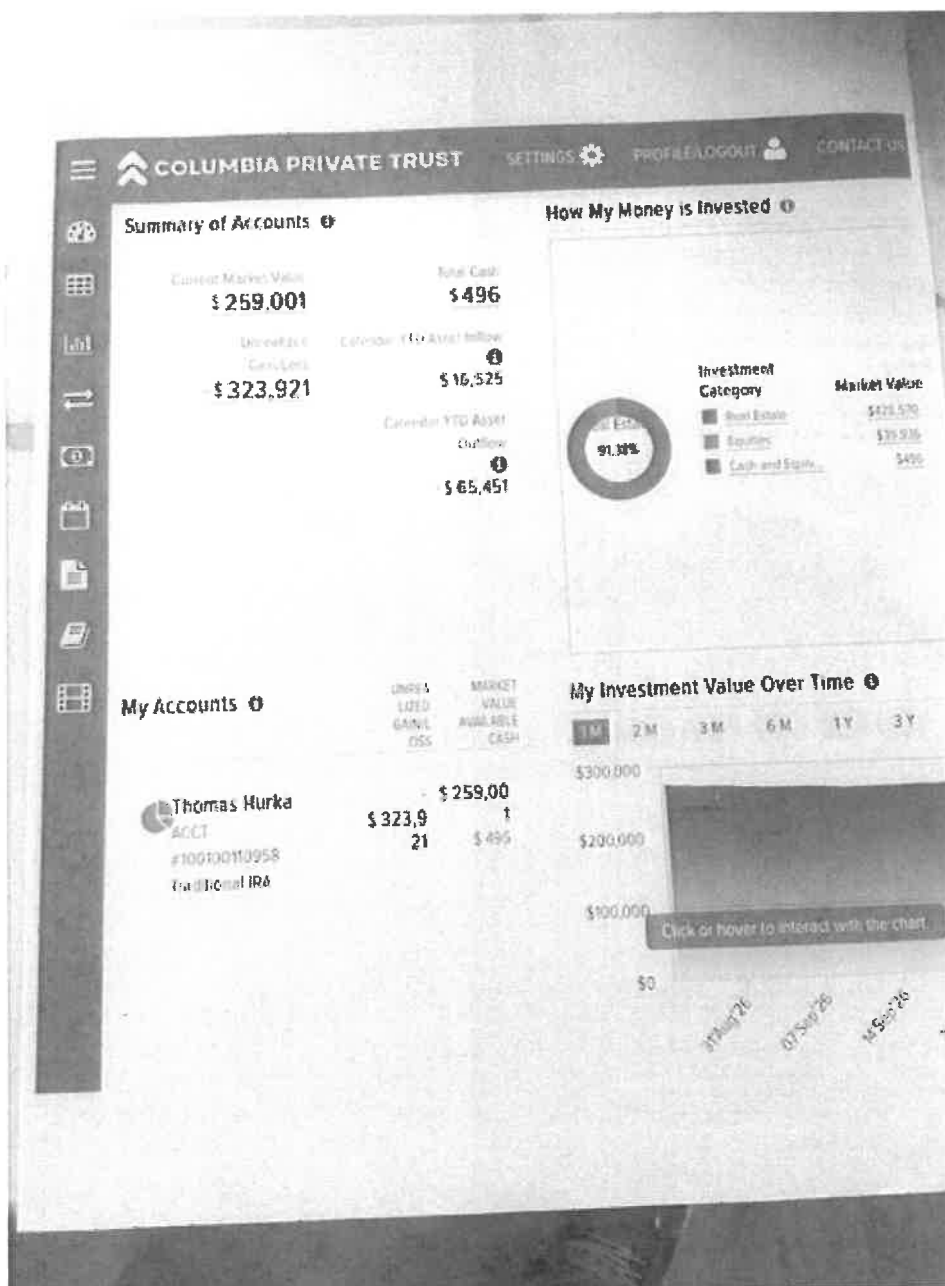
us _____
 If not accepted within 10 days.

ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

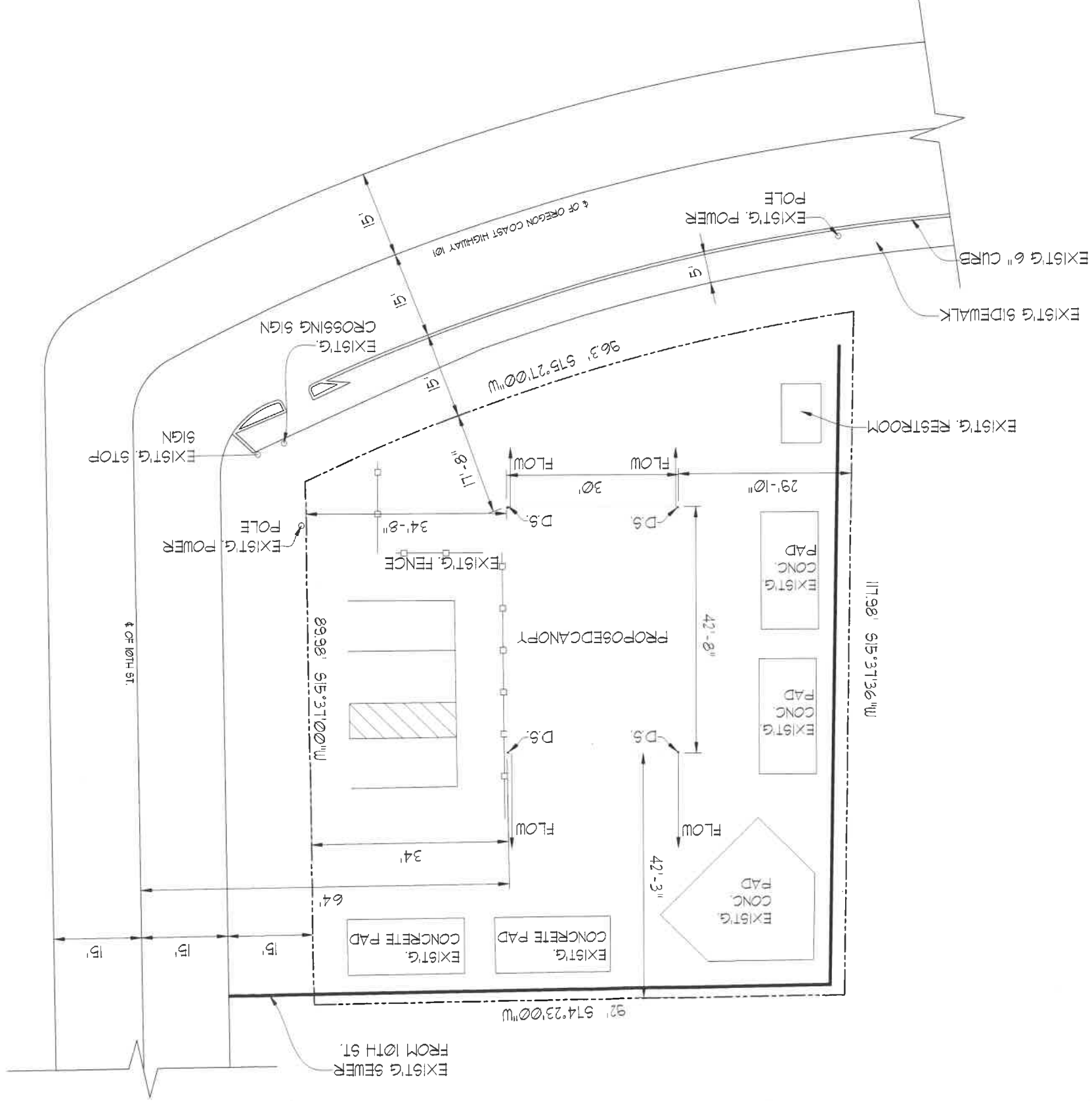
Signature _____

Signature _____

Date of Acceptance _____



Sent from my iPad



SITE PLAN

RELEASE DATE: 2-11-2026	LAST REVISION: 7/23/2026
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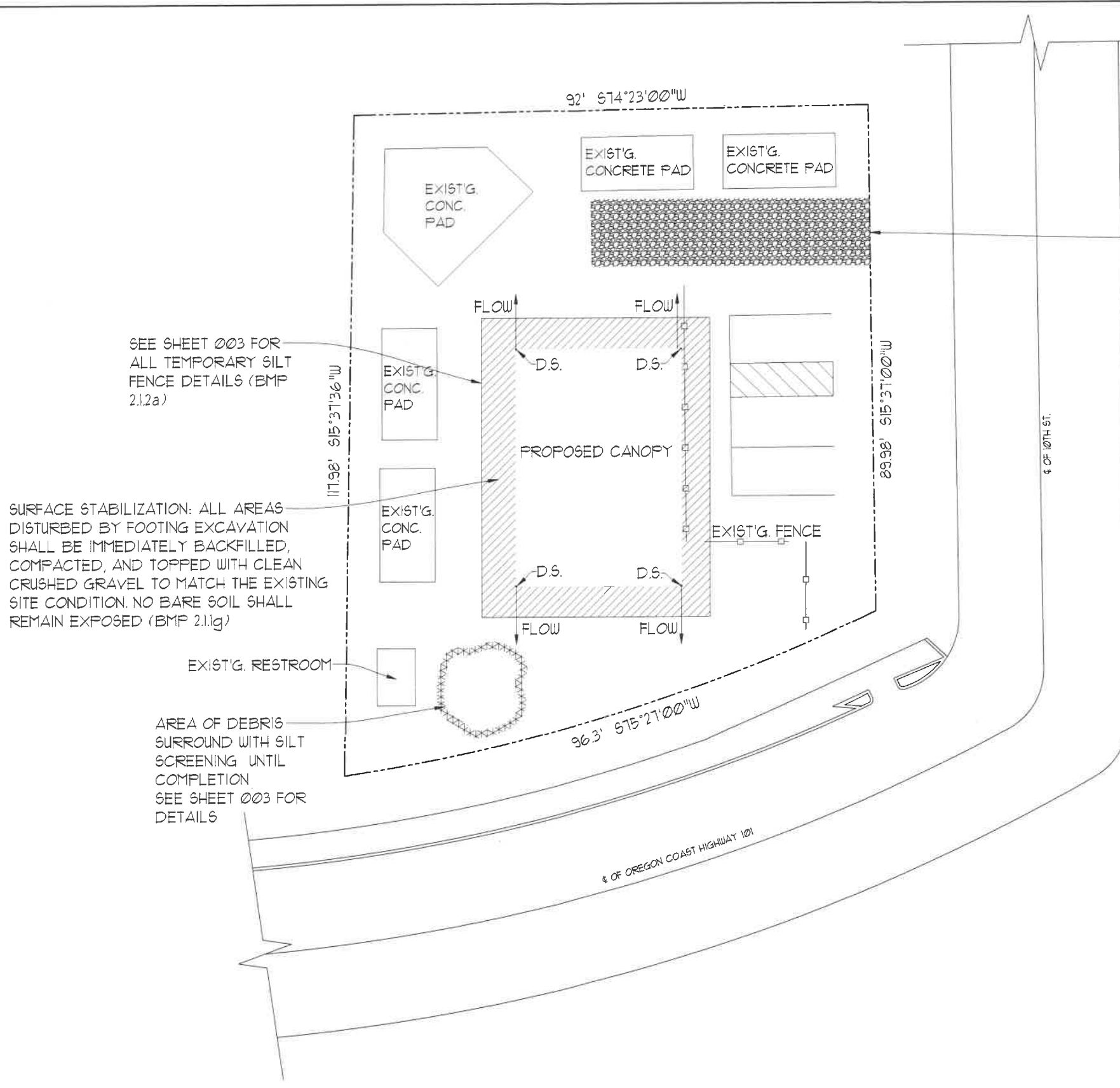
GARIBALDI CANOPY
PLAN 1042
1004 GARIBALDI AVE GARIBALDI, OR 97118

DESIGNING THE USA

Designs By
**Marcus
Ray**

360/904-5996 Email: designsbymarcusray@gmail.com

100

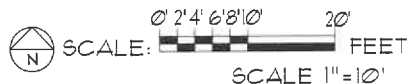


△ REVISED FOR INTAKE - FULL SHEET
REVISION (REMOVED STAIRS &
GUARDRAILS)

STABILIZED CONSTRUCTION ENTRANCE: CONTRACTOR TO PLACE A 50'X12' STABILIZED PAD CONSISTING OF A MINIMUM 6-INCH DEEP LAYER OF 2"-3" CLEAN CRUSHED QUARRY ROCK PLACED DIRECTLY OVER A PERMEABLE GEOTEXTILE SEPARATION FABRIC, LAID OVER THE EXISTING SITE GRAVEL BASE AT THE PROPERTY INGRESS/EGRESS POINT PER BMP C105. MAINTAIN PAD AND RESTORE EXISTING GRAVEL CONDITION UPON COMPLETION OF CONSTRUCTION (SEE SHEET 003 FOR DETAILS).

