



City of Rockaway Beach

Planning Commission Meeting Agenda

Date: Thursday, June 26, 2025
Time: 5:00 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

Watch live stream here: <https://corb.us/live-stream>
View meeting later here: <https://corb.us/planning-commission/>

Join here to attend remotely on Zoom:

<https://us06web.zoom.us/j/81961879954?pwd=dOzd0wHY6A9EbGC6FRPpe32fgvYe4e.1>

Meeting ID: 819 6187 9954

Passcode: 917535

Dial by your location

253 215 8782 US (Tacoma)

- 1. CALL TO ORDER** – Bill Hassell, Planning Commission President
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - a. May 15, 2025 Meeting Minutes
- 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS** – None Scheduled
- 6. STAFF REPORTS**
- 7. PUBLIC HEARING** – None Scheduled
- 8. CITIZEN INPUT ON NON-AGENDA ITEMS**
- 9. OLD BUSINESS** – None Scheduled
- 10. NEW BUSINESS**
 - a. Discussion Regarding Business Façade Grant Criteria/Process
- 11. PLANNING COMMISSION COMMENTS & CONCERNS**
- 12. ADJOURNMENT**



City of Rockaway Beach

Planning Commission Meeting Minutes

Date: Thursday, May 15, 2025

Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

1. CALL TO ORDER

Planning Commission President Hassell called the meeting to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Bill Hassell, Penny Cole, Lydia Hess (via Zoom), Sandra Johnson, Nancy Lanyon, Jason Maxfield, and Stephanie Winchester

Council Members Present: Charles McNeilly, Mayor; and Mary McGinnis, Planning Commission Liaison

Staff Present: Luke Shepard, City Manager; Mary Mertz, City Planner; and Elizabeth Avila, Administrative Assistant

4. APPROVAL OF MINUTES

Start time: 5:02 p.m.

a. April 17, 2025 Meeting Minutes

Johnson made a **motion**, seconded Lanyon, to approve the April 17, 2025 Meeting Minutes as presented.

The **motion carried** by the following vote:

Aye: 7 (Cole, Hess, Johnson, Lanyon, Maxfield, Winchester, Hassell)

Nay: 0

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS – None Scheduled

6. STAFF REPORTS

Start time: 5:02 p.m.

City Planner Mertz provided the following updates:

- Salmonberry Trail project is back under consideration for funding
- Public Hearing next month for amendments to Flood Hazard Overlay (FHO) Zone

7. PUBLIC HEARING

Start time: 5:03 p.m.

a. Consideration of an Approval for Conditional Use at 544 North Pacific Street for Expansion of Non-Conforming Use

Hassell opened the public hearing at 5:03 p.m.

Mayor McNeilly and Council Member McGinnis excused themselves from the hearing so they can remain neutral should the decision be appealed to the City Council.

Hassell provided an introduction and read opening statements, public hearing disclosure statements and procedures, and testifying instructions.

Hassell invited Commissioners to declare bias or conflict of interest. None were declared, and there were no challenges on the basis of bias.

Hassell invited Commissioners to declare ex-parte contacts. None were declared.

Mertz shared slides, presenting the Staff Report, concluding that staff found that the criteria required to grant a conditional use had been met and recommended approval of the applicant's request to expand the nonconforming use of 544 North Pacific.

Hassell invited Commissioners to ask questions of staff regarding the application. No Commissioners had questions.

The applicant had no comments regarding the application.

Hassell invited public testimony. No audience members wished to comment.

There being no further testimony, Hassell closed the public hearing for Conditional Use 25-01 at 5:16 p.m.

The applicant, David Meyer, waived the right to submit final written arguments.

Deliberation/Discussion

- Lanyon shared she supports the Conditional Use request because although this is in a commercial residential area, it is embedded in an only residential zone.
- Johnson commented she agreed that it was a permitted conditional use, since it's been in the same use since 1932 as a residence, and the proposed construction was not changing the footprint.

Winchester made a **motion**, seconded by Johnson, that based on the facts and evaluations presented by the City Staff report, and evidence presented, the Planning Commission approve Conditional Use Application 25-01 to allow for an addition to be constructed for residential use

in the C-1 zone, subject to the Standards outlined in the City's Zoning Ordinance, and direct staff to prepare findings and conclusions, and authorize the Chair to sign an order to that effect.

The **motion carried** by the following vote:

Aye: 7 (Cole, Hess, Johnson, Lanyon, Maxfield, Winchester, Hassell)

Nay: 0

b. Consideration to Approve Proposed Amendments to the Rockaway Beach Zoning Ordinance, and Comprehensive Plan Related to Flood Hazard Overlay (FHO) Zone, Sections 3.092-3.097, and Recommend their Adoption to the City Council

Start time: 5:15 p.m.

Hassell opened the public hearing at 5:20 p.m.

McNeilly and McGinnis rejoined the meeting at 5:20 p.m.

Hassell provided an introduction and read opening statements, public hearing disclosure statements and procedures, and testifying instructions.

Mertz shared slides presenting the Staff Report. Mertz concluded that the staff recommendation was approval of the drafted amendments, subject to the issuance of a denial in the requested injunction in Oregonians for Floodplain Protection versus the Federal Emergency Management Agency (FEMA).

Commission Questions:

- Mertz confirmed for Lanyon that the Commission needed to make a recommendation that evening in order to comply with FEMA deadlines.
- Mertz confirmed for Lanyon that a decision to approve the amendments would not preclude the City from making further updates to the Comprehensive Plan.
- Maxfield asked if the proposed amendments based on the new model code that was issued by FEMA in 2020 could still be adopted if the 2024 "PICM" model code updates were not included. Mertz explained they would not, since a new public notice would be appropriate.
- Maxfield asked how complicated it would be to reverse the amendments if FEMA changed policy in the next 6 months. Mertz explained that it could be accomplished by holding another public hearing.

Mertz reported that written testimony was received from Gary Corbin, and was included in the meeting packet.

Hassell invited public testimony.

Nancy Webster, resident, testified in opposition, expressing concerns regarding the flooding issues faced in Nedonna, health hazards related to septic tank sewage, and the desire for stronger regulations to protect the community. Webster shared challenges of having only one

exit from the neighborhood during floods, which complicates access for emergency services. Webster spoke about the importance of existing wetlands for protecting drinking water sources in the area.

Gary Corbin, property owner, testified that the proposed language was too permissive, and would provide no practical protection to our wetlands and flood zones. Corbin advocated that the standards apply to all developments regardless of size, proposed establishing clear liability for any impacts incurred in existing properties, and proposed to permit no expected increased surface water elevation from both peak and later elevation measurements.

Delta Holderness, resident, testified in opposition, stating the proposed amendments fell short, and that rigorous standards must apply to all sized developments. Holderness commented that single home developments can contribute to erosion and increased flooding. She advocated for including a clear and enforceable requirement that no development may result in a net increase in surface water elevation.

Commission Questions:

- Mertz clarified, at the request of Maxfield, that the clause regarding 50 lots or 5 acres specifically just requires that the developer provide base flood elevation data, and do their own survey work on the plot. The rest of the ordinance applies to all properties in the mapped special flood hazard area.
- Mertz clarified, at the request of Lanyon, that the proposed amendments were FEMA's model code, and it was one of the three PICM options that communities in Oregon can choose. Mertz explained that communities can either adopt the model code, prohibit all development in the flood hazard area, or do a permit-by-permit review.
- At the request of Winchester, Mertz explained what a permit-by-permit review would entail.
- Mertz confirmed for Winchester that culverts did not have an exception.
- Johnson commented that the "no net loss" provision was a main part of the ordinance, and seemed to be an environmental protection. Mertz confirmed that it was a new standard that FEMA created as a result of the litigation that they faced through the Biological Opinion, and its intent was environmental protection.
- Johnson questioned a potential typographical issue under "historical structure". Mertz noted that the City doesn't have any historic structures that qualify, but staff would look into it.
- Mertz explained for Lanyon, that the "community" was defined by the boundaries on the Flood Insurance Rating Map (FIRM) panels.
- Mertz explained for Lanyon that a "qualified professional" would be specified on the city's applications.
- Mertz explained for Lanyon that substantial improvement determinations utilized the County tax assessor's structure assessment value, unless an applicant provides an appraisal from a qualified professional.
- Lanyon inquired about the data required to be submitted to FEMA. Mertz explained that FEMA was still in the process of building reporting portals for newly required annual reporting.

