

# DUNDEE URBAN RENEWAL AGENCY MEETING

## Board Meeting Agenda

Dundee Fire Station Community Room  
801 N. Highway 99W  
Dundee, OR 97115

TELECONFERENCED MEETING OPEN TO THE PUBLIC IN-PERSON OR VIA ZOOM

Join Zoom Meeting:

<https://us02web.zoom.us/j/88408449617>

Meeting ID: **884 0844 9617**

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**April 21, 2026**

**8:00 PM\***

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- 1. Call to Order**
- 2. Public Comment:** Speakers will be allowed up to 3 minutes to speak after being recognized by the Chair.
- 3. Olive Branch Grant**
- 4. Agency Member Concerns**
- 5. Adjourn**

\*Or immediately following City Council meeting.



## STAFF REPORT

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To: Urban Renewal Agency  
From: Courtney Patterson, Executive Director  
Date: April 15, 2026  
RE: DURA resolutions 2026-02 and 2026-03

**Background:** On March 18, 2025, and April 1, 2025, Mary Gregoire and Lisa Bakke with the Olive Branch hotel project (Soulsis LLC) presented a grant request for \$125,000. The grant would be to support permanent improvements to commercial development. On April 1, 2025, a motion passed 6-0 to grant the Olive Branch hotel project \$125,000

**Information:** As the grant to support permanent improvements to commercial development was not already included in the Dundee Urban Renewal Plan, it requires an amendment via City Council and DURA resolution. DURA resolution 2026-02 updates the plan as outlined in the attached redlined version.

The changes include moving projects into the main plan vs an attachment, increasing the façade grant amount to \$125,000, and adding the \$125,000 grant for permanent improvements to commercial development.

Resolution 2026-03 authorizes the Executive Director to enter into a grant agreement with Soulsis LLC for the Olive Branch hotel infrastructure improvements.

The grant agreement reimburses Soulsis LLC for improvements to water, electrical, sewer, storm, and site work up to \$125,000. Soulsis will provide and DURA will review all receipts.

### **Attachments:**

Redlined Urban Renewal Plan amended 4-21-26  
DURA resolution 2026-02 amending urban renewal plan  
Grant agreement – Olive Branch hotel infrastructure including exhibits A, B1, and B2  
DURA resolution 2026-03 authorizing Soulsis grant

**Recommendation:** Approve resolutions 2026-02 and 2026-03

**Motion:** I move to adopt resolution 2026-02; a resolution amending the urban renewal plan by increasing the façade grant amount and authorizing support for permanent improvements to commercial developments.

I move to adopt resolution 2026-03; a resolution authorizing a permanent improvement grant with Soulsis LLC.

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE DUNDEE URBAN RENEWAL AGENCY AMENDING THE URBAN RENEWAL PLAN BY INCREASING THE FAÇADE GRANT AMOUNT AND AUTHORIZING SUPPORT FOR PERMANENT IMPROVEMENTS TO COMMERCIAL DEVELOPMENT**

**WHEREAS**, the Dundee Urban Renewal Plan (the “Plan”) was adopted on April 18, 2017 through City of Dundee Ordinance No. 558-2017; and

**WHEREAS**, the Plan authorizes matching grants to businesses as determined by the Dundee Urban Renewal Agency (the “Agency”), to be necessary to further the goals and objectives of the Plan as provided in Section II; and

**WHEREAS**, the Agency has entered into a matching façade grant agreement with Soulsis LLC for \$125,000 and will enter into another matching grant agreement with Soulsis LLC for an additional \$125,000 for permanent improvements for commercial development; and

**WHEREAS**, the Plan must be amended to increase the award amount for façade grants and authorize support for permanent improvements for commercial development; and

**WHEREAS**, the Plan must be amended via Agency resolution to add projects that are substantially different from those identified in Section III if the addition or modification of the projects costs less than \$1,000,000 in 2008 dollars

**WHEREAS**, the City of Dundee will also consider approval of the amendment by resolution

**NOW THEREFORE, THE DUNDEE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:**

**Section 1.** The Dundee Urban Renewal Plan is hereby amended with the language found in Exhibit A.

**Section 2.** This Resolution takes effect immediately upon passage.

ADOPTED by a roll call vote of the Dundee Urban Renewal Agency on April 21, 2026.