CONCRETE WASHOUT AREA:
LOCATE CONCRETE WASHOUT AREA A MIN OF 50 FEET AWAY FROM STORM DRAINS, OPEN DITCHES AND WATER-BODIES. FOR BELOW GRADE PITS LINE WITH 10 MIL. PLASTIC LINING. ENSURE STATION(S) ARE CLEARLY MARKED WITH A MIN. 18X24 SIGN. INSPECT DAILY AND DO NOT EXCEED 75% CAPACITY (BMP 2.2.8a).

ROOF DOWNSPOUT SPLASHBLOCK DISPERSION:
ALL ROOF DOWNSPOUTS DISCHARGE TO SPLASH BLOCKS FOR ON-SITE INFILTRATION. DIRECT FLOW AWAY FROM THE BUILDING INTO ADJACENT EXISTING GRAVEL LOT AREA. FLOW PATHS TYP. < 10' WITH GENERAL POSITIVE SLOPE. BMP T5.10B DISPERSION AREAS MAINTAIN REQUIRED ENVIRONMENTAL SETBACKS: A MINIMUM OF 5' (OR GREATER TO MATCH SITE PLAN ZONING PROPERTY LINES), AND 10' FROM ANY SEPTIC SYSTEMS, WELLS, SLOPES, CRITICAL AREAS, OR EASEMENT.



SERVING THE USA

Designs By

Marcus Ray

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GARIBALDI CANOPY

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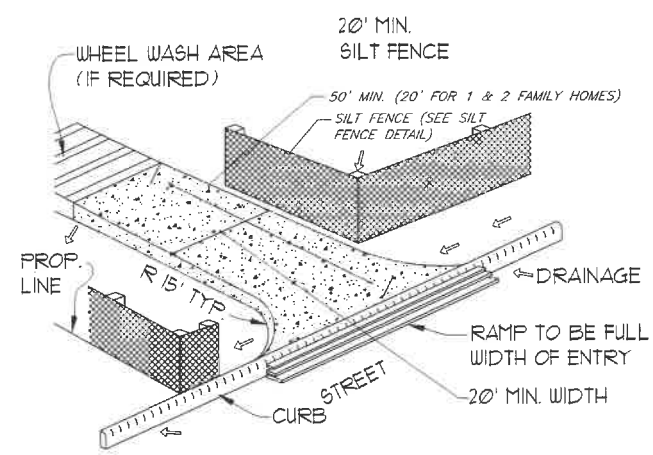
LAST REVISION:

△ 7/23/2026

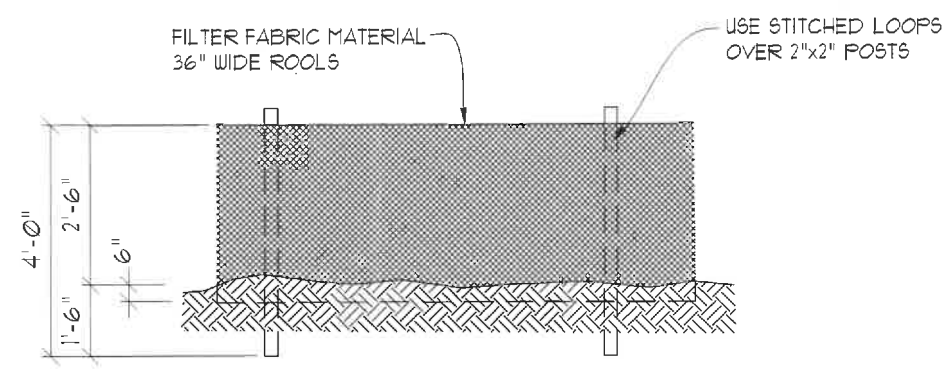
EROSION CONTROL PLAN

002

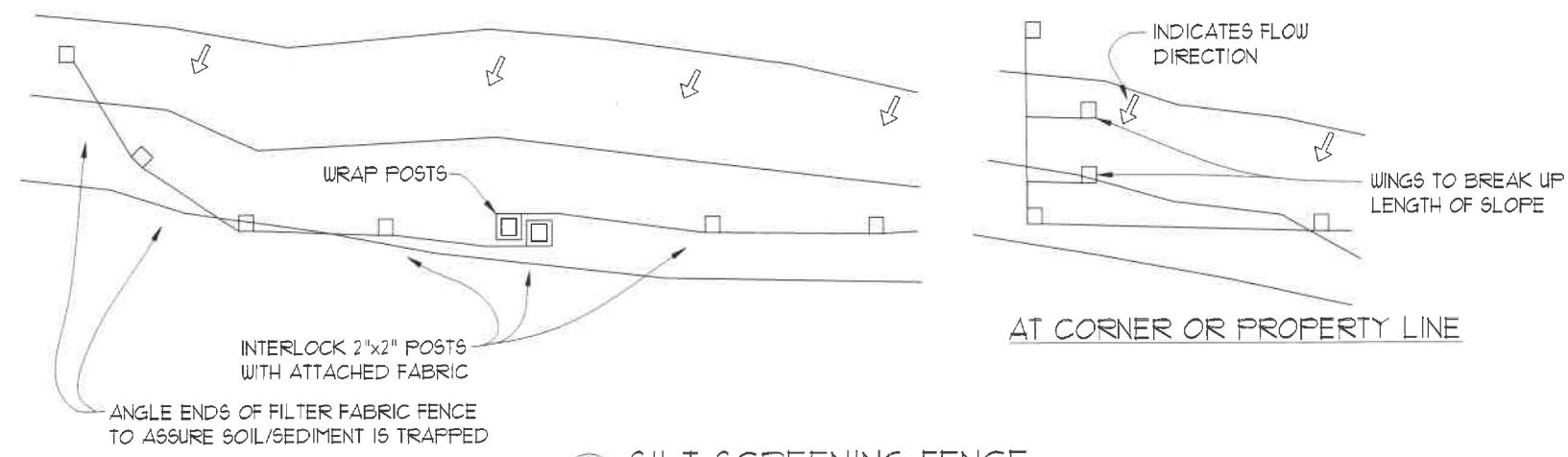
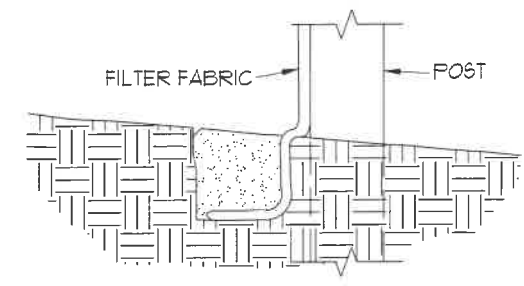
△ REVISED FOR INTAKE - ADDED
CONSTRUCTION ENTRANCE DETAIL



△ GRAVEL CONST. ENTRANCE
NOT TO SCALE



ELEVATION VIEW



△ SILT SCREENING FENCE
NOT TO SCALE

PROJECT SYNOPSIS:

This project consists of constructing a freestanding commercial canopy to provide open-air shelter for a food truck lot seating area.

CODES:

- The Oregon Structural Specialty Code 2022 for commercial construction, herein referred to as OS5C 2022, 2022 Oregon Fire Code, ASCE 7-16, 2021 ACI 318, 2021 NDS, 2021 SDFWS are to be followed for all building procedures, in addition to all applicable local codes, state codes, national codes or authorities having any jurisdiction.

BUILDING TYPE:

- Site Address: 1004 GARIBALDI AVE, GARIBALDI, OR 97118
- Building Type: Accessory Canopy
- Construction Type: V-B
- Zoning District: C-1
- Occupancy Group: U
- Fire Distric: Garibaldi Rural Fire

STANDARDS:

- Sealed structural engineering packet included.
- Contractor shall verify all conditions and dimensions in the field, and notify the designer of any discrepancies.
- Contractor shall provide all necessary temporary supports for walls and floors prior to the completion of lateral and vertical load systems.
- Designs By MarcusRay shall not be responsible for changes or departures from these drawings and specifications by owner, building or any official at any time during construction.
- The Designer does not assume responsibility of any errors or omissions on these drawings, unless advised in writing of such errors or omissions prior to commensuration of construction.
- Owner/Builder shall be responsible for the appropriate site of the residence upon the property and to comply with all regulations governing this sitting.
- Owner/Builder shall supply all missing site dimensions, elevations for lot, legal description, north arrow, main streets and any necessary elements which bear upon this site.

