SANDY URBAN RENEWAL BOARD MEETING

Monday, July 20, 2026 at 6:30 PM
Sandy City Hall and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:
Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:
Please use this link: https://us02web.zoom.us/j/81502783208
Or by phone: (253) 215-8782; Meeting ID: 81502783208

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes: May 18, 2026

NEW BUSINESS

2. Energize Sandy Grant Awards

REPORT FROM THE EXECUTIVE DIRECTOR

ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) or (Email: recorder@ci.sandy.or.us) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.

SANDY URBAN RENEWAL BOARD MEETING

Monday, May 18, 2026 at 8:00 PM
Sandy City Hall and via Zoom

MINUTES

ROLL CALL

PRESENT
Chair Kathleen Walker
Board Member Chris Mayton
Board Member Laurie Smallwood
Board Member Rich Sheldon
Board Member Kristina Ramseyer
Board Member Lindy Hanley
Board Member Don Hokanson

APPROVAL OF MINUTES

1. Approval of Minutes: November 3, 2025

   MOTION: Approve the November 3, 2025 minutes

   Motion made by Board Member Hokanson, Seconded by Board Member Ramseyer.

   Voting Yea: Chair Walker, Board Member Mayton, Board Member Smallwood, Board Member Ramseyer, Board Member Hanley, Board Member Hokanson

   MOTION CARRIED: 6-0

CONSENT AGENDA

2. Resolution 2026-15: Declaring the Intention to Collect Urban Renewal Tax Increment
3. Resolution 2026-16: Sandy Urban Renewal Plan Amendment

   MOTION: Adopt the consent agenda

   Motion made by Board Member Smallwood, Seconded by Board Member Mayton.

   Voting Yea: Chair Walker, Board Member Mayton, Board Member Smallwood, Board Member Ramseyer, Board Member Hanley, Board Member Hokanson

   MOTION CARRIED: 6-0

NEW BUSINESS

4. Energize Sandy Grant Awards

Jon Legarza with Health Sustainable Communities was present to summarize the grant applications and recommended awards. He emphasized the economic development opportunities represented by the proposed project as well as his optimism about its success. The Board expressed its support for the project and its hope for the success of the Energize Sandy program.

MOTION: Approve the following grants: (a.) $25,000 Concept & Feasibility Grant to WRG Three Creeks Sandy LLC, and (b.) $100,000 Energize Sandy Capital Improvement Grant to WRG Three Creeks Sandy LLC; and authorize the Executive Director to execute the associated grant funding contracts as included in the meeting packet

Motion made by Board Member Mayton, Seconded by Board Member Sheldon.

Voting Yea: Chair Walker, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Ramseyer, Board Member Hanley, Board Member Hokanson

MOTION CARRIED: 7-0

REPORT FROM THE EXECUTIVE DIRECTOR

(none)

ADJOURN

STAFF REPORT

Meeting Type:	Sandu Urban Renewal Agency
Meeting Date:	July 20, 2026
From:	Jon Legarza, Healthy Sustainable Communities
Subject:	Energize Sandy Grant Awards: Cascade Investment and Development; Paola Investments

DECISION TO BE MADE:

Whether to award two Energize Sandy Capital Improvement Grants: (1) a Capital Improvement Grant of up to $19,335 to Paola Investments for storefront and façade improvements to the Junker Building at 39070–39100 Pioneer Boulevard; and (2) a Capital Improvement Grant of up to $100,000 to Cascade Investment and Development LLC for the redevelopment of 38888 Pioneer Boulevard into a childcare facility.

APPLICABLE COUNCIL GOAL:

Sandy Urban Renewal Plan, General Goal: Use targeted improvements to encourage private investment in Sandy's downtown and surrounding commercial areas. Section 600B authorizes the Agency to participate through loans, grants, or both in maintaining and improving buildings in the renewal area.

BACKGROUND / CONTEXT:

The Energize Sandy program provides structured financing to support business growth and property investment within the Sandy Urban Renewal Area. The program includes Concept & Feasibility Grants (up to $25,000) for early-stage planning work and Capital Improvement Grants (up to $100,000) for permanent building improvements. Capital Improvement Grants reimburse 50% of documented, eligible expenses up to the award cap and require a minimum 50% match from non-grant sources. Consistent with program terms, only expenses incurred on or after the program’s February 19, 2026 launch date may be considered for matching purposes, and only expenses incurred after the date of Agency signature on the grant contract are eligible for reimbursement. Staff has reviewed the following two applications and recommends approval.

Paola Investments – Capital Improvement Grant (up to $19,335)

Paola Investments owns the Junker Building at 39070–39100 Pioneer Boulevard, a historic property in Sandy’s downtown core comprising five storefront/tenant spaces. The applicant is completing storefront and façade improvements across the building - demolition of old framing, installation of new cedar window framing and glass, and painting and staining. Two of the five storefronts (39070 and 39080) were completed in 2025, prior to the program’s February 19, 2026 launch, and have been excluded from this request as ineligible. This award is limited to eligible work on the three remaining storefronts (39090, 39090-B, and 39100).

The applicant has documented $19,334.55 in eligible expenses paid and completed after the February 19, 2026 launch, on this same project, supported by itemized third-party contractor invoices and proof of payment (RANCO Construction, Mt. Hood Glass, and City of Sandy permit fees). The balance of work required to complete the three remaining storefronts is estimated at approximately $52,000. Consistent with program terms, no grant funds are paid for work already completed; that documented spend is instead credited toward the required 50% match. The grant reimburses 50% of eligible go-forward work on the remaining storefronts and exterior, up to a cap of $19,335, matching the amount the applicant has already documented. The Junker Building is a recognized historic site, and completing the façade improvements will enhance the appearance and vitality of a prominent downtown block on Pioneer Boulevard.

Note: the attached application document, submitted early in the process, includes a higher requested grant amount. This amount has been revised down to $19,335, consistent with the program terms.

2. Cascade Investment and Development LLC – Capital Improvement Grant ($100,000)

Cascade Investment and Development LLC is redeveloping 38888 Pioneer Boulevard - a long-blighted property at the core of the city - into a childcare facility. The scope of eligible construction work is forward-looking and includes: demolition of the north walls and reconstruction behind the property line; new foundation, sidewalks, curbs, and entry landings; installation of plumbing and a stormwater retention/detention system; framing and finishing of the new north walls and porch; an ADA-compliant entry and public civic space; façade enhancement and landscaping; and interior modifications. Total project cost is approximately $775,000, with a private match of approximately $675,000 (owner cash, a tenant contribution, and an Anabaptist Financial construction loan). Agency funds would reimburse 50% of documented eligible expenses for permanent improvements, up to $100,000. The project is expected to create approximately 17 jobs at $18–$30 per hour and to increase the property's assessed value to an estimated $800,000.