- Mertz confirmed for Lanyon that the city would need to maintain an updated floodplain development permit form.
- Mertz confirmed for Lanyon that the provision regarding tanks could be updated to require anchoring.
- Mertz confirmed that “rock armor” means “riprap”.

Hassell closed the Public Hearing at 6:01 p.m.

Hassell invited the Commission to deliberate.

- Winchester commented that if the injunction was denied, she would appreciate the opportunity to review the 2020 recommendations in much more detail. Mertz explained that most of the content preceding Section 3.099 was the 2020 model code.
- Lanyon commented on instances of “multi-family.” Mertz explained that there was overlap with the Middle Housing (Senate Bill 406) work, and “multi-family” would be updated to “multi-unit”.
- Mertz clarified for Hess that the deliberation was whether or not to recommend the proposed amendments to the City Council.
- Maxfield expressed concerns that the complexity of the proposed amendments would be difficult for developers. Hassell noted that the language was imposed by FEMA.
- Lanyon inquired if FEMA was offering grants to provide education.
- Shepard noted that City planning staff was always willing to help applicants.

Lanyon made a **motion**, seconded by Winchester, that based on the facts and evaluations presented in the City Staff report and evidence presented planning Commission recommend to the City Council approval and adoption of the amendments to the City of Rockaway Beach Zoning Ordinance and Comprehensive Plan, subject to the issuance of a denial of the requested injunction in *Oregonians for Floodplain Protection v. FEMA*.

The **motion carried** by the following vote:

Aye: 7 (Cole, Hess, Johnson, Lanyon, Maxfield, Winchester, Hassell)

Nay: 0

8. CITIZEN INPUT ON NON-AGENDA ITEMS

Hassell invited public comment. No audience members wished to comment.

9. OLD BUSINESS – None Scheduled

10. NEW BUSINESS – None Scheduled

11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: 6:08 p.m.

Lanyon questioned whether the public comment time limit should match the 4-minute limit just established by the City Council. Lanyon commented on the large number of proposals and documents that had come before the City Council and Planning Commission that week.

Maxfield welcomed Cole to the Planning Commission. He thanked Lanyon for sharing a podcast regarding vacancy taxes.

Maxfield shared observations of the pedestrian experience in the community and what might incentivize or encourage people to spend more time shopping than parking, such as public art, benches, and alcoves. Maxfield questioned whether the City Council would be interested in asking the Planning Commission to consider looking at developing community design standards within the commercial zone. McGinnis said the issue had come up before, and she would raise it at a City Council workshop. McNeilly added that the City would be doing an Economic Development Study in the fall, and it would be a great time to discuss those ideas.

Cole thanked all for the warm welcome and looked forward to working with everyone.

Hassell shared that two benches have been purchased for the boardwalk. He announced the kickoff for David's Chair was Saturday.

Hess welcomed Cole. Hess advocated for considering a dark skies ordinance.

McGinnis welcomed Cole. McGinnis expressed confidence in the Planning Commissioners' work and expressed her appreciation. McGinnis reported on participation in a panel discussion with the Oregon Coast Visitors Association, where Rockaway Beach's actions toward improving accessibility were shared.

McNeilly welcomed Cole and shared a reflection of when they met. McNeilly thanked staff for their work.

12. ADJOURNMENT

Winchester made a **motion**, seconded by Cole, to adjourn the meeting at 6:19 p.m.

The **motion carried** by the following vote:

Aye: 7 (Cole, Hess, Johnson, Lanyon, Maxfield, Winchester, Hassell)

Nay: 0

MINUTES APPROVED THE
26TH DAY OF JUNE 2025

William Hassell, President

ATTEST

Melissa Thompson, City Recorder

DRAFT

2023-2024
FACADE IMPROVEMENT GRANT



Funds Available: \$200,000
Maximum Request: \$20,000

Grant is made possible by City of Rockaway Beach lodging tax funds

Grant opens: October 1, 2023
Deadline: December 15, 2023 at 11:59pm

Download application at
visitrockawaybeach.org/grants
(Select the Facade Improvement Grant link)

Grant process managed by Tillamook Coast Visitors Association

For questions and support, contact:
Marni Johnston at 503-842-2672, ext. 3
or marni@tillamookcoast.com

OVERVIEW



The City of Rockaway Beach designed the **Facade Improvement Grant** to assist in making buildings more attractive and accessible to visitors through repairs, painting, ADA entries and bathrooms, and other projects. First impressions count: **the look of a town is its best advertising, and encourages more business development and economic vitality.** This grant is funded with lodging tax collected by the city and is compliance with use of the tax as a way to encourage more visitation.

The City of Rockaway Beach is offering a **\$200,000 grant fund** to help tourism-related businesses improve the look of their storefronts. **Applicants may request up to \$20,000 with no match required (any amount over \$20,000 is the responsibility of the business owner).**

Grant funds will be provided as quarterly reimbursements upon submission of approved and paid invoices. Projects must be completed within 6 months from approval of grant or issuance of building permit when required. One additional 6-month extension may be approved and must be requested prior to the initial six-month deadline.

PROMOTIONAL CAMPAIGN

When the facade improvement projects are finished, Tillamook Coast Visitors Association, as the marketing administrator for the City of Rockaway Beach, will develop a strategic communications plan that showcases a promotional theme along the lines of "We're all dressed up and waiting for you."

The campaign will include a series of press releases, newsletters, stories and videos on the welcoming appeal and feel of the town. New photography will be done, which will be shared with business owners use on websites, social media and other marketing efforts.

Visitrockawaybeach.org website will showcase new photos, videos and stories

GRANT MANAGEMENT

In partnership with the city of Rockaway Beach, Tillamook Coast Visitors Association (TCVA) is tasked with managing the grant application process and contract management for the program. TCVA serves as the main point of contact for applicants and grant recipients. TCVA will execute contracts with awardees, issue grant reimbursements, and manage project contracts.



Each grant recipient will be required to execute a grant agreement with TCVA and provide all project management and oversight for all phases of the project. TCVA will disburse funds to grant recipients on a **reimbursement basis only** in accordance with terms of the grant agreement. Each grant recipient must also comply with federal, state, and local public contracting rules, regulations and permits, provide quarterly progress reports to TCVA, and submit a project completion report. Successful applicants will be required to submit contract signatures, project reporting, and reimbursement requests.

2024 Grant Funds Available: \$200,000

Maximum Grant Request: \$20,000

GRANT TIMELINE

Applications open & publication of notice

October 2, 2023

Applications due, 11:59pm

December 15, 2023

Grant completeness review by Tillamook Coast Visitors Assoc.

December 20, 2023

Approved applications submitted to city council

by January 10, 2023

Notifications to grantees; grant contracts sent to recipients

January 31, 2024

Project deadline - 6 months from BOCC decision

July 31, 2024

Eligible Applicants

- Property owners of buildings in Rockaway Beach commercial zones that include for-profit, tourism-based businesses.
- Business owners or tenants of commercial buildings operating tourism-based businesses with written consent of property owner.
- Applicants must have a current business license and show proof that property and other taxes are current.
- Applicants may only have one active/open grant at any time with the City of Rockaway Beach.
- Preference will be given to first-time grant recipients

ELIGIBILITY

Eligible Projects

Funds must be used for existing exterior façade improvements on commercial buildings supporting the tourism industry in compliance with City of Rockaway Beach ordinances. Funds may also be used to improve ADA access.