Yes:

No:

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David Ford, Board Chair

**ATTEST:**

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Courtney Patterson, Executive Director

## GRANT AGREEMENT

THIS GRANT AGREEMENT (“Grant Agreement”) is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2026 by and between the CITY OF DUNDEE, an Oregon municipal corporation, acting by and through the DUNDEE URBAN RENEWAL AGENCY (“Grantor”), and SOULSIS, LLC, an Oregon limited liability company (“Grantee”).

### RECITALS

A. The City of Dundee established the Dundee Urban Renewal Agency (“DURA”) on June 7, 2016 via Ordinance 546-2016.

B. The City adopted the Dundee Urban Renewal Plan on April 18, 2017 via Ordinance 558-2017 (the “Plan”).

C. The City and DURA amended the Plan on April 21, 2026 via City Council Resolution 2026-03 and DURA Resolution 2026-02 to authorize support for permanent improvements to commercial development.

D. The Plan sets forth its stated goals of (i) promoting the revitalization of existing properties and development of underdeveloped or vacant properties within the Urban Renewal Area to meet the City’s design theme and standards; (ii) improving public facilities and utilities within the Urban Renewal Area to encourage development and improve the visual appearance of the project area; (iii) promoting a safe and convenient multi-modal transportation system; and (iv) improving cultural, recreational, and civic amenities and resources for community members and visitors to promote a vibrant business district and improve the quality of life in the City of Dundee.

E. Grantor’s primary method of financing for urban renewal projects is through tax increment financing.

F. Grantee is the fee simple owner of the real property located at 1226 N Highway 99W, Dundee, Oregon (the “Property”), more particularly described on Exhibit “A”.

G. The Property is located within Grantor’s Urban Renewal Boundary.

H. Grantee has requested financial assistance from Grantor to aid and support the redevelopment of the Property to develop a boutique hotel known as the Olive Branch Botel (the “Project”).

I. The Project consists of the establishment of a boutique hotel, a community event center and commercial spaces along with installation of street improvements.

J. Grantor has determined the goals and objectives of the Project are consistent with, and will further the implementation of, Grantor’s Plan, and, accordingly, Grantor is willing to provide financial assistance to Grantee for the Project, on the terms and conditions of this Grant Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

## **AGREEMENT**

1. Grant. Grantor agrees to make a grant to Grantee (“Grant”) in an amount not to exceed One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) (“Grant Amount”) for the Project. This Grant is conditioned upon the resulting tax increment being in excess of the Grant Amount and/or sufficient funds being appropriated to the Grantor by the City of Dundee for discretionary use.

2. Construction of Improvements. Grantee agrees to construct improvements as submitted to and approved by the City of Dundee, which are attached hereto and incorporated herein as Exhibit “B1” and Exhibit “B2”, in accordance with the adopted specialty codes and the City, state and/or federal standards in effect at the time a building permit is issued.. Grantee shall complete the Project no later than the expiration of any building permit(s) issued by the City (the “Project Completion Deadline”) and Grantor is not obligated to reimburse any Project costs incurred after this date.

3. Disbursement. The funds of the Grant shall be held in the Grantor’s Urban Renewal Fund. Upon completion of the improvements, and final inspection and approval by Grantor, Grantee must submit to Grantor an itemized statement setting forth the full and actual costs of the improvements. This statement must be signed by Grantee and must include (i) proof of payment of costs and (ii) final lien waivers from all contractors and subcontractors.

4. Payment. Grantor will, within sixty (60) days of receipt of Grantee’s itemized statement and accompanying documents as required by this Grant Agreement, cause a reimbursement to Grantee in an amount up to the Grant Amount.