Planning, design, engineering, and permitting for this project (building permit issued March 3, 2026) are already complete and are not included for reimbursement under this grant. This Capital Improvement Grant funds only the forthcoming construction and civil/site work, which has not yet been performed.

KEY CONSIDERATIONS / ANALYSIS:

Both properties are located within the Sandy Urban Renewal Area, and each applicant's private investment exceeds the program's required 50% match. Grant authority for both awards derives from Section 600B of the Sandy Urban Renewal Plan (adopted December 1998; 5th Amendment May 2018, Resolution No. 2018-11), which authorizes the Agency to participate through loans, grants, or both in maintaining and improving buildings in the renewal area, and to provide financial assistance to property owners as the Agency deems necessary to achieve Plan objectives.

Both projects advance Plan objectives identified in Section 300E, including: (1) Improve the vitality of Sandy's downtown core; (2) Make productive use of land in the renewal area; (3) Create opportunities for new development; and (7) Implement the goals and objectives of Sandy's Comprehensive Plan, consistent with the City's Economic Development criteria under Goal 9, as each project can be accommodated by existing water, sewer, and street infrastructure.

The project satisfies the Comprehensive Plan's Economic Development criteria under Goal 9: it is consistent with the City's planning and growth policies, can be accommodated by existing water, sewer, and street infrastructure, and carries out specific community goals: supporting food and beverage, tourism, and property activation

BUDGET IMPACT:

- Up to $19,335 to Paola Investments, disbursed as 50% reimbursement of eligible go-forward expenses; documented completed work counts toward the required match.
- Up to $100,000 from the Capital Improvement Grant program, disbursed as 50% reimbursement of documented eligible expenses.

Combined Agency commitment: up to $119,335. All awards are subject to the availability of uncommitted Urban Renewal funds. Below is a table summarizing the current status of the Energize Sandy program, not including the two grants being proposed at this meeting.

Energize Sandy Program Status – July 2026

Project	**Amount Awarded**	**Amount Disbursed**
Three Creeks: Concept & Feasibility	$25,000	$0
Three Creeks: Capital Improvement	$100,000	$0
TOTAL	**$125,000**	**$ --**

RECOMMENDATION:

Staff recommends approval of both grant awards as described herein.

SUGGESTED MOTION LANGUAGE:

“I move to authorize the Executive Director to execute grant agreements for the following projects:

1. $19,335 Energize Sandy Capital Improvement Grant to Paola Investments for improvements to the Junker Building located at 39070-39100 Pioneer Blvd.
2. $100,000 Energize Sandy Capital Improvement Grant to Cascade Investment and Development LLC for improvements to the building located at 38888 Pioneer Blvd.”

LIST OF ATTACHMENTS / EXHIBITS:

- Paola Investments
  - Capital Improvement Grant Funding Contract
  - Capital Improvement Grant Application (revised request, $19,335)
- Cascade Investment and Development LLC
  - Capital Improvement Grant Funding Contract
  - Capital Improvement Grant Application

Capital Improvement Grant Funding Contract

This Capital Improvement Grant Funding Contract ("Contract") is made and entered into this ____ day of ______________, *202_* ("Effective Date") by and between the Sandy Urban Renewal Agency, hereinafter referred to as "Agency", *Paola Investments*, ("Grantee").

WHEREAS, the Agency has allocated funding for capital improvement grants for qualified projects within the Sandy Urban Renewal Area, providing matching grants of up to $100,000 to support permanent building improvements, business expansions, and property upgrades that prepare a project for long-term operation and investment; and

WHEREAS, these capital improvement grants are limited to eligible construction, renovations, permanent equipment installation, and site or building improvements, and funds cannot be used for operating expenses, working capital, inventory, or portable equipment; and

WHEREAS, Grantee has applied to Agency for a grant wherein Grantee has proposed to use Agency funds for an appropriate governmental purpose authorized by and consistent with the City of Sandy Energize Sandy Capital Improvement Grant Program for Grantee's Project (as hereinafter defined), and

WHEREAS, the Grantee's Project will be located within the Sandy Urban Renewal Area; and

WHEREAS, it is the purpose of this Contract to set forth the terms under which Agency funds shall be provided to Grantee.

NOW, THEREFORE, in consideration of the promises contained herein, it is agreed as follows:

1. Location of Project. The proposed capital improvements will occur at the following address: 39070-39100 Pioneer Boulevard, Sandy, OR 97055 (the "Property"). The Property is legally described as follows:

   Taxlot Number: ______________ **Parcel Number**: ____________

   Grantee is the owner of the Property.

2. Purpose of Grant Funding. The Grantee submitted a grant application to Agency setting forth the purposes for and uses of Agency funding related to the desired capital improvements on the Property, as further described in Exhibit A (the "Project"). This application and any related conditions of approval are attached hereto as Exhibit A and incorporated into herein by reference. All representations made by Grantee in this application are contractual obligations of Grantee, and funds provided by Agency pursuant to this Contract shall be used only for the purposes set forth in Exhibit A.

3. Agency Agreement to Fund Grant. Subject to Grantee's compliance with the terms of this Contract, the representations contained in its grant application, and any conditions of approval, Agency agrees to provide Grantee funding according to this Contract's terms and in an amount not to exceed

nineteen thousand three hundred thirty-five ***dollars* (*$19,335*)** ("Grant") for the Project**.** As additional inducements for Agency to enter into this Contract, Grantee:

- Acknowledges that this Contract's term contract shall not exceed the life of Agency.
- Authorizes any person or consumer reporting agency to complete and furnish to Agency's agents any information it may have or obtain in response to Agency's credit inquiries.
- Authorizes Agency to provide information concerning its credit relationship to credit reporting agencies or other creditors.

4. Funding. Agency's obligations hereunder are expressly made subject to the availability of uncommitted funds on all dates anticipated for Agency payments of the Grant. If the Grant funds are not available on the anticipated date, but are expected in the future, Grant funding may be deferred until funds become available. Although Agency intends to fund the Capital Improvement grant program, and funds are currently committed to the program, Grantee acknowledges that any unpaid funds may be withdrawn from commitment or not be committed in the future as anticipated.

5. Consequences of Unauthorized Expenditure by Grantee.

   a. In the event that Grantee expends any Grant funds for a purpose outside of, or beyond that, set forth in this Contract, Agency may withhold any future Grant funding otherwise due Grantee under this Contract and Grantee shall be immediately obligated to repay Agency all Grant funds which have been expended for a purpose outside or beyond that set forth in the grant application or this Contract. Expenditures shall be subject to inspection annually by Agency auditors.

   b. If Grantee does not repay Agency within 30 days of an unauthorized expenditure, or a longer period with Agency's written consent, Agency may exercise any and all equitable and legal rights available to it in order to compel repayment of the unauthorized expended Grant funds. As provided by law, Agency may lien the real Property to recover any Grant funds to which it is due. Grantee waives any right it may have to object to such a lien. Agency is entitled to its reasonable fees and costs in pursuing any action to recoup unauthorized expended funds, including attorney fees.