- Cleaning, preparation and painting of exterior walls and trim, including murals or similar artwork
- Repair, replacement or installation of awnings, windows, exterior lighting and doors
- Repairs or reconstruction of entryways, including removal of barriers for those with disabilities (ADA entrance ways)
- Repair, replacement or installation of exterior masonry or siding materials
- Removal of signs (for new signs, apply for marketing grant – will link to this)
- Work on cornices, gutters and downspouts
- Asbestos/hazardous material abatement
- Add/improve ADA accessibility (i.e. improvements to floorspace, ADA rooms with roll-in showers, ADA fixtures, etc.)
- Attractive fencing to reduce traffic noise/visuals for outdoor dining areas located along Highway 101
- Beautification elements, such as planters, benches or other streetscaping

Ineligible Projects

- Refinancing of existing debt
- Interior improvements
- Roofs – exception: roof area that extends over entryway awnings
- Structural foundations
- Financing of inventory
- Financing of building acquisition
- Working capital
- Landscaping
- Non-profit organizations

BUSINESS INFORMATION

Business Name Beach Bakeshop

Contact Name James Schroeder

Title Owner

Phone Number 503-████████

Email beachshopbakery@gmail.com

Business Type Cafe/Bakshop

Business Industry Food/hopsitality

Physical Address 108 HWY 101 S Rockaway Beach, OR 97136

Mailing Address ██████████ ██████████ ██████████ Rockaway Beach, OR 97136

Employer Identification Number (EIN) ██████████

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	James Schroeder	Title	Owner	% Ownership	100%
Name		Title		% Ownership	0%
Name		Title		% Ownership	0%

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request \$ 20,000

Total Project Cost \$ 27,466

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Our proposed improvements to the facade of our building include three components or phases.

1. The first phase/component includes obtaining a bid and required city and county permits, which we have already obtained in anticipation of being able to move forward with this work. We wanted to be "shovel ready" for this project. The first phase of actual work, is to remove the existing facade, which is a cedar shingle that has been painted several times over the years. This facade is in need of updating both for aesthetic reasons and also for functional reasons. After the facade has been removed, it will be replaced with a new cedar shingle or slab. We do not intend to paint the cedar, but to apply a stain that will be more in line with our Pacific Northwest location. During this phase we will need to remove our existing external lighted sign and then reinstall it. Since we recently upgraded our sign, we don't intend to do any updating to it as part of this scope of work.
2. The second phase will consist of removing the three existing windows in the front of our building. These windows have been there for quite some time and are the older plate glass with a simple wooden frame built around it. We would remove and replace these three windows with new vinyl windows. Two of which would also have the ability to open along the bottom which would improve the air flow in our building, especially during the summer months. The new windows would have our logo placed on them and would greatly improve the look of the building when people walk by.
3. Finally we would move and replace the main door and screen door. We plan to have the new door be a bright color-like blue-that is consistent with our beach themed decor and would greatly improve the look of our building as people enter.

What are the anticipated challenges in completing this project on time?

We have already obtained a bid and completed the permitting process, so that process has been completed, which is often an unknown duration. The potentially challenges that remain include any difficulties in obtaining needed materials, although that risk is small. Additionally, weather could cause delays.

Please list the contractors, estimates and predicted timelines provided for this project.

The contractor is Blue Room Construction who has given us a bid of \$27,465.81. The contractor will be able to start shortly after notice of award and believes the project can be completed in 45 days or less.

RB ☐ TCVA ☐

For review purposes

BUSINESS INFORMATION

Business Name

Lakeside Hideaway

Contact Name

Jacob Biber

Title

Owner

Phone Number

Email

Business Type

Restaurant

Business Industry

Hospitality

Physical Address

670 N Hwy 101, Rockaway Beach, OR 97136

Mailing Address

Employer Identification Number (EIN)

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Jacob Biber	Title	Owner	% Ownership	50%
Name	John Biber	Title	Owner	% Ownership	50%
Name		Title		% Ownership	0%

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

\$ 10,000

Total Project Cost

\$ 17,500

*This number is not required to be different than the grant request.

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

The proposed project is resurface the primary parking lot for Lakesie Hideaway that abuts directly next to Highway 101. Currently the parking has several holes that make it unsafe for elderly patrons to park and safely access the facility. Further, as demonstrated by the flooding in December 2023, the parking lot has an improper grade, which causes the lot to fill with water during high precipitation. Finally, the parking lot does not have sufficient striping, leading to a haphazard parking of vehicles by locals and tourists alike. New striping on the improved parking lot will resolve this issue.

The proposed project has three key phases. The first phase is the leveling/fixing of the grade of the parking lot. This will require the introduction of material used to fill the existing holes in the parking lot as well as correct the improper grade which is causing flooding. The second phase, is the resealing of the leveled lot with asphalt. The third phase is striping the re-sealed, level parking lot to ensure that proper ADA parking spaces are clearly designated for the facility.

Please see the attached aerial picture of the project location with annotations designating the work area. Please observe the notes on the aerial picture as they denote the areas of the subject property that are not a part of the scope of work for this project. It is the intent of this project to be strategic, measurable, attainable, realistic, and timebound through this limited scope.

What are the anticipated challenges in completing this project on time?

This project will require sunny, dry weather for an approximate seven day period of time. Additionally, it will require the contractor to time the arrival of equipment, material, and personnel within this window in order to facilitate a successful project.

Please list the contractors, estimates and predicted timelines provided for this project.

The contractor selected for this project is S-C Paving. The estimated start time for this project is either the first or second week of March, weather depending.

RB ☐

TCVA ☐

For review purposes





BUSINESS INFORMATION

Business Name Rockaway Lions Club

Contact Name Ron Hemberry

Title Board Member

Phone Number [REDACTED]

Email [REDACTED]

Business Type Charitable

Business Industry

Physical Address 287 Anchor Street, Rockaway Beach, Oregon 97136

Mailing Address [REDACTED]

Employer Identification Number (EIN) [REDACTED]

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	John Luce	Title	1st Vice President	% Ownership	0%
Name	Mike Kingsbury	Title	Secretary	% Ownership	0%
Name	Jerry Standfill	Title	2nd Vice President	% Ownership	0%

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request \$ 10,000

Total Project Cost \$ 10,000

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Install handicap ramp to front door of club house and repair and paint front siding on clubhouse

What are the anticipated challenges in completing this project on time?

Ordering and getting product on time

Please list the contractors, estimates and predicted timelines provided for this project.

We will do the work with club memers, two of which are licenced builders

RB ☐ TCVA ☐

For review purposes

BUSINESS INFORMATION

Business Name

Contact Name

Phone Number

Business Type

Physical Address

Mailing Address

Employer Identification Number (EIN)

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Title	% Ownership
Name	Title	% Ownership
Name	Title	% Ownership

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

Total Project Cost

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

What are the anticipated challenges in completing this project on time?

Please list the contractors, estimates and predicted timelines provided for this project.

RB

TCVA

For review purposes

BUSINESS INFORMATION

Business Name

Original Rockaway Beach Train Depot

Contact Name

Justin McMahan

Title

owner

Phone Number

Email

Business Type

vacation rental/historical building

Business Industry

tourism

Physical Address

Rockaway Beach, Oregon 97136

Mailing Address

Employer Identification Number (EIN)

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Justin McMahan	Title	owner	% Ownership	50%
Name	Erin McMahan	Title	owner	% Ownership	50%
Name		Title		% Ownership	0%

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

\$ 20,000

Total Project Cost

\$ 20,000

*This number is not required to be different than the grant request.

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

The original Rockaway Beach Train Depot is well known in this community. There is a novel written about it from the perspective of the depot and there is a historical coffee table book written by Mike Arseneault called "Storytelling" that features the old depot prominently. Over the years the depot has had many owners and purposes. Today the build is in my possession and we use it as a vacation rental that we market as a historical building to visit. The building is right on the rail tracks on the way North out of town in the commercial zone and still retains many of its external features dating back to the early 1900's when it was a train depot. As the train and others pass it by it is a great reminder of Rockaways railroad roots and history.

Our plan is to restore the outside of the building by:

- #1 replacing the siding on the east and south facing side of the depot
- #2 repainting the entire building
- #3 replacing the failing gutter system

I will provide the demolition manpower but will contract the paint, siding and gutters out to professionals. We have already begun restoring the outside of the building by replacing the east facing windows, adding a fence and adding new outside lights that fit the railroad theme we are working towards. Other projects we will work towards after this will be a new sign on the building stating what the building is and rebuilding the bell tower for which only the uprights currently remain on our property.

What are the anticipated challenges in completing this project on time?

Based on your timeline of approval in January I don't see any challenges except for those that come from refurbishing an old building. My contractor has already done work on the building and is familiar with the construction and age of the building.