PLYWOOD:

- Plywood sheathing to be C-D EXT-AFA (with exterior glue) per 2022 OS5C. Minimum plywood nailing to be 6" O.C. at all supported edges and 12" O.C. at interior supports. Nails to be 10d common for 1/2", 5/8" and 3/4" plywood floor sheathing. Stagger end laps at floor sheathing.
- Supports shall be supplied to all plywood edges with pycilips, clocking, tongue and groove plywood joints or other approved methods per AFA recommendation.

LUMBER STRENGTH (Units in PSI) unless shown otherwise

	Fv	Fb	E
JOISTS RAFTERS HEM-FIR #2	75	850	1,300,000
BEAMS, HEADERS, LINTELS, GIRDERS 4" Nominal Doug-Fir #2 6" Nominal Doug-Fir #1	95 85	875 1250	1,600,000 1,600,000
GLUE LAMINATED TIMBERS Doug-Fir Larch (24F-V4) Doug-Fir Larch (24F-V8)	190 300	2400 2400	1,700,000 1,800,000

These notes shall stipulate the minimum standards of construction and the drawings shall govern over the notes in all matters specifically stated. Verify dimensions and existing conditions and notify the designer or engineer of record of discrepancies before proceeding. The contractor of each phase of the construction is responsible for safe conditions at the project site and for temporary support of the building prior to the completion of the vertical and lateral load systems. All work shall conform to the latest edition of the International Building Code.

DESIGN LOADS:

- Commercial Floor design load = 10 DEAD LOAD + 100 LIVE LOAD
- Minimum Snow Load with drifting per IBC = 25 SNOW LOAD
- Seismic Zone = DESIGN CAT. D2
- Basic wind speed = 135 MPH and wind exposure C

Coordinate loads of mechanical equipment and loads from other trades not shown on the structural drawings. Loads of greater than 100 pounds shall be supported VIA an approved support device. Provide additional framing members to transfer loads to main beams, girders or columns/walls for all loads in excess of 250 pounds unless approved by engineer.

FRAMING:

- All framing to comply with the OS5C. Nail sizing and spacing to conform to 2021 NDS chapter 12
- All wood in contact with concrete shall be damp proofed with #55 felt, sill plate gasket, pressure treated with waterproof preservative or other approved method.
- Bolts and nuts bearing against wood to be provided with flat cut washers.
- Wood bearing on or installed within 1" of masonry or concrete to be treated with an approved preservative.
- All metal framing anchors and hangers shown on drawings shall be Strong Tie Connectors as manufactured by the Simpson Company or approved equal.

ROOFING SPECIFICATION NOTE:

- Roof Covering System: Single-ply membrane (TPO, PVC, or EPDM), fully adhered or mechanically attached over tapered polyisocyanurate (ISO) insulation panels.
- Positive Drainage: Tapered insulation must provide a minimum finished slope of 1/4" per foot.
- Code Compliance: Assembly shall comply with OS5C Chapter 15 and local coastal high-wind uplift design requirements.
- Installation: All materials, substrates, adhesives, fasteners, and seam welding shall be installed per manufacturer's written instructions.

STRUCTURAL GLUED LAMINATED LUMBER:

- Shall be Doug-Fir fabricated to the requirements of US Products Standard PS 56.
- Normal working stress values of 2400 PSI in bending, 1150 PSI in tension, 1650 PSI in compression parallel to grain, 650 PSI compression perpendicular to grain and 190 PSI horizontal shear. (combination 24F-V8) Use waterproof glue.

MISCELLANEOUS:

- Caulk around all new external openings using non-hardening caulking compound.
- Flash all changes in exterior walls and all exterior openings.
- All siding and stucco to be 6" min. above finished grade.
- All railings & guard rails to comply with 2022 OS5C Chapter 10, OS5C section 107.8, and ASCE 7-16.
- Stud solid under all bearing points.

NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUB FLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	4-8d	TOE NAIL OR
	2-16d	END NAIL
DOUBLE STUDS	16d @ 16"	FACE NAIL
DOUBLE TOP PL	16d @ 16"	FACE NAIL
CONTINUOUS HEADER (2 PC)	16d @ 16"	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	3-8d	TOE NAIL
BUILT-UP CORNER STUDS	16d @ 24"	FACE NAIL
T4G SUB FLOOR (GLUED)	SCREWS @ 6" PERIM.	
	SCREWS @ 8" FIELD	
FLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
	2-16d	FACE NAIL
TOP PL. AT INTERSECTIONS	16d @ 15"	STAGGER NAIL
MULTIPLE JOISTS (UP TO 3)	1/2" & BOLTS W/ WASHERS	
MULTIPLE JOISTS (OVER 3)	EA. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL

INDEX

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002	EROSION PLAN
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004	COVER SHEET
005	ELEVATIONS
006	FRAMING PLAN
007	DETAILS

Designs By **Marcus Ray**

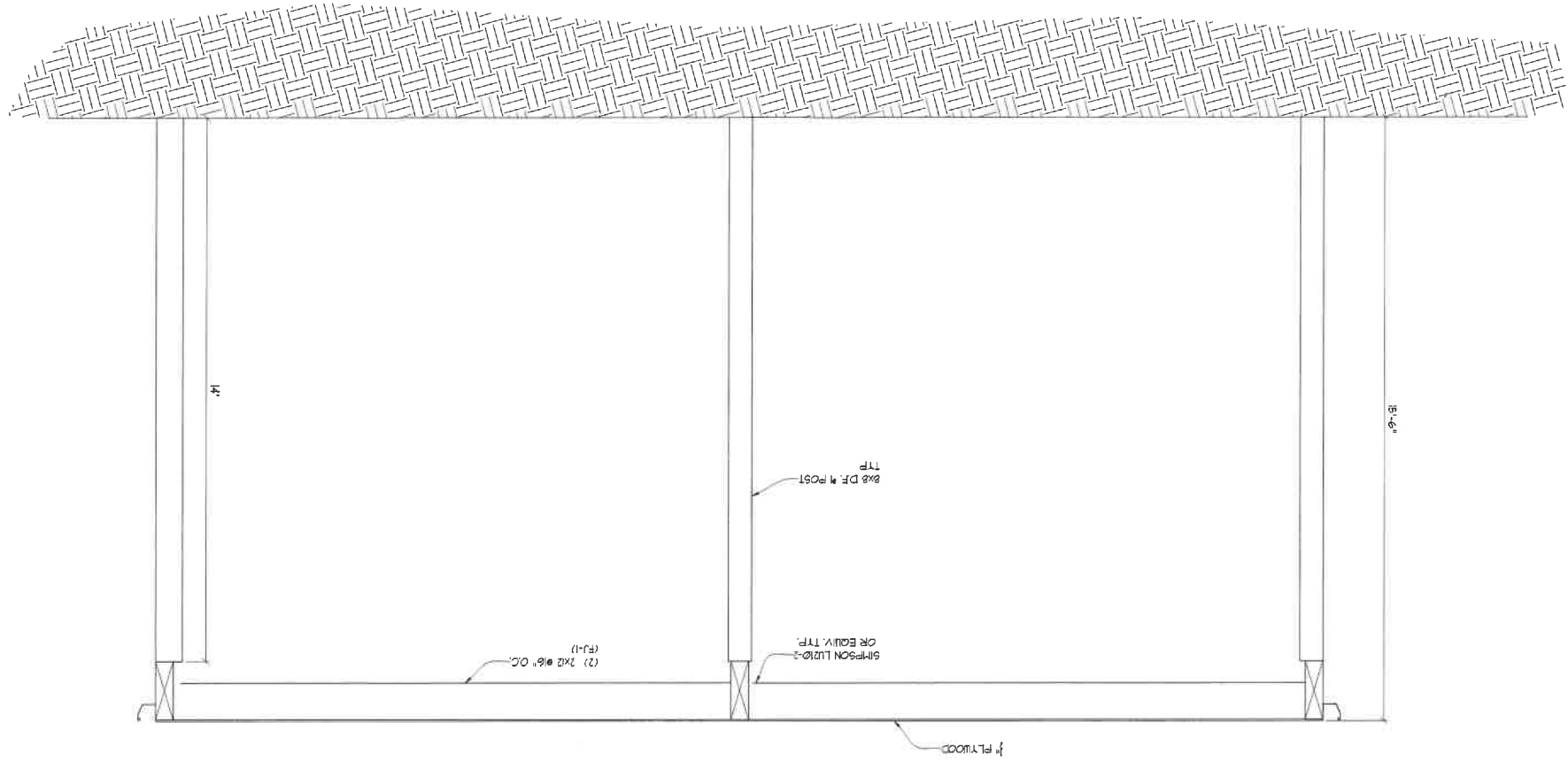
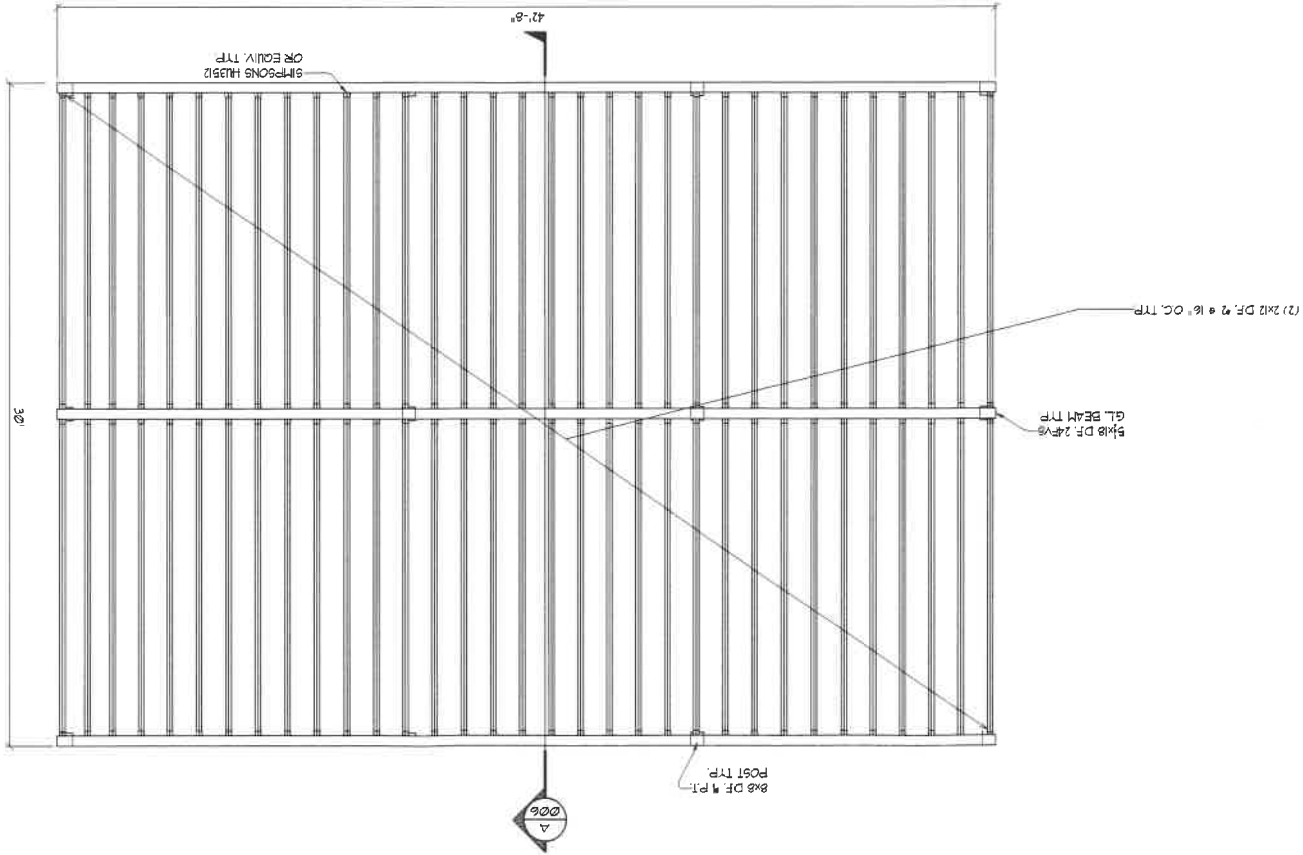
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1004 GARIBALDI AVE. GARIBALDI, OR 97118

LAST REVISION:
7-23-26

ELEVATIONS

005





SECTION A-A
SCALE: 0 1 2 4 6 FEET

△ FULL SHEET REVISION

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DESIGNING THE USA
Designs by
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RELEASE DATE:
2-11-26

LAST REVISION:
1-23-26

FRAMING PLAN

006

△ FULL SHEET REVISION