6. Project Completion. Grantee agrees to complete the Project described in Exhibit A. The Project shall be deemed complete when all permits required for use or occupancy of the structure have been issued, all construction and improvements have been completed in a good and workmanlike manner, and the Project conforms to the grant application (Exhibit A). If necessary, Grantee may request in writing a six-month extension to complete the Project. Agency has the sole discretion to authorize such an extension.

7. Duty to Maintain. Grantee will maintain the capital improvements for no less than 10 years after Project completion. Maintenance includes but is not limited to repainting, cleaning, and keeping capital improvements in a good general state of repair. Grantee permits Agency to enter onto the Property at reasonable times during the 10-year period to ensure Grantee is maintaining the capital improvements. Failure to maintain the capital improvements is a material breach of this Contract. Without limiting any of Agency's equitable and legal rights, if Grantee fails to maintain the capital improvements, Agency may hire a contractor to perform the maintenance and Agency may lien the Property to recover the cost of the maintenance. Grantee waives any right it may have to object to such a lien. If the capital improvements are demolished or significantly altered within 10 years of

Project completion, Grantee must refund to Agency all funds Agency distributed to Grantee plus nine percent (9%) interest per annum.

8. Consequences of Failing to Complete Project or Other Breach of this Contract. In the event that the Grantee fails to complete the Project, including any conditions of approval, described in Exhibit A within twelve (12) months of the Effective Date, or commits any other material breach of this Contract, all sums granted by the Agency must be immediately repaid to Agency by Grantee. If Grantee does not repay the Agency as set forth herein, the procedure set out in Section 5(b) above will apply.

9. Force Majeure: If Grantee completion of the Project is delayed by reason of weather, fire, strikes, Acts of God, or other unforeseeable circumstances beyond Grantee's reasonable control, Grantee shall be entitled to additional time to complete this Project equal to that lost by any or all of the above causes.

10. Invoice Requirement. Grant payments are only due from Agency upon receipt of a written invoice detailing Grantee's entitlement to payment and explaining the basis therefore. The following additional invoice requirements also apply:

- Grantee will provide Agency staff with all invoices and proofs of payment associated with the Project, and Agency will reimburse 50 percent of documented, eligible expenses to Grantee within 30 days of receiving Grantee's request, up to the Grant amount. Copies of invoices or receipts and canceled payment checks must be submitted. With the exception of the final Grant draw, Grant funds must be drawn in amounts of at least $1,000.
- Agency may physically inspect and review the finished Project to ensure that all elements have been satisfactorily completed. Agency has the discretion to determine whether or not Grantee complied with its obligations herein. Agency's determination on this matter is final and binding. The Project must be completed within twelve (12) months of the Effective Date.
- Expenses incurred prior to the date of Agency signature on this Contract are not eligible for funding unless otherwise approved by Agency.
- Only actual business expenditures or encumbrances for the Project are eligible for Grant reimbursement.
- All construction and material supply contracts will be between Grantee and Grantee's contractors and suppliers. The Agency is not a party to these contracts by virtue of providing this financial assistance.
- It is Grantee's sole responsibility to obtain all necessary regulatory reviews and approvals, including but not limited to land-use review, historic review, and requisite building permits. The Project must remain in compliance with all regulatory bodies and approval agencies. It will be Grantee's sole responsibility to resolve any regulatory issues. Grantee will comply with all federal, state and local laws, ordinances, statutes, rules, regulations, orders, injunctions, or decrees of any government agency or instrumentality applicable to Grantee, the Property, the operation(s), occupancies and use(s) thereof, including all applicable health, safety, environmental and zoning laws

11. Special Provisions. In addition to compliance with all representations made in the grant application (Exhibit A), this Grant shall further be conditioned upon Grantee's compliance (and Owner's compliance, if applicable) with the following special conditions:

- Any deviation of work from the Project as submitted in Exhibit A must be preapproved in writing by Agency staff to be eligible for reimbursement.

- Grantee will post *two signs* provided by Agency during the construction or improvement period of this Project at a visible, protected location agreed to with Agency staff.
- Grantee will provide Agency with before and after photos of the work completed with your final reimbursement request.
- If requested, Grantee will coordinate an open house showcasing the improvements funded under this Project in cooperation with Agency within an agreed upon time after Project completion.
- Grantee agrees that all improvements for the Project, including but not limited to permanent equipment, fixtures, and any other construction, alteration, or repairs funded by or purchased with Grant funds, shall remain on the Property. If Grantee is a tenant, such improvements must remain on the Property at the termination or expiration of any applicable lease.

If Grantee is a tenant, the Property Owner must consent to the Project and construction must be allowed under any applicable lease.
If applicable, Owner's signature herein shall serve as Owner's consent to the Project.
Any applicable lease or property agreement must be consistent with this Contract.

12. Insurance. Upon the Effective Date, Grantee shall provide the Agency with copies of insurance for the Property as follows: (a) A Commercial General Liability and Property Damage Insurance Policy in an amount not less than ONE MILLION and NO/ 100 Dollars ($1,000,000.00), naming the Agency, the City of Sandy, and their respective officers, elected and appointed officials, employees and agents as additional insured; and (b) insurance against loss or damage to the Project and other tangible property (including the land) by fire and any of the risks covered under an "all risk" policy, with extended coverage and course of construction endorsements and with a standard lender's loss payable clause naming as beneficiary Agency in an amount not less than the full replacement value of the Project and any alterations or additions.

13. Other Obligations. Grantee will timely pay and discharge (before the same shall become delinquent) all taxes, indebtedness and other obligations for which it is liable or to which its income or property is subject and all claims for labor and materials or supplies except any whose validity or amount is being contested in good faith by Grantee in appropriate proceedings with adequate provision being made consistent with generally accepted accounting principles for the payment thereof if the contest is determined adverse to Grantee.

14. Records and Inspection. Grantee shall keep proper books of account and records on all activities associated with this Contract including, but not limited to, books of account and records on the expenditure of all Grant funds. Grantee will maintain these books of account and records in accordance with generally accepted accounting principles and shall retain the books of account and records until the later of three (3) years after the Contract termination or expiration, or the date that all disputes, if any, arising under this Contract have been resolved. Grantee will permit Agency and/or its duly authorized representatives to inspect, review and make excerpts and transcripts of its books of account and records with respect to the receipt and disbursement of Grant funds received from Agency. Access to these records is not limited to the required retention period. The authorized representatives shall have access to the records at any reasonable time for as long as the records are maintained. The obligations of this Section survive completion of the Project and any termination of this Contract.