Please list the contractors, estimates and predicted timelines provided for this project.

Siding \$8,000, William Rogers Construction, complete May 15th

Gutters \$3,500, William Rogers Construction, complete by June 15th

Paint \$5,500 William Rogers Construction, complete by July 15th

RB ☐

TCVA ☐

For review purposes



366



1909 WAITING FOR YOU AT ROCKAWAY BEACH ORE



Follow us on Facebook: [Rockaway Beach Oregon Memories & History](#). Created by [RecreateNow](#).

What's old is new again.

Rockaway Train Depot
Rockaway Beach, Oregon



BUSINESS INFORMATION

Business Name

Contact Name

Title

Phone Number [Redacted]

Email [Redacted]

Business Type

Business Industry

Physical Address

Mailing Address [Redacted]

Employer Identification Number (EIN) [Redacted]

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Title	% Ownership
Name	Title	% Ownership
Name	Title	% Ownership

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

Total Project Cost

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

What are the anticipated challenges in completing this project on time?

Please list the contractors, estimates and predicted timelines provided for this project.

RB

TCVA

For review purposes

Rodney Breazile Rockaway Mercantile

Saibuild@hotmail.com

503.812.1600

Stamp patterns: <https://ocf-deco-concrete.oregoncoastalfowers.com/concrete-stamping-patterns-pacific-northwest-concrete-contractor-concrete-artisan/>

Basic colors: <https://ocf-deco-concrete.oregoncoastalfowers.com/concrete-stamping-on-the-oregon-coast-color-options-decorative-concrete/>

The above colors will last forever as the base color. You can use blue/green acid stain, but outside it will eventually oxidize and change to other colors. Acetone is another option.

See examples of acid or acetone:



© Patrick Zweifel



Progress Lighting Brookside 1 Light Dark Sky Outdoor Wall Sconce with Metal Shade - 11" Tall

Model: P5722-14

from the [Brookside Collection](#)

★★★★☆ 2 Reviews

\$216.00 **PRO PRICE** x 10 = \$2,160

Finish: Copper - 286 In Stock



Height

10"
\$180.00

11"
\$216.00

12"
\$252.00

Free Shipping!

Leaves the Warehouse in 1 to 2 business days - [Shipping to 97136](#)

— 1 +

Add to Cart

Save to Project

☐ Compare

[Return & Shipping Details](#)

BUSINESS INFORMATION

Business Name

Contact Name

Title

Phone Number

Email

Business Type

Business Industry

Physical Address

Mailing Address

Employer Identification Number (EIN)

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Title	% Ownership
Name	Title	% Ownership
Name	Title	% Ownership

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

Total Project Cost

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

What are the anticipated challenges in completing this project on time?

Please list the contractors, estimates and predicted timelines provided for this project.

RB

TCVA

For review purposes

BUSINESS INFORMATION

Business Name Trash & Treasures

Contact Name Stephen Press

Title Owner

Phone Number [REDACTED]

Email [REDACTED]

Business Type Retail

Business Industry Retail

Physical Address 180 South HWY 101, Rockaway Beach, OR, 97136

Mailing Address [REDACTED]

Employer Identification Number (EIN) [REDACTED]

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Stephen Press	Title	Owner	% Ownership	100%
Name		Title		% Ownership	0%
Name		Title		% Ownership	0%

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request \$7,500.00

Total Project Cost \$7,500.00

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

I plan to use the Facade Improvement Grant to update the exterior of my business, Trash and Treasures. My shop heavily relies on visiting tourists during the peak seasons, with an updated appearance I believe visitors will be more likely to stop in. The exterior of the building is dated and would benefit from new siding and fresh paint. One of our exterior windows is also cracked and needs to be replaced.

What are the anticipated challenges in completing this project on time?

Working with contractors to finish the project in a timely manner.

Please list the contractors, estimates and predicted timelines provided for this project.

Kiwi Glass INC - Seaside, OR.

Estimate - \$5,000, 3-5 weeks.

Big Wave Construction - Rockaway Beach, OR.

Estimate - \$2,500, 3-5 weeks.

RB ☐

TCVA ☐

For review purposes

BUSINESS INFORMATION

Business Name

Contact Name

Phone Number

Title

Email

Business Type

Business Industry

Physical Address

Mailing Address

Employer Identification Number (EIN)

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Company Principals

Name	Title	% Ownership
Name	Title	% Ownership
Name	Title	% Ownership

Ownership totals should equal 100%. Use comments section to add additional information if necessary.

Grant Request

Total Project Cost

**This number is not required to be different than the grant request.*

Project Description

Answers must fit in the space with provided formatting.

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

What are the anticipated challenges in completing this project on time?

Please list the contractors, estimates and predicted timelines provided for this project.

RB

TCVA

For review purposes





small town. big beach.

FACADE IMPROVEMENT AND MARKETING GRANTS 2024-2025

**Applications open: March 1, 2025
Deadline to apply: April 20, 2025**

The City of Rockaway Beach announces continued funding for businesses operating in the city's business district. The facade improvement and marketing grant are **funded by the transient lodging tax collected by the City of Rockaway Beach.**

FACADE IMPROVEMENT GRANT OVERVIEW

The Facade Improvement Grant is intended to encourage economic development by making buildings more attractive and accessible to visitors, through repairs, painting, signage, ADA entries, ADA bathrooms at hotels, and other projects.

This current round of the grant is funded at \$200,000;

applicants may ask for up to \$30,000, no match required.

Be sure to read grant details about eligible projects.

MARKETING GRANT OVERVIEW

The Marketing Grant is intended to encourage visitation primarily in the off-season.

This current round of the grant is funded at \$30,000;

applicants may ask for up to \$3,000, no match required.

Be sure to read grant details about eligible projects.

**FOR MORE INFORMATION, ELIGIBILITY, AND TO
ACCESS THE APPLICATION, GO TO:**

VISITROCKAWAYBEACH.ORG/GRANTS

**QUESTIONS? CONTACT
NAN@TILLAMOOKCOAST.COM**

Property Owners - Can you show proof that property taxes are current?*

Not Applicable (I am not the property owner)

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Green Coast Market

Property Map and Tax Lot#

Property Owner Names*

Eric Loo

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Green Coast Market Exterior Improvements

Grant Amount Request - Cannot exceed \$30,000*

\$17,910.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$17,910.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Green Coast Market is desirably and conveniently located along Highway 101 in downtown Rockaway Beach. We are next to the Oregon Coast Scenic Railroad and steps away from the Wayside parking lot. However, without large and highly visible signage, it is easy for visitors to miss our modest storefront.

With this grant, we hope to install two exterior signs, a lighted two-sided sign on the front of the building to attract attention from Highway 101, and an unlit flat sign the back side of the building, facing Pacific Street and the Wayside public restrooms. Building and installing these professional signs, to a standard that can handle coast weather conditions, accounts for the bulk of our grant request.

In addition, this grant would fund the design and construction of an attractive merchandising shelving unit to be placed outside our front door. These shelves will display produce and other grocery products to traffic on highway 101 and the trains of Oregon Coast Scenic Railroad, thereby serving as a visual cue to the nature of our business, beautifying our entrance, and also expanding our retail footprint. This shelf unit will also serve as lockable produce storage, allowing us to stock more veggies from local farms.

Finally, to improve the aesthetics and safety of our storefront, we would like to install exterior string lights along the rooflines of our building. We plan to extend the look of our next door neighbor's exterior lighting (Seaquest Treasures), to emphasize the commercial nature of South Miller Street, which can be overlooked due to the many businesses across 101. We are asking for a small addition to the grant to cover these lighting costs.

What are the anticipated challenges in completing this project on time?*

We are relying on Ramsay Signs to do the installation and source all required materials. It is possible they could experience delays or incur unexpected costs due to supply chain or labor limitations. We have a bid from Miami Cove Electric for the electrical work for the sign, and are similarly dependent on their ability to deliver the services we need as expected. Both of these companies are highly experienced, with excellent reputations, and we are confident they will be able to complete the work. We have the support of the property owners (see attached letter) and have no concerns about that element of the project.

