

RESOLUTION NO. 26-004

A RESOLUTION RATIFYING THE PHASE I INCENTIVE PROGRAM
GRANT AWARD AND AGREEMENT AND APPROVING A
PHASE II GRANT TO GIAMEI PROPERTIES FOR 210 WASHINGTON STREET

WHEREAS, the Columbia Gateway Urban Renewal Agency (Agency) administers the Urban Renewal Incentive Program (Program) to support rehabilitation consistent with the Columbia Gateway/Downtown Urban Renewal Plan;

WHEREAS, the Agency entered into the "210 Washington – Phase One" Incentive Program Grant Agreement with Giamei Properties on September 29, 2025, providing up to \$3,426 for insulation and a vapor barrier, a copy of which is attached as Exhibit A;

WHEREAS, the Phase I award was within the Agency's authority to fund qualifying rehabilitation projects, but the award was approved administratively when the Incentive Program Guidelines then in effect required Agency Board approval;

WHEREAS, Oregon law permits a public body to ratify an agreement entered on its behalf without complete authorization when the public body had authority to approve the transaction originally;

WHEREAS, a separate Phase II grant of \$9,730 is proposed for HVAC and associated electrical improvements, with an equal \$9,730 Grantee match, under the agreement attached as Exhibit B; and

WHEREAS, the Agency Board desires to ratify the original Phase I award and Agency execution of that agreement and approve the separate Phase II grant.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

1. Phase I Ratification. The Board finds that it had authority to approve the Phase I award when originally made and ratifies the original award of up to \$3,426 and the Agency's execution of the agreement attached as Exhibit A. This ratification cures the missing Board authorization; it does not create a new award, increase the grant amount, waive any other Program or agreement requirement, or release continuing obligations or security. Any amounts previously disbursed count toward the \$3,426 maximum, and any unpaid balance remains subject to the original agreement and available appropriations.
2. Phase II Approval. The Board approves a separate Phase II grant of up to \$9,730 to Giamei Properties, subject to available appropriations. The Agency Manager is authorized to execute the Phase II agreement substantially in the form attached as Exhibit B and related Program Documents, and to administer the grant consistent with the agreement and Program Guidelines.
3. Effective Date. This Resolution shall be effective upon adoption.

Voting Yes	Board Members:	<u>RICHARDSON, AMERY, WILSON, HEGE, DENSTEDT, STELZER, LILVIK</u>
Voting No	Board Members:	<u>—</u>
Abstaining	Board Members:	<u>—</u>
Absent	Board Members:	<u>SUSIET, MCGILVERLIN</u>

APPROVED:

Dan Richardson
Dan Richardson, Chair



Exhibit A – Executed Phase I Grant Agreement (September 29, 2025)
Exhibit B – Phase II Grant Agreement