15. Attorney's Fees. If the Agency prevails in a suit or action to enforce this Contract or seek damages for its breach, it is entitled to an award of its reasonable attorney fees including any incurred upon

appeal.

16. Indemnification. Grantee covenants and agrees to indemnify, defend, and hold harmless Agency and the City of Sandy, their agents, officers, elected and appointed officials, and employees from any claim, demand, damage or expense (including reasonable attorney fees) resulting in any manner from the extension of grant funds from Agency to Grantee, any use of Agency funds by Grantee, and/or this Contract. Without limiting the general obligation of Grantee to indemnify Agency and the City of Sandy, by granting funds under this Contract Agency does not assert any interest in, endorse, or assume any liability for the Project's design, engineering, construction, use, operation or maintenance.

17. No Assignment. Grantee's obligations hereunder are not assignable or transferable without the prior written consent of Agency, which consent is in Agency's sole and absolute discretion. Grantee's obligations under this Contract are binding upon any third-party assignee.

18. Interest. In the event Grantee fails to repay any money owed to Agency under this Contract or otherwise breaches any term, Grantee's obligation shall bear interest at nine (9) percent per year.

19. Tax Consequences. Agency makes no representations concerning the tax consequences to the recipient of any Agency grant or loan. Any questions in this regard should be resolved by the Grantee with his/her own tax professional.

20. Guarantee. The obligations of Paola Investments under this Contract are personally guaranteed by Paola Investments. By signing this Contract, Paola Investments acknowledges and accepts personal liability for all obligations set forth herein.

21. Third-Party Beneficiaries. This Contract is the entire agreement between the parties concerning its subject matter, supersedes all prior agreements and understandings, whether or not written, and is not intended to confer upon any person other than the parties any rights or remedies hereunder.

22. Governing Law. All questions concerning the validity, operation, interpretation, construction and enforcement of any terms, covenants or conditions of this Contract are in all respects to be governed by and determined in accordance with the laws of the State of Oregon without giving effect to any choice of law principles.

23. Venue. All legal proceedings brought in connection with this Contract may only be brought in the Circuit Court for Clackamas County, Oregon. Each party submits to the personal jurisdiction of that court.

24. Amendments. No amendment or other modification of this Contract will be valid unless it is reduced to a writing referencing this contract and is signed by the parties.

25. Waiver. In order to be effective, any waiver of any right, benefit or power hereunder must be in writing and signed by an authorized representative of the party against whom enforcement of such waiver would be sought, it being intended that the conduct or failure to act of either party shall imply no waiver. Unless otherwise specifically set forth herein, neither party shall be required to give notice to the other party to enforce strict adherence to all terms of this Contract.

26. Severability. If any provision of this Contract is held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over it, the

provision will be construed to make it enforceable and effective to the greatest extent permitted, and the remaining provisions of this Contract shall remain in full force and effect.

27. Construction. The paragraph and section headings used in this Contract are for convenience and ease of reference only, and do not affect scope, content or intent of this Contract. Any term referencing time, days or periods for performance are calendar days, unless otherwise expressly provided.

28. Counterparts. This Contract may be signed in two or more counterparts, each of which shall constitute an original, and both of which constitute one and the same document.

[SIGNATURE PAGE FOLLOWS]

AGENCY:

By: [AGENCY REPRESENTATIVE]

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

GRANTEE:

By: Paola Investments

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

OWNER (IF APPLICABLE):

By: ___________________________

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

[EXHIBIT A]

EXHIBIT A
Grant Application and Conditions of Approval

Grantee: Paola Investments
Primary Contact: Jack Paola, Owner
39070-39100 Pioneer Boulevard, Sandy, OR 97055
Phone: (503) 307-4646
Email: mitchpaola@gmail.com
Project Address: 39070-39100 Pioneer Boulevard, Sandy, OR 97055
Entity Type: Partnership **Year Established:** 1993
Grant Amount: Nineteen thousand three hundred thirty-five dollars ($19,335)
Total Project Cost: $71,335
Matching Funds: $52,000 (including $19,334.55 documented completed work)

<u>Project Description</u>

The Project consists of storefront and facade improvements to the historic Junker Building at 39070-39100 Pioneer Boulevard in Sandy's downtown core. The scope of work includes demolition of old framing, installation of new cedar window framing and glass, and painting and staining, to enhance the appearance of the building and complete the storefront restoration across the property. This Grant supports eligible go-forward work on the three remaining storefronts (units 39090, 39090-B, and 39100). Two storefronts (units 39070 and 39080) were completed in 2025, prior to the program launch on February 19, 2026, and are excluded as ineligible.

<u>Eligible Uses of Grant Funds</u>

Grant funds shall be applied toward storefront and facade improvement expenses associated with the Project, including carpentry and framing, window glass, exterior painting and staining, and related City permit fees. Operating expenses, working capital, inventory, and portable equipment are not eligible for reimbursement. Grant funds reimburse only eligible work performed on or after the date of Agency signature; work already completed is not reimbursed by the Grant. Agency will reimburse fifty percent (50%) of documented eligible go-forward expenses, up to the Grant amount of $19,335. The $19,334.55 of eligible expenses already documented since the February 19, 2026 launch, on this same project, is credited toward the required 50% match.

<u>Funding Sources</u>

Owner match, incl. documented expenses (Paola Investments)	$52,000.00
Agency Grant (50% reimbursement)	$19,335.00
Total	**$71,335.00**

<u>Project Timeline</u>

Grant award	[TBD]
Eligible expenses incurred (post-launch)	Feb–Mar 2026
Construction / improvements (remaining)	Upon award
Project completion	Within 12 months of Effective Date

Conditions of Approval

In addition to all terms and conditions set forth in the Contract, this Grant is subject to the following conditions:

1. Grant funds shall be used exclusively for eligible storefront and facade improvements performed on or after the date of Agency signature; grant funds are not paid for work already completed.

2. The $19,334.55 of eligible work already documented since the February 19, 2026 launch, on this same project, is credited toward the 50% match and is not reimbursed by the Grant. Expenses associated with units 39070 and 39080 (completed in 2025) are excluded.

3. Grantee shall submit itemized third-party invoices and proof of payment for all expenses claimed for reimbursement.

4. All work shall comply with applicable federal, state, and local building codes, historic-review requirements, and zoning regulations. In addition, Grantee shall bring external wiring and electrical equipment into regulatory compliance, in consultation with City Development Services Department.

5. The completed Project shall conform to the project description set forth in this Exhibit A.

Certifications

Grantee certifies that all information provided in the grant application is accurate and true to the best of Grantee's knowledge. Grantee authorizes the City of Sandy to verify any information provided in connection with this application and acknowledges that Grant funds must be used solely for eligible project purposes as set forth herein and in the Contract.

Capital Improvement Grant Application: Energize Sandy

This application is for the **Energize Sandy Capital Improvement Grant**, which provides **matching grants of up to $100,000** to support permanent building improvements, business expansions, and property upgrades that prepare a project for long-term operation and investment.