List the contractors, estimates and predicted timelines for this project*

While our project has three components, they can be done concurrently. We are eager to improve our visibility as soon as possible, and have already begun the process of lining up the contractors needed to execute this grant.

We have met with Ramsay Signs who performed a site visit and provided an initial estimate of \$13,000 for both signs. They are preparing a detailed bid with design sketches, and we will provide that as soon as we receive it (expected by 4/25). The bid for required electrical work for installing the sign is also attached. Ramsay currently estimates 6-8 weeks for sign production and installation, following approval of grant funds. We would hope to install the sign as soon as possible, to catch as much of the summer season we can.

In addition, we have identified a local handyman, Jeff Freeman, to design and build the shelves, and help with installing the string lights. He is available immediately, so the shelving project can begin as soon as the grant is approved. We are budgeting \$2,000 in labor and \$1,000 in materials for the outdoor shelves. This is a

conservative estimate, to account for potential cost increases in materials. The lighting project should be the easiest to complete; once the materials arrive, they can be hung in a matter of days. Jeff Freeman will also assist with the string light installation.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Letter for GCM.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Maxfield - 119 S Miller - Sign.pdf

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resouce Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant	\$17,910.00	

0	17910	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

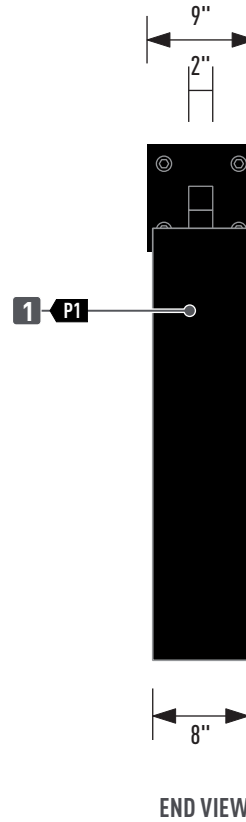
The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Sign	\$13,000.00	
Electrical	\$1,500.00	
Shelving Materials	\$1,000.00	
Lighting	\$210.00	
Labor (shelving + light install)	\$2,200.00	
	17910	

PROJECT WORK PLAN

Goal #1*

Production and installation of exterior signage



GENERAL NOTES

VERIFY ACCESS BEHIND WALL - VERIFY LENGTH OF ARM REQUIRED TO CLEAR ROOF LINE

SURVEY REQUIRED

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

SCALE: 3/4" = 1'-0"



REVISION #:	DESIGNER:	DATE:
---	GINA W.	X.X.2024

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

126, LLC

Property Map and Tax Lot#

2N1032CC06200

Property Owner Names*

126, LLC.

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Update ADA entry door, donation door, fence and gutters

Grant Amount Request - Cannot exceed \$30,000*

\$22,214.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$22,214.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

- 1) Install exterior donation/workspace door and install bollard.
- 2) Repair and replace broken ADA front entry door.
- 3) Replace dilapidated fence.
- 4) Update signage on street and building.
- 5) Repair gutter, miter, including splicing damaged gutter.
- 6) New parking signs and repainting parking space lines
- 7) Remove bubbling paint west and south exterior building. Prime and repaint.

What are the anticipated challenges in completing this project on time?*

We do not anticipate any delays. If there were any delay out of our control, we would anticipate they would be related to, weather conditions, availability of qualified contractors to finish project on time.

List the contractors, estimates and predicted timelines for this project*

- 1) West Coast Painting and Contruction- \$3803.50, Completion date, 06/15/2025
- 2) Pacific Entrance, LLC. - \$3542.50, Completion date, 09/15/2025
- 3) Pacific Fence & Wire- \$5873.00, Completion date, 07/15/2015
- 4) Portland Sign Co.-\$4660.00, Completion date, 09/15/2025
- 5) Haltiner Heating and Sheet Metal- \$650.00- Completion date, 06/15/2025
- 6) Tony's Striping and Sealcoating- \$1200.00, Completion date, 08/15/2025
- 7) West Coast Painting and Contruction- \$2485.00, Completion date, 08/15/2025

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

1368018048552224221 (2).zip

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

[Unanswered]

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant request	\$22,212.00	
0	22212	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
See full list in description above	\$22,214.00	

















Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

JOES SNACKS AND BEER

Property Map and Tax Lot#

Property Owner Names*

Debra Reeves and Bryce Zehrung

Property Owners Address - if different from applicant

[Unanswered]

Project Title*

Adding ADA Compliant Back Entertainment Patio area

Grant Amount Request - Cannot exceed \$30,000*

\$19,250.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$19,250.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Functional design for those who need ADA-compliant areas as tourists who want to enjoy the outside patio without constraints. ADA-compliant tables will allow tourists to sit, eat, and drink with others in our newly designated area outside.

Structural components include a new concrete area that will be extended onto the back property and fenced for convenient access. Shade for each table will be provided.

The intended function is to provide a specific area for ALL tourists to come to listen to music, sit, visit, and eat or drink outside.

Electrical outlet plugs must be installed for all musical instruments or grills for food preparation.

What are the anticipated challenges in completing this project on time?*

I do not anticipate any challenges outside of the weather when pouring concrete.

List the contractors, estimates and predicted timelines for this project*

Angus Electric - \$2,246.97

Todd Spencer contractor/builder CCB 209114 - \$17,000.00

Picnic tables are subject to availability of vendors during that time frame-\$2000.00

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

JOE'S SNACKS & BEER.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Deb Back property grant 2025.docx

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Facade Grant	\$19,250.00	
0	19250	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Todd Spencer	\$17,000.00	
Angus Electric	\$2,246.97	

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Old Oregon Smokehouse

Property Map and Tax Lot#

02N10W32CC

Property Owner Names*

Harold Brecht

Property Owners Address - if different from applicant

██████████ Rockaway Beach, Oregon 97136

Project Title*

Rockaway OOS Renew

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$42,000.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Lower deck of outdoor seating area to be replaced by extending of the upper 8 foot north and 28 feet west to east.

The project will include :

- 1) Removal of damaged planks-boards-railing to ensure an improved appearance and convenience for future customers.
- 2) Replace or repair existing footing
- 3) Extend footing range to include adding 8 foot north and 24 feet, west to east of existing dining deck.
- 4) Install new footing.
- 5) Install new deck boards
- 6) Install new railing along north side of deck.
- 7) Remove wood fence bordering south side of business.
- 8) Install new wood fencing to south side of deck / business
- 9) Build a heated gazebo closest to existing building, starting at new fence line and will run 16 feet west to east and 8 feet wide - north to south.

The new gazebo will be built with take away roof segments and frame to ensure customer safety - pleasing esthetics - as well as protect business owner against winter storm damage, occurring 80% of the time during the last 10 years.

Gazebo will be heated - lighted - vented and ceiling fan for summer. It will house 4-6 ft tables in order to offer customer base "4 season dining"

10) Gazebo will attach to a new covered walk way from gazebo to front door of business. Covered area from front door will extend 8 foot from front door (west) and be attached to existing roof line.

11) New fascia will be installed on front of existing building, as well as new roof topping to esthetically match roof on gazebo and covered entrance.

12) 100% of existing building - new deck - covered awning - fencing - gazebo will be painted with matching finishes to ensure esthetic improvements to both functionality and appearance.

13) Tables on deck will be replaced and / or repaired and additional tables added to handle more capacity. Estimated additional tables will include 7 - (6 foot) tables or 8 - (4 foot tables) upon deck completion, in order to adhere to city and county code safety capacity guidelines.

14) Smoker area located closest to Hwy 101 will be replaced with a more structurally sound Smoker / Gazebo. This pavilion will also have a latched roof system that may be removed. It will also include adjustable roof vents on south side to ensure safety, as well as be esthetically pleasing.

15) The front of fence, south side of lot was replaced early 2025 a new company logo sign will be painted on fence facing Hwy 101.

16) Attaching to east end of new Smoker Gazebo, a 4 ft X 8 ft enclosed outdoor handwashing sink, customer accessible toilet will be added. Plumbing would attach to main sewer line located directly under where the new outside toilet / handwashing enclosure will be housed.

17) Sidewalk edging and entrance to deck will be removed and resurfaced - restored.