Before you begin, please note:

- Your project must be located within the Sandy Urban Renewal Area.
- Grant funds may be used for construction, renovations, permanent equipment, and site or building improvements.
- Funds cannot be used for operating expenses, working capital, inventory, or portable equipment.
- Grant funds may cover up to 50% of total project costs, and a minimum 50% match from non-grant sources is required.
- You will be asked to upload all required financial and project documents in a single, multiple-file upload section.

What you will need to complete this form:

- Basic business or organization information
- A clear description of your project and its community benefit
- A detailed project budget and funding sources Recent financial and project documents (listed in the form)

Please answer all questions completely. Incomplete applications may not be reviewed.

Legal Business / Organization Name *

Paolas Investments

DBA (if applicable)

Primary Contact Name & Title *

Jack Paola - owner

Business Address (must be in Sandy URA) *

39070-39100 Pioneer Blvd

Phone *

5033074646

Email *

mitchpaola@gmail.com

Website (optional)

Item # 2.

Entity Type *

- ○ Sole Proprietor
- ○ LLC
- ○ Corporation
- ◉ Partnership
- ○ Nonprofit
- ○ Other: ______

Year Established *

1993

NAICS / Industry *

building owner retail space

Number of Employees (including owners) *

6

Years under current ownership *

33

Item # 2.

Property owner or tenant? *

- (x) Owner
- ( ) Tenant (note: landlord authorization required)

Project Address / Location *

39070-39100 Pioneer Blvd

Project Type (Select all that apply) *

- [ ] Building renovation
- [ ] Tenant improvement
- [ ] Expansion/addition
- [ ] Permanent equipment installation
- [x] Site or facade improvements
- [ ] Code or ADA upgrades
- [ ] Manufacturing upgrades
- [ ] Restaurant/commercial kitchen build-out
- [ ] Other: ____

Project description (what the project is, what you will do, and why it is needed). *

we have 5 tenant spaces on the Junker building - we have done 3 store fron/facade improvements on 3 of the 5

What is the current status of your project? (select one)

- ( ) Pre-planning / Concept stage
- ( ) Pre-application meeting completed
- ( ) Land use application submitted
- ( ) Land use approval received
- ( ) Building permit application in process
- ( ) Building permits issued
- (x) Construction underway
- ( ) Nearly complete

Total Project Cost *

106225.00

Grant Amount Requested (max $100,000) *

$100000.00

Matching Funds Amount (minimum 50%) *

50000.00

Itemized budget description. *

New glass , wood frames , staining and painting for 5 store fronts

Sources of Funds (Select all that apply) *

- [x] Owner cash
- [ ] Bank loan
- [ ] Investor
- [ ] Other:

List funding sources and amounts *

owners loaned money to partnership to do this work but don't have enough to finish

Upload a complete, itemized project budget through project completion, including contingency and all funding sources. *

Junker building P...

Add file

Required Financial and Legal Documents (please upload the following: most recent balance sheet, most recent income statement (P&L), year-to-date financials, proof of matching funds, Sandy business license) *

2025 P L Junker ...

Add file

Current cash on hand *

$10,000

Total existing business debt *

-0-

Monthly debt payments *

$1800

Have you filed bankruptcy or have outstanding tax liens? *

- ○ Yes
- ◉ No

Current number of jobs you provide *

including all the tenants 8-12

How many jobs do you estimate creating in the next 24 months? *

1-3

What is the average hourly wage range for these jobs? *

$20 - $30/hr

What is the estimated increase in property value (if known)? *

$200,000

Please provide a community benefit narrative that the Urban Renewal Agency can share. *

the Junker builiding is a historic site for the city of Sandy - we want to finish the facade improvement to enhance the beauty of the building for the community

Target Date for Grant award *

MM DD YYYY

04 / 01 / 2026

Target Date for Permit issuance *

MM DD YYYY

04 / 01 / 2026

Target Date for Construction/implementation *

MM DD YYYY

04 / 15 / 2026

Target Date for Project completion *

MM DD YYYY

06 / 30 / 2026

Certifications *

- [x] I certify that all information provided in this application is accurate and true to the best of my knowledge.
- [x] I authorize the City of Sandy to verify any information provided in this application.
- [x] I understand and agree that grant funds must be used solely for eligible project purposes as defined in the grant guidelines.
- [x] I agree to comply with all reporting requirements as outlined in the grant agreement.

Electronic Signature (typed name) *

Jack Paola

Name & Title *

Jack Paola - owner

Date *

MM DD YYYY

03 / 02 / 206

Capital Improvement Grant Funding Contract

This Capital Improvement Grant Funding Contract ("Contract") is made and entered into this ____ day of ______________, *202_* ("Effective Date") by and between the Sandy Urban Renewal Agency, hereinafter referred to as "Agency", *Cascade Investment and Development LLC*, ("Grantee").

WHEREAS, the Agency has allocated funding for capital improvement grants for qualified projects within the Sandy Urban Renewal Area, providing matching grants of up to $100,000 to support permanent building improvements, business expansions, and property upgrades that prepare a project for long-term operation and investment; and

WHEREAS, these capital improvement grants are limited to eligible construction, renovations, permanent equipment installation, and site or building improvements, and funds cannot be used for operating expenses, working capital, inventory, or portable equipment; and

WHEREAS, Grantee has applied to Agency for a grant wherein Grantee has proposed to use Agency funds for an appropriate governmental purpose authorized by and consistent with the City of Sandy Energize Sandy Capital Improvement Grant Program for Grantee's Project (as hereinafter defined), and

WHEREAS, the Grantee's Project will be located within the Sandy Urban Renewal Area; and

WHEREAS, it is the purpose of this Contract to set forth the terms under which Agency funds shall be provided to Grantee.

NOW, THEREFORE, in consideration of the promises contained herein, it is agreed as follows:

1. Location of Project. The proposed capital improvements will occur at the following address: 38888 Pioneer Boulevard, Sandy, OR 97055 (the "Property"). The Property is legally described as follows:

   Taxlot Number: 24E13CA05200 **Parcel Number**: 00659175

   Grantee is the owner of the Property.

2. Purpose of Grant Funding. The Grantee submitted a grant application to Agency setting forth the purposes for and uses of Agency funding related to the desired capital improvements on the Property, as further described in Exhibit A (the "Project"). This application and any related conditions of approval are attached hereto as Exhibit A and incorporated into herein by reference. All representations made by Grantee in this application are contractual obligations of Grantee, and funds provided by Agency pursuant to this Contract shall be used only for the purposes set forth in Exhibit A.

3. Agency Agreement to Fund Grant. Subject to Grantee's compliance with the terms of this Contract, the representations contained in its grant application, and any conditions of approval, Agency agrees to provide Grantee funding according to this Contract's terms and in an amount not to exceed

one hundred thousand ***dollars* (*$100,000*)** ("Grant") for the Project**.** As additional inducements for Agency to enter into this Contract, Grantee:

- Acknowledges that this Contract's term contract shall not exceed the life of Agency.
- Authorizes any person or consumer reporting agency to complete and furnish to Agency's agents any information it may have or obtain in response to Agency's credit inquiries.
- Authorizes Agency to provide information concerning its credit relationship to credit reporting agencies or other creditors.

4. Funding. Agency's obligations hereunder are expressly made subject to the availability of uncommitted funds on all dates anticipated for Agency payments of the Grant. If the Grant funds are not available on the anticipated date, but are expected in the future, Grant funding may be deferred until funds become available. Although Agency intends to fund the Capital Improvement grant program, and funds are currently committed to the program, Grantee acknowledges that any unpaid funds may be withdrawn from commitment or not be committed in the future as anticipated.

5. Consequences of Unauthorized Expenditure by Grantee.

    a. In the event that Grantee expends any Grant funds for a purpose outside of, or beyond that, set forth in this Contract, Agency may withhold any future Grant funding otherwise due Grantee under this Contract and Grantee shall be immediately obligated to repay Agency all Grant funds which have been expended for a purpose outside or beyond that set forth in the grant application or this Contract. Expenditures shall be subject to inspection annually by Agency auditors.

    b. If Grantee does not repay Agency within 30 days of an unauthorized expenditure, or a longer period with Agency's written consent, Agency may exercise any and all equitable and legal rights available to it in order to compel repayment of the unauthorized expended Grant funds. As provided by law, Agency may lien the real Property to recover any Grant funds to which it is due. Grantee waives any right it may have to object to such a lien. Agency is entitled to its reasonable fees and costs in pursuing any action to recoup unauthorized expended funds, including attorney fees.

6. Project Completion. Grantee agrees to complete the Project described in Exhibit A. The Project shall be deemed complete when all permits required for use or occupancy of the structure have been issued, all construction and improvements have been completed in a good and workmanlike manner, and the Project conforms to the grant application (Exhibit A). If necessary, Grantee may request in writing a six-month extension to complete the Project. Agency has the sole discretion to authorize such an extension.

7. Duty to Maintain. Grantee will maintain the capital improvements for no less than 10 years after Project completion. Maintenance includes but is not limited to repainting, cleaning, and keeping capital improvements in a good general state of repair. Grantee permits Agency to enter onto the Property at reasonable times during the 10-year period to ensure Grantee is maintaining the capital improvements. Failure to maintain the capital improvements is a material breach of this Contract. Without limiting any of Agency's equitable and legal rights, if Grantee fails to maintain the capital improvements, Agency may hire a contractor to perform the maintenance and Agency may lien the Property to recover the cost of the maintenance. Grantee waives any right it may have to object to such a lien. If the capital improvements are demolished or significantly altered within 10 years of

Project completion, Grantee must refund to Agency all funds Agency distributed to Grantee plus nine percent (9%) interest per annum.

8. Consequences of Failing to Complete Project or Other Breach of this Contract. In the event that the Grantee fails to complete the Project, including any conditions of approval, described in Exhibit A within twelve (12) months of the Effective Date, or commits any other material breach of this Contract, all sums granted by the Agency must be immediately repaid to Agency by Grantee. If Grantee does not repay the Agency as set forth herein, the procedure set out in Section 5(b) above will apply.

9. Force Majeure: If Grantee completion of the Project is delayed by reason of weather, fire, strikes, Acts of God, or other unforeseeable circumstances beyond Grantee's reasonable control, Grantee shall be entitled to additional time to complete this Project equal to that lost by any or all of the above causes.

10. Invoice Requirement. Grant payments are only due from Agency upon receipt of a written invoice detailing Grantee's entitlement to payment and explaining the basis therefore. The following additional invoice requirements also apply:

- Grantee will provide Agency staff with all invoices and proofs of payment associated with the Project, and Agency will reimburse 50 percent of documented, eligible expenses to Grantee within 30 days of receiving Grantee's request, up to the Grant amount. Copies of invoices or receipts and canceled payment checks must be submitted. With the exception of the final Grant draw, Grant funds must be drawn in amounts of at least $1,000.
- Agency may physically inspect and review the finished Project to ensure that all elements have been satisfactorily completed. Agency has the discretion to determine whether or not Grantee complied with its obligations herein. Agency's determination on this matter is final and binding. The Project must be completed within twelve (12) months of the Effective Date.
- Expenses incurred prior to the date of Agency signature on this Contract are not eligible for funding unless otherwise approved by Agency.
- Only actual business expenditures or encumbrances for the Project are eligible for Grant reimbursement.
- All construction and material supply contracts will be between Grantee and Grantee's contractors and suppliers. The Agency is not a party to these contracts by virtue of providing this financial assistance.
- It is Grantee's sole responsibility to obtain all necessary regulatory reviews and approvals, including but not limited to land-use review, historic review, and requisite building permits. The Project must remain in compliance with all regulatory bodies and approval agencies. It will be Grantee's sole responsibility to resolve any regulatory issues. Grantee will comply with all federal, state and local laws, ordinances, statutes, rules, regulations, orders, injunctions, or decrees of any government agency or instrumentality applicable to Grantee, the Property, the operation(s), occupancies and use(s) thereof, including all applicable health, safety, environmental and zoning laws

11. Special Provisions. In addition to compliance with all representations made in the grant application (Exhibit A), this Grant shall further be conditioned upon Grantee's compliance (and Owner's compliance, if applicable) with the following special conditions:

- Any deviation of work from the Project as submitted in Exhibit A must be preapproved in writing by Agency staff to be eligible for reimbursement.

- Grantee will post *two signs* provided by Agency during the construction or improvement period of this Project at a visible, protected location agreed to with Agency staff.
- Grantee will provide Agency with before and after photos of the work completed with your final reimbursement request.
- If requested, Grantee will coordinate an open house showcasing the improvements funded under this Project in cooperation with Agency within an agreed upon time after Project completion.
- Grantee agrees that all improvements for the Project, including but not limited to permanent equipment, fixtures, and any other construction, alteration, or repairs funded by or purchased with Grant funds, shall remain on the Property. If Grantee is a tenant, such improvements must remain on the Property at the termination or expiration of any applicable lease.

If Grantee is a tenant, the Property Owner must consent to the Project and construction must be allowed under any applicable lease.
If applicable, Owner's signature herein shall serve as Owner's consent to the Project.
Any applicable lease or property agreement must be consistent with this Contract.