18) North side of gate opening will receive new fencing and a Memorial bench "In memory of Adam Brecht", our beloved son and Co-owner of Old Oregon Smokehouse.

19) Hot water will be supplied to existing 3 sink basin in smoker pavilion. This line will also provide hot water to customer hand washing sink.

What are the anticipated challenges in completing this project on time?*

Possible delays in permits and / or weather.

Due to current business flow, most of the demolition and rebuild will take place after Labor Day 2025. Therefore since all of the work is to outside safety and esthetics, the workers will be challenged with unsafe weather conditions for build.

List the contractors, estimates and predicted timelines for this project*

Halls Coast Customs

CCB# 247559

Ron Hall - Contractor

Completion dates are as listed on goals and timeline.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant	\$30,000.00	

Business funds	\$12,000.00	
0	42000	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
demolition		\$5,750.00
plumbing, repair/rebuild and repair deck	\$27,000.00	
fencing	\$3,000.00	\$5,450.00
	30000	11200

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Pete Anderson Realty Inc.

Property Map and Tax Lot#

Section 32 TwN 02N rNG 10W TAX ID 372359

Property Owner Names*

Cynthia L Lee

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Pete Anderson Realty Building

Grant Amount Request - Cannot exceed \$30,000*

\$6,500.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$8,870.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Scape and paint the existing trim

Paint the body color

Repair dry rot at the south corner of the building

Sand and stain the exterior railing

What are the anticipated challenges in completing this project on time?*

Possible weather issues, however, should not cause an extensive delay. Not more than 90 days total after approval.

List the contractors, estimates and predicted timelines for this project*

Aldercrest Development Inc.

Total exterior bid \$8870.00

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

214 S Hwy 101 Rockaway Beach Estimate.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

IMG_4991.JPG

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

IMG_4989 (1).JPG

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
grant	\$4,455.00	
grant	\$1,990.00	
grant	\$1,375.00	
grant	\$625.00	
grant	\$425.00	
0	8870	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Exterior prep and paint	\$4,455.00	

Sand a repaint exterior trim	\$1,990.00	
Dry rot repair southwest corner	\$1,375.00	
Gutter Repairs	\$625.00	
Sand and stain exterior rail	\$425.00	
	8870	

PROJECT WORK PLAN

Goal #1*

Order and complete dry rot repairs

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$1,375.00

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
2. Timeline to complete each step
3. Expected outcome for each step
4. Evaluation method for each step

Replace and repair the dry rot southwest corner. Timeline 30 days from grant approval. The painting can not take place prior to the dry rot repairs.





Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Pho Real

Property Map and Tax Lot#

2N10 32CC 07901

Property Owner Names*

Tammy Vo

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Owner

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$166,920.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Cleaning, preparation and painting of exterior walls and trim. Repair, replacement of installation windows, exterior lighting and doors. Repairs of entryways including removal of barriers for those those disabilities (ADA entrance ways). Repair, placement of installation of exterior masonry. Removal of signs. New business sign. Work on cornices, gutters and downspouts. While improving ADA accessibility, improvement to floor space. Adding attractive fencing to reduce traffic noise/visual for outdoor dining area located along Highway 101. Beautification elements, such as planters, benches or other street scaping will be added.

What are the anticipated challenges in completing this project on time?*

We honestly were surprised all the work needed on this property after we purchased it. Each time we went to "fix" a wall, it lead to black mold, as we chased the black mold, it lead throughout the building and affected the outside siding as well. The ceiling also contained mold and we found structural problems and needed to replace beams that were structural support, but non standing.

List the contractors, estimates and predicted timelines for this project*

SL Construction CCB 22098, \$166,920.00 for the basic phase in 3 months.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

DBA SLConstruction.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resouce Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant	\$30,000.00	\$30,000.00
0	30000	30000

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
40% Deposit		\$36,694.00
(6) x 2 wks \$16,692.00		\$100,152.00

Property Owners - Can you show proof that property taxes are current?*

Not Applicable (I am not the property owner)

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Sand Dollar Restaraunt & Lounge

Property Map and Tax Lot#

2N1032CC09201

Property Owner Names*

Tai Dang

Property Owners Address - if different from applicant

Project Title*

Facade Improvement, phase 2

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$30,000.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

In order to obtain a more modern look and a better curb appeal, we want to remove the old rock wall in front of the restaurant and replace it with a concrete wall in combination with pavers. The wall will tie up with the existing stairs on one side and the wheelchair accessible ramp on the other side which will be extended for better access. On the side of the restaurant we will extend the concrete patio and add wire railing for a nice and modern look. In addition to that, we will complete the painting of the building on the side of the Pacific Street and on the side of the ocean. The painting will be done by the restaurant owners with materials purchased from home depot.

What are the anticipated challenges in completing this project on time?*

We do not foresee any challenges.

List the contractors, estimates and predicted timelines for this project*

Leaves And Limbs LLC, the contractor is ready to start upon approval. Completion of project will be done before July 1st, 2025

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

leavesandlimbsllc_estimate_406.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Leaves And Limbs project	\$29,300.00	
Paint	\$400.00	
Labor for painting		\$300.00
0	29700	300

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Leaves And Limbs project	\$29,300.00	
Paint	\$400.00	
Labor for painting		\$300.00

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Sea Breeze Ice Cream

Property Map and Tax Lot#

2N1032CC 08900

Property Owner Names*

Don Allgeier and Corinne Rupp

Property Owners Address - if different from applicant

Project Title*

Window and Water mitigation

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$43,580.22

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

This grant will facilitate an upgrade to the building envelope and create a better water barrier. During a previous flooring project we discovered that our front wall facing US 101 was dry rot up above the level of the windows, and that our old and creaky door was letting in a significant amount of water when the wind comes from the west. This project will remove and replace the exterior siding up to the level of the rot, remove and repair the existing windows and replace and reframe the door. We will be using an exterior membrane as well as flashing to help mitigate further water intrusion. Once the repair is finished, we will repaint the building, keeping the familiar purple that has become an iconic part of the Rockaway Beach landscape. While the project will include the entire building, this grant is exclusively focused on the frontages to Highway 101 and Nehalem Ave.

What are the anticipated challenges in completing this project on time?*

The two major challenges will be weather and what we will find once we break into the walls. We are prepared to cover any additional costs that fall outside of the grant award.

List the contractors, estimates and predicted timelines for this project*

Woodpecker Construction

Painter (TBD)

Timeline: late Spring or early fall 2025

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Don Siding Repair Rstimate (1).pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Don Windows & siding Estimate - Updated.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant	\$30,000.00	
Rocksea LLC	\$13,580.00	
0	43580	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
West Side Facade Repairs	\$9,954.23	\$0.00
North Side Facade Repairs	\$11,170.10	\$0.00
North and East Side Repairs	\$0.00	\$10,980.00

West and North Paint and additional repair	\$8,875.67	\$1,000.00
East Side Paint	\$0.00	\$1,600.00
	30000	13580

PROJECT WORK PLAN

Goal #1*

Repair Building Exterior

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$32,051.55

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
 2. Timeline to complete each step
 3. Expected outcome for each step
 4. Evaluation method for each step
1. Accept bids for repairs, schedule repairs
 2. Bids will be accepted once grant award has been determined.
 3. New siding installed in grant timeframe
 4. Owner oversight

Goal #2*

Paint building and Additional Repairs

Budget to Complete Goal #2*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Sequest Treasures, LLC

Property Map and Tax Lot#

Map# 2N1032CC09700 Block 56 Lot 12 and 13

Property Owner Names*

Patricia A Swain

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Mall Facade Project

Grant Amount Request - Cannot exceed \$30,000*

\$28,689.02

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$28,689.02

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Eastside: Replace facade on 1st floor of building and facade on top of building where the business signs are. Replace 4 windows, front door & add gutters.

North & Southside: Replace approximately 10 feet up to gates on both North & South Side and 1 window on south side .

Paint facade & side of North & south (approximately 10')

Install gutters & downspouts around facade & sides up to gate. Install 5 signs

What are the anticipated challenges in completing this project on time?*

Builders schedule (weather) and price changes.