12. Insurance. Upon the Effective Date, Grantee shall provide the Agency with copies of insurance for the Property as follows: (a) A Commercial General Liability and Property Damage Insurance Policy in an amount not less than ONE MILLION and NO/ 100 Dollars ($1,000,000.00), naming the Agency, the City of Sandy, and their respective officers, elected and appointed officials, employees and agents as additional insured; and (b) insurance against loss or damage to the Project and other tangible property (including the land) by fire and any of the risks covered under an "all risk" policy, with extended coverage and course of construction endorsements and with a standard lender's loss payable clause naming as beneficiary Agency in an amount not less than the full replacement value of the Project and any alterations or additions.

13. Other Obligations. Grantee will timely pay and discharge (before the same shall become delinquent) all taxes, indebtedness and other obligations for which it is liable or to which its income or property is subject and all claims for labor and materials or supplies except any whose validity or amount is being contested in good faith by Grantee in appropriate proceedings with adequate provision being made consistent with generally accepted accounting principles for the payment thereof if the contest is determined adverse to Grantee.

14. Records and Inspection. Grantee shall keep proper books of account and records on all activities associated with this Contract including, but not limited to, books of account and records on the expenditure of all Grant funds. Grantee will maintain these books of account and records in accordance with generally accepted accounting principles and shall retain the books of account and records until the later of three (3) years after the Contract termination or expiration, or the date that all disputes, if any, arising under this Contract have been resolved. Grantee will permit Agency and/or its duly authorized representatives to inspect, review and make excerpts and transcripts of its books of account and records with respect to the receipt and disbursement of Grant funds received from Agency. Access to these records is not limited to the required retention period. The authorized representatives shall have access to the records at any reasonable time for as long as the records are maintained. The obligations of this Section survive completion of the Project and any termination of this Contract.

15. Attorney's Fees. If the Agency prevails in a suit or action to enforce this Contract or seek damages for its breach, it is entitled to an award of its reasonable attorney fees including any incurred upon

appeal.

16. Indemnification. Grantee covenants and agrees to indemnify, defend, and hold harmless Agency and the City of Sandy, their agents, officers, elected and appointed officials, and employees from any claim, demand, damage or expense (including reasonable attorney fees) resulting in any manner from the extension of grant funds from Agency to Grantee, any use of Agency funds by Grantee, and/or this Contract. Without limiting the general obligation of Grantee to indemnify Agency and the City of Sandy, by granting funds under this Contract Agency does not assert any interest in, endorse, or assume any liability for the Project's design, engineering, construction, use, operation or maintenance.

17. No Assignment. Grantee's obligations hereunder are not assignable or transferable without the prior written consent of Agency, which consent is in Agency's sole and absolute discretion. Grantee's obligations under this Contract are binding upon any third-party assignee.

18. Interest. In the event Grantee fails to repay any money owed to Agency under this Contract or otherwise breaches any term, Grantee's obligation shall bear interest at nine (9) percent per year.

19. Tax Consequences. Agency makes no representations concerning the tax consequences to the recipient of any Agency grant or loan. Any questions in this regard should be resolved by the Grantee with his/her own tax professional.

20. Guarantee. The obligations of Cascade Investment and Development LLC under this Contract are personally guaranteed by Cascade Investment and Development LLC. By signing this Contract, Cascade Investment and Development LLC acknowledges and accepts personal liability for all obligations set forth herein.

21. Third-Party Beneficiaries. This Contract is the entire agreement between the parties concerning its subject matter, supersedes all prior agreements and understandings, whether or not written, and is not intended to confer upon any person other than the parties any rights or remedies hereunder.

22. Governing Law. All questions concerning the validity, operation, interpretation, construction and enforcement of any terms, covenants or conditions of this Contract are in all respects to be governed by and determined in accordance with the laws of the State of Oregon without giving effect to any choice of law principles.

23. Venue. All legal proceedings brought in connection with this Contract may only be brought in the Circuit Court for Clackamas County, Oregon. Each party submits to the personal jurisdiction of that court.

24. Amendments. No amendment or other modification of this Contract will be valid unless it is reduced to a writing referencing this contract and is signed by the parties.

25. Waiver. In order to be effective, any waiver of any right, benefit or power hereunder must be in writing and signed by an authorized representative of the party against whom enforcement of such waiver would be sought, it being intended that the conduct or failure to act of either party shall imply no waiver. Unless otherwise specifically set forth herein, neither party shall be required to give notice to the other party to enforce strict adherence to all terms of this Contract.

26. Severability. If any provision of this Contract is held to be invalid, illegal, unenforceable, or in

conflict with any law of a federal, state, or local government having jurisdiction over it, the provision will be construed to make it enforceable and effective to the greatest extent permitted, and the remaining provisions of this Contract shall remain in full force and effect.

27. Construction. The paragraph and section headings used in this Contract are for convenience and ease of reference only, and do not affect scope, content or intent of this Contract. Any term referencing time, days or periods for performance are calendar days, unless otherwise expressly provided.

28. Counterparts. This Contract may be signed in two or more counterparts, each of which shall constitute an original, and both of which constitute one and the same document.

[SIGNATURE PAGE FOLLOWS]

AGENCY:

By: [AGENCY REPRESENTATIVE]

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

GRANTEE:

By: Cascade Investment and Development LLC

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

OWNER (IF APPLICABLE):

By: ___________________________

Printed Name: ___________________________

Title: __________________________________

Date: __________________________________

[EXHIBIT A]

EXHIBIT A
Grant Application and Conditions of Approval

Grantee: Cascade Investment and Development LLC
Primary Contact: Marlin Good, Member
38888 Pioneer Boulevard, Sandy, OR 97055
Phone: (971) 221-6791
Email: mggood@emypeople.net
Project Address: 38888 Pioneer Boulevard, Sandy, OR 97055
Entity Type: LLC **Year Established:** 2013
Grant Amount: One hundred thousand dollars ($100,000)
Total Project Cost: $775,000
Matching Funds: $675,000

Project Description

The Project consists of the redevelopment of 38888 Pioneer Boulevard, a long-blighted property at the core of the city, into a childcare facility. The scope of work includes demolition of the north walls and reconstruction behind the property line; new foundation, sidewalks, curbs, and entry landings; installation of plumbing and a stormwater retention/detention system; framing and finishing of the new north walls and porch; an ADA-compliant entry and public civic space; facade enhancement and landscaping; and interior modifications, including walls and plumbing, to improve usability. The project converts a blighted property into an active community use, providing childcare services and employment in the core of the city, with an estimated post-improvement assessed value of approximately $800,000 and approximately 17 jobs.

Eligible Uses of Grant Funds

Grant funds shall be applied toward construction, site and civil work, and permanent improvement expenses associated with the Project, including demolition and reconstruction of the north walls; foundation, sidewalks, curbs, and entry landings; plumbing and stormwater retention/detention; framing and finishing of new walls and porch; ADA entry and civic space; facade and landscaping; and interior modifications. Planning, design, engineering, and permitting completed prior to Agency signature, as well as portable equipment, operating supplies, inventory, furniture, and working capital, are not eligible for reimbursement. Agency will reimburse fifty percent (50%) of documented eligible expenses, up to the Grant amount of $100,000.