List the contractors, estimates and predicted timelines for this project*

Woodpecker Roofing & Remodel, LLC - \$27,889.02

2nd Bid -

Construction 101 LLC - \$77,000.00 (4.4 work weeks (approximately 23.2 working days)

Siding, Windows & Door - \$22,139.02 (4 days)

I do not

have time line by days from this bid.

Paint - \$4,850.00 (1-2 day)

Gutters/downspouts - \$900.00 - (1-2 day)

mvp printing and apparel - \$800.00

5 signs \$95.00 each & 1 hour graphic design at \$65.00 each =\$160.00 each x 5 = \$800.00

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Woodpecker Quote.pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

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Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resouce Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant	\$28,689.02	
0	28689.02	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Siding & Windows & door	\$22,139.02	
Paint	\$4,850.00	
Gutters & Downspouts	\$900.00	
Five 2' x 5' signs	\$800.00	
	28689.02	

PROJECT WORK PLAN

Goal #1*

Siding, windows & Door

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$22,139.02

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
2. Timeline to complete each step
3. Expected outcome for each step
4. Evaluation method for each step

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Tillamara, Inc. (owner and operator of the Rockaway Beach Resort & Conference Center)

Property Map and Tax Lot#

2N1032BC03300

Property Owner Names*

Tillamara, Inc. (private equity holding company with 200 individual investors)

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Disability and Cargo Lift for Event Space

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$75,000.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Tillamara is a private equity holding company whose investors are prior owners of the Rockaway Beach Resort Homeowners' Association (HOA). They purchased the property and took over operations on January 1, 2024 with the intent to repurpose it as a for-profit hotel and conference center. An important part of the business model is attracting company and affinity group gatherings needing a meeting space and lodging in an inspirational location. The transition has been successful and Tillamara is trending to its goal of break-even operations in 2025 after a year of significant facilities investment.

The property was built in the 1960s and 1970s with no disability access. The meeting space can only be reached via two exterior stairs that cannot accommodate persons who are mobility challenged, thus discriminating against their participation and forcing us to turn away otherwise lucrative business. We require an elevator/lift of significant enough size to allow a 5-foot turning radius for wheelchairs (also catering carts, etc.) which is accessible from a load/unload zone within our property parking area. It will of necessity be an external addition to our event space building. The estimated cost of \$75,000 for lift, enclosure, design/permitting, and installation services is beyond our ability to fully finance at this time.

The event facility is a community resource. Since it was opened in summer 2024 we have hosted the mayoral and city council candidate forums, a local book signing, Oregon State Legislature local town hall, and several gatherings of County residents celebrating special events or holding affinity group meetings. In each case the facility was made available at minimal or no cost as a public service. However, attendees were forced to use the facility stairs, and any who could not (ie., Penny Cheek was forced to attend the City Council Candidate Forum via Zoom) were excluded. We believe it is to city and regional benefit that this infrastructure be added.

The lift is anticipated be located on the north face of our center building housing registration area, business office, pools and meeting facility. It would take the form of vertical shaft affixed to the side of the building directly across from the primary event room door on the building's south side. Access to the lift from street level would be via a west or north facing door while access to the event space from the lift would be through a south facing door into the building. Installation will require removal of an existing exterior storage closet, moving some exterior plumbing, installation of a new electrical circuit and integration with the existing building siding and roof line. [See attached blueprint annotation.]

There are a wide range of lift and elevator products varying from \$25,000 to well over \$100,000 for two-level reach. Because use would be infrequent - limited to events requiring cargo hoist or wheelchair access - we have selected a less expensive warehouse style lift rather than a more formal passenger elevator. The interior of the lift shaft will be finished for aesthetic purposes, but the lift itself would be enclosed by a cage rather than a formal passenger car. A major selection criteria is resistance to salty air and ease of maintainability. If funded, we would follow a formal RFQ process in making a final selection of equipment and integrator/contractor.

What are the anticipated challenges in completing this project on time?*

Tillamara will select a lift integrator and/or general contractor to perform the work following award of a grant funding contract. Work would be scheduled based on material and contractor availability during our

slow season December 2025 through February 2026. The major unknown is timeline to obtain County permits which can be lengthy even for small scopes of work such as this. We do not anticipate any challenges completing the work within the 12-month execution period unless permitting drags out so long that we are pushed into our busy spring season.

List the contractors, estimates and predicted timelines for this project*

Tillamara has engaged 'Ron Woodruff and Barry Newdelman Architects/Planners' to design the solution described herein and select viable contractors and equipment suppliers. Final selection will be via RFQ issued this summer once a grant contract is executed. Work would be scheduled for December 2025 through February 2026 in time for the spring conference season. Total cost is estimated at \$75,000.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Lift.jpg

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resouce Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
TCVA Grant	\$30,000.00	

Tillamara cash flow	\$40,000.00	
Tillamara finish work		\$5,000.00
0	70000	5000

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Design & Permitting	\$5,000.00	
Materials	\$25,000.00	\$25,000.00
Area prep (excavation, etc)		\$5,000.00
Construction/installation		\$10,000.00
Finish work		\$5,000.00
	30000	45000

Property Owners - Can you show proof that property taxes are current?*

Not Applicable (I am not the property owner)

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Troxel's Rock Garden

Property Map and Tax Lot#

Property Owner Names*

Michael and Janice Losli

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Landmark Makeover

Grant Amount Request - Cannot exceed \$30,000*

\$24,500.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$24,500.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

The Rock Garden is an important landmark in downtown Rockaway. Every year it continues to draw hundreds of people on its own but has fallen into a state of disrepair. Given its high visibility and tourism draw, we feel investment into this important Rockaway Beach institution is necessary and wise.

Here are the improvements we feel will provide the biggest bang:

professional rebuilding of bike rental pad with posts and covering

re-pouring and re-carpeting of 9 hole mini-golf course

rebuilding dilapidated Oz Throne Room (the small, painted wizard of oz building in the garden at the 9th hole that houses the famous Oz Hologram)

Relaying and leveling yellow brick road and extending to sidewalk level to allow easier navigation and wheelchair use

What are the anticipated challenges in completing this project on time?*

Weather and timing will have to be considered carefully. The garden must remain open during the summer months.

List the contractors, estimates and predicted timelines for this project*

Dan Hanson (contractor) estimates completion by Fall 2025. His quote for all work is 24,500

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
facade improvement grant	\$24,500.00	
0	24500	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
bricks	\$500.00	
concrete/carpet	\$5,500.00	
Oz Room bldg. materials	\$1,000.00	
Misc materials (posts, canopy)	\$1,000.00	

Labor	\$16,500.00	
	24500	

PROJECT WORK PLAN

Goal #1*

relay yellow brick road/rebuild concrete bike rental pad

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$5,500.00

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
2. Timeline to complete each step
3. Expected outcome for each step
4. Evaluation method for each step

1. remove existing brick, level ground, lay and paint re-laid brick, frame and pour concrete bike pad, secure posts, fit canopy
2. The brick road is expected to take a week to complete, the bike rental pad will be done in 1 or 2 days
3. the new road will allow safer access to the rock garden, increasing the number of people who can enjoy it (including disabled individuals), while the new bike rental pad will be an attractive addition to the downtown look and feel
4. Tests with standard wheelchairs and walkers will be conducted on yellow brick road to make sure getting in, out and through is feasible.

Goal #2*

repour/carpet holes

Budget to Complete Goal #2*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

Property Owners - Can you show proof that property taxes are current?*

Not Applicable (I am not the property owner)

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Troxels gem and jewelry co

Property Map and Tax Lot#

Property Owner Names*

Michael and Janice Losli

Property Owners Address - if different from applicant

[REDACTED]

Project Title*

Storefront Makeover

Grant Amount Request - Cannot exceed \$30,000*

\$22,286.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$22,286.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

Troxel's currently occupies one of the oldest buildings in town (built in 1912). This building sits in the center of town and is visible from the wayside. No downtown business facade improvement plan would be successful without including this important location.

After multiple consultations and much consideration, we have identified the following work that needs to be done:

Replace outdated wood frame window on right front of store with new vinyl frame to match left window. Install new front door, replace crooked, leaking awning, remove rusted iron sign at top of building, install new cement board siding on front, top of building, repaint trim with lighter color for more inviting appearance.