Funding Sources

Private match (owner equity, tenant contribution, and Anabaptist Financial construction loan)	$675,000
Agency Grant (50% reimbursement)	$100,000
Total	**$775,000**

Project Timeline

Grant award	[TBD]
Building permit (issued – for reference)	March 3, 2026
Construction / civil work commencement	Upon award
Project completion	Within 12 months of Effective Date

Conditions of Approval

In addition to all terms and conditions set forth in the Contract, this Grant is subject to the following conditions:

1. Grant funds shall be used exclusively for forward-looking construction and civil/site work as described herein; expenses incurred prior to Agency signature, including completed planning, design, engineering, and permitting, are not eligible.

2. Grantee shall maintain compliance with the building permit issued March 3, 2026 and all other applicable permits, codes, and zoning regulations.

3. Grantee shall coordinate with the City regarding the rear stormwater system and any associated Strauss Avenue and Junker alley civil improvements.

4. Grantee shall submit itemized third-party invoices and proof of payment for all expenses claimed for reimbursement.

5. The completed Project shall conform to the project description set forth in this Exhibit A.

Certifications

Grantee certifies that all information provided in the grant application is accurate and true to the best of Grantee's knowledge. Grantee authorizes the City of Sandy to verify any information provided in connection with this application and acknowledges that Grant funds must be used solely for eligible project purposes as set forth herein and in the Contract.

Capital Improvement Grant Application: Energize Sandy

This application is for the **Energize Sandy Capital Improvement Grant**, which provides **matching grants of up to $100,000** to support permanent building improvements, business expansions, and property upgrades that prepare a project for long-term operation and investment.

Before you begin, please note:

- Your project must be located within the Sandy Urban Renewal Area.
- Grant funds may be used for construction, renovations, permanent equipment, and site or building improvements.
- Funds cannot be used for operating expenses, working capital, inventory, or portable equipment.
- Grant funds may cover up to 50% of total project costs, and a minimum 50% match from non-grant sources is required.
- You will be asked to upload all required financial and project documents in a single, multiple-file upload section.

What you will need to complete this form:

- Basic business or organization information
- A clear description of your project and its community benefit
- A detailed project budget and funding sources Recent financial and project documents (listed in the form)

Please answer all questions completely. Incomplete applications may not be reviewed.

Legal Business / Organization Name *

Cascade Investment and Development, LLC

DBA (if applicable)

Primary Contact Name & Title *

Marlin, Member

Business Address (must be in Sandy URA) *

2420 NW Campus Dr., Suite C, Estacada, OR 97023

Phone *

9712216781

Email *

mggood@emypeople.net

Website (optional)

Entity Type *

- ○ Sole Proprietor
- ◉ LLC
- ○ Corporation
- ○ Partnership
- ○ Nonprofit
- ○ Other: ______

Year Established *

2013

NAICS / Industry *

531120

Number of Employees (including owners) *

1

Years under current ownership *

3

Property owner or tenant? *

- [x] Owner
- [ ] Tenant (note: landlord authorization required)

Project Address / Location *

38888 Pioneer Blvd. Sandy, OR 97055

Project Type (Select all that apply) *

- [x] Building renovation
- [x] Tenant improvement
- [ ] Expansion/addition
- [ ] Permanent equipment installation
- [x] Site or facade improvements
- [x] Code or ADA upgrades
- [ ] Manufacturing upgrades
- [ ] Restaurant/commercial kitchen build-out
- [ ] Other:

Project description (what the project is, what you will do, and why it is needed). *

Demolition of the north walls and rebuild behind property line. Repair of roof and replacement of roofing materials, residing of walls. Adding ADA compliant entry and civic space. Enhancement of facade and landscaping. Interior modifications, including walls and plumbing, to accommodate greater useability.

What is the current status of your project? (select one)

- ○ Pre-planning / Concept stage
- ○ Pre-application meeting completed
- ○ Land use application submitted
- ○ Land use approval received
- ○ Building permit application in process
- ◉ Building permits issued
- ○ Construction underway
- ○ Nearly complete

Total Project Cost *

$775,000

Grant Amount Requested (max $100,000) *

$100,000

Matching Funds Amount (minimum 50%) *

$675,000

Itemized budget description. *

Remove north walls, foundation, and sidewalks. Prepare and pour new north foundation, sidewalks, curbs, and entry landings. Install plumbing and build retention system for storm water. Frame and finish new north walls and porch. Remove old and build new interior walls and doorways. Install additional plumbing fixtures.

Sources of Funds (Select all that apply) *

- [x] Owner cash
- [ ] Bank loan
- [x] Investor
- [ ] Other:

List funding sources and amounts *

Owner cash- $80,000. Tenant- $40,000. Loan from Anabaptist Financial- $530,000

Upload a complete, itemized project budget through project completion, including contingency and all funding sources. *

BB Pioneer Dayc...

Design and perm...

Add file

Required Financial and Legal Documents (please upload the following: most recent balance sheet, most recent income statement (P&L), year-to-date financials, proof of matching funds, Sandy business license) *

P&L - Marlin Goo...

Balance Sheet M...

Add file

Current cash on hand *

$40

Total existing business debt *

$511,000

Monthly debt payments *

$3,700

Have you filed bankruptcy or have outstanding tax liens? *

- [ ] Yes
- [x] No

Current number of jobs you provide *

0

How many jobs do you estimate creating in the next 24 months? *

17

What is the average hourly wage range for these jobs? *

$18-30

What is the estimated increase in property value (if known)? *

$800,000

Please provide a community benefit narrative that the Urban Renewal Agency can share. *

This project will drastically improve the appearance and useability of a long blighted property, making it highly desirable for tenancy and patronage. Pedestrian space will be improved. The targeted use of child care will provide a needed service to the community, in a location which is accessible with minimal side-street impact.

Target Date for Grant award *

MM DD YYYY

05 / 29 / 2026

Target Date for Permit issuance *

MM DD YYYY

03 / 03 / 2026

Target Date for Construction/implementation *

MM DD YYYY

06 / 15 / 2026

Target Date for Project completion *

MM DD YYYY

11 / 15 / 2026

Certifications *

- [x] I certify that all information provided in this application is accurate and true to the best of my knowledge.
- [x] I authorize the City of Sandy to verify any information provided in this application.
- [x] I understand and agree that grant funds must be used solely for eligible project purposes as defined in the grant guidelines.
- [x] I agree to comply with all reporting requirements as outlined in the grant agreement.

Electronic Signature (typed name) *

Marlin Good

Name & Title *

Marlin Good, Member

Date *

MM DD YYYY

05 / 19 / 2026