What are the anticipated challenges in completing this project on time?*

I will be using a local contractor who has already sourced the needed materials. The only anticipated challenge I can think of is weather related, but i plan to have work started asap to take advantage of dry season.

List the contractors, estimates and predicted timelines for this project*

Dan Hanson - 22,833 Estimated timeline: 2-3weeks to completion from start of work. His schedule allows start anytime in May/June of this year.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request. Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resource Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Facade Grant	\$22,286.00	
0	22286	

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
Front Window	\$1,500.00	
Awning	\$3,500.00	
Front Door	\$1,500.00	
Siding (Cement Board)	\$2,000.00	

Total Labor Cost	\$13,786.00	
	22286	

PROJECT WORK PLAN

Goal #1*

Secure all materials, confirm start date with contractor

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$8,500.00

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
2. Timeline to complete each step
3. Expected outcome for each step
4. Evaluation method for each step

1. Contact contractor upon grant approval, schedule start date of work, secure required permits (contractor says he will complete this action), pay contractor for materials purchase
2. Immediately upon grant approval with 1st payment to contractor immediately upon 1st grant disbursement
3. Will have hard start/finish dates, permit compliance and materials stored/secured on site
4. to evaluate each step of the process, I will be in daily communication with Dan Hanson (contractor) until steps are complete.

Goal #2*

Begin Work

Budget to Complete Goal #2*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

Property Owners - Can you show proof that property taxes are current?*

Yes

Do you currently have a active/open grant with the City of Rockaway Beach?*

Applicants may only have one active/open grant at any time with the City of Rockaway Beach.

No

Organization Type*

Nonprofits are not eligible for this grant.

For-profit business

Business Name*

Wortman Properties Management, LLC

Property Map and Tax Lot#

1N1105-BB-02601

Property Owner Names*

Edward L. Wortman, Wortman Properties Management, LLC

Property Owners Address - if different from applicant

Project Title*

Sign replacement on existing pedestal at 320 S. Highway 101, Rockaway Beach

Grant Amount Request - Cannot exceed \$30,000*

\$30,000.00

Total Project Cost*

This number may differ from the grant request, and will show total project cost.

\$40,750.00

Project Description*

Provide a complete description of the facade improvement project's intended function, design, and structural components. If relevant, attach a drawing of the plan showing its position on the property.

The existing pedestal sign in front of 320 South Highway 101, in Rockaway Beach, is one of the first signs which greet tourists coming from the south. It is one of the last as they see heading south. The sign needs to be vibrant and welcoming, provide information in an attractive format, while projecting a positive and memorable image to the tourist and local citizens. This request is for a new sign, on the the existing pedestal, which complies with City ordinance 2024-06. Current sign is a static, two sided 4 x 6 foot metal cabinet with white plastic signs, set back from the street, behind the light pole line, and 12 feet above the pedestrian path, there is no sidewalk. Sign is electrified, but lights have failed due to bulbs or ballast, and is over 15 years old. Proposal replacement is slightly smaller, (4 x 5' 8") in a new aluminum cabinet, using a backlit 1/3 static portrayal of the tourist activity, International Police Museum (IPM) which has a 5 year lease on the building and 2/3 programmable interactive area where special events, activities or educational opportunities presented by the museum and others, can be highlighted. The programmable portion features an LED wireless controlled display (Watchfire RGB EMCs), at 8mm resolution. This option was chosen to significantly improve the versatility of the display, including text, color graphics and pictures. The higher resolutions, 6mm or smaller, have better graphics but are significantly more expensive and not judged cost effective in this situation. Using modern technology this sign system is far more versatile, attractive and energy efficient than the current fluorescent type sign.

The vendor has worked in Rockaway Beach before and is familiar with coastal conditions. Replacement will improve areas positive impact to tourists and ability to change graphics will reduce the probability of it becoming "just another lighted sign to drive by."

There is funding available to cover the difference between the grant limit and the projected cost of the sign.

What are the anticipated challenges in completing this project on time?*

Coastal weather conditions, delays in manufacture or parts availability. Watchfire, manufacturer of the digital componets is an American company, headquartered in Danville, IL, and uses US made parts where available. Security Signs advises that Watchfire has sufficient components on hand to complete existing projects without any anticipated supply chain interruptions.

List the contractors, estimates and predicted timelines for this project*

Security Signs, 2424 SE Holgate, Portland, Oregon 97202

\$38,990.00 Polycarbonate and 8mm EMC display

Remove and dispose of existing approx. 5 X 4 double sided sign Cabinet and design, build and install (1) new cabinet of similar size with an integrated 8mm full color EMC with top portion as poly carbonate faces with Police Museum graphics. Anticipate 8-9 weeks to manufacture and install, following acceptance of bid. Copy of bid attached

Security Signs, Portland

\$1,260.00 Permits and fees

Provide permit documentation and acquire new sign permits for EMC option (fees included). Included in copy above

EC Electric, 9400 3rd Street, Bay City, OR 97107

\$500.00 (rough estimate if local electrician needed) connect existing wires in pedestal to new sign.

Coordinated with new sign install if needed.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

25-jw243 (5).pdf

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Upload Supporting Documents

Upload photos, bids, and other supporting documents.

Proposal_International Police Museum _2025-04-17 (3).pdf

If you have more than 4 documents, please email them to nan@tillamookcoast.com

Note: It is ok to merge several documents into one scanned item and upload it as one file.

Project Budget - Income*

List the resources which you will use to pay for your projects here, including the amount of the grant request.

Those resources will have the same total as the expenses you will report on the following table.

Note: Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add any additional funding sources you will use.

Income/Resouce Description	Cash	Matching Funds or In-Kind Dollar Amount at \$25.40/hr
Grant request	\$30,000.00	\$10,750.00
0	30000	10750

Project Budget - Expenses*

Matching amounts are NOT required, but if your project exceeds the grant limits, use this section to add additional funding sources.

The expenses on this table should equal the amount you listed in the resources table above.

Description of Expense	Grant fund amount	\$ Value of matching funds, if project more than allowed grant request
40,750	\$30,000.00	\$10,750.00
	30000	10750

PROJECT WORK PLAN

Goal #1*

Deposit of \$20,125.00 submitted to vendor within 10 days of receiving grant

Budget to Complete Goal #1*

*Verify that 'Budget to Complete Goals' total matches 'Budget Totals'

\$20,125.00

Goal #1 Work Plan*

Please number your answers as below:

1. Key action steps
2. Timeline to complete each step
3. Expected outcome for each step
4. Evaluation method for each step

REPLACEMENT CABINET W/ EMC | EXTERIOR ELEVATION / DETAILS - OPTION:1



REMOVE & DISCARD

EXISTING

PROPOSED

MANUFACTURE AND INSTALL ONE D/F CABINET W/ EMCs FOR EXISTING PYLON DISPLAY.
FABRICATED ALUMINUM, 2" RETAINERS & DIVIDER BARS, PAINTED SATIN FINISH.
POLYCARB FACES W/ 3M VINYL GRAPHICS. WHITE LEDs.
WATCHFIRE RGB EMCs, WIRELESS CONNECTION.
INSTALLED ONTO EXISTING PYLON STRUCTURE.
SURVEY REQUIRED TO VERIFY CABINET AND PYLON ATTACHMENT DETAILS AND DIMS.



SIMULATED NIGHT VIEW



END VIEW

A | DISPLAY DETAILS - 22.33 SQ.FT.
Scale: 3/4" = 1'-0"

REPLACEMENT CABINET | EXTERIOR ELEVATION / DETAILS - OPTION:2

REMOVE &
DISCARD



EXISTING



PROPOSED

MANUFACTURE AND INSTALL ONE D/F CABINET FOR EXISTING PYLON DISPLAY.
FABRICATED ALUMINUM, 2" RETAINERS, PAINTED SATIN FINISH.
POLYCARB FACES W/ 3M VINYL GRAPHICS. WHITE LEDs.
INSTALLED ONTO EXISTING PYLON STRUCTURE.
SURVEY REQUIRED TO VERIFY CABINET AND PYLON ATTACHMENT DETAILS AND DIMS.



SIMULATED NIGHT VIEW



END VIEW

A | DISPLAY DETAILS - 20 SQ.FT.
Scale: 3/4" = 1'-0"