5. Warranties and Representations.

- a. Existence and Authority. Grantee is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Oregon. Grantee warrants and represents it has full power and authority to carry on its business as now being conducted and how Grantee contemplates it to be conducted with respect to the Project. Grantee warrants and represents it has full power, authority, and legal right to execute and deliver this Grant Agreement and all other agreements, documents, and instruments contemplated herein (collectively, the “Grant Documents”) and to incur and perform its obligations stated herein.
- b. Compliance with Laws. Grantee warrants and represents it is in material compliance with all federal, state, and local laws, rules, regulations, ordinances, and orders applicable to the Project, and the Project, when completed, will be in compliance with all applicable health and safety, environmental, and zoning laws.

- c. Discrimination. Grantee warrants and represents it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender, age, national origin, physical or mental disability, or disabled veteran or veteran status in violation of state or federal laws.
- d. Litigation. As of the date of the Grant Agreement, there are no pending litigation, arbitration, or administrative proceedings against Grantee or with respect to the Property or the Project that could reasonably have a material adverse effect on the business, assets, operations, or financial condition of Grantee, the Project, or the ability of Grantee to complete the Project, or which purports to affect the legality, enforceability, or validity of any Grant Document.
- e. Licenses; Maintenance of Business. Grantee will remain a limited liability company validly existing under the laws of Oregon and will keep in force all licenses and permits necessary to the proper conduct of its business and the completion of the Project including, but not limited to, a City of Dundee business license.
- f. Tax Compliance. Grantee represents and warrants that it is currently in compliance with, and shall remain in compliance with, all applicable federal, state, and local laws, regulations, and ordinances, including but not limited to the filing of all required tax returns, and the payment of all taxes, fees, and assessments due, including any payroll or withholding taxes and transient lodging tax. Grantee covenants that it is not delinquent in the payment of any taxes, fees, or penalties due to the City of Dundee or any other taxing authority.

6. Indemnity. Grantee shall indemnify and hold Grantor, its officers, employees and agents harmless from and against any and all liabilities, claims, losses, damages, or expenses (including attorney fees and expenses) which any of them may suffer or incur in connection with (a) the inaccuracy of any of the representations and warranties made by Grantee in any Grant Documents, (b) any transaction contemplated by this Grant Agreement or any other Grant Document or (c) the actions or inactions of Grantee, or its employees, agents or contractors, related to the Project, other than claims, losses, damages, or expenses that arise solely from the gross negligence or willful misconduct of Grantor. This Section shall survive completion of the Project and any termination of this Grant Agreement.

7. Records and Inspection. Grantee shall keep proper books of account and records on all activities associated with the Grant, including but not limited to, books of account and records on the expenditure of all Grant proceeds in accordance with generally accepted accounting principles. Grantee shall retain such books of account and records until the later of three years after the Project Completion Deadline or the date that all disputes, if any, arising under this Grant Agreement or any other Grant Documents have been resolved. Grantee will permit Grantor 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 funds received from Grantor. 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. This Section shall survive completion of the Project and any termination of this Grant Agreement.

8. Miscellaneous

- a. Counterparts. This Grant Agreement may be executed in any number of counterparts, and any single counterpart or set of counterparts signed, in either case, by all the parties hereto shall constitute a full and original instrument, but all of which shall together constitute one and the same instrument.
- b. Survival. All agreements, representations, and warranties shall survive the execution and delivery of this Grant Agreement, any investigation at any time made by Grantor or on its behalf and the making of the Grant.
- c. Notice. Any notice required or permitted under this Grant Agreement shall be in writing and shall be deemed effective (1) when actually delivered in person, (2) one business day after deposit with a commercial courier service for "next day" delivery, (3) two business days after having been deposited in the United States mail as certified or registered mail, or (4) when transmitted by email, addressed to the parties as follows:

GRANTOR: Dundee Urban Renewal Agency  
Attn: City Administrator  
620 SW 5<sup>th</sup> Street  
Dundee, OR 97115  
Email: Courtney.Patterson@dundeecity.org

GRANTEE: Soulsis, LLC  
Attn: Mary Ann Gregoire  
6 Morningside Circle  
Lake Oswego, OR 97035  
Email: mary.gregoire@gmail.com

- d. Successors and Assigns. Grantee may not assign this Grant Agreement, in whole or in part, without the prior written consent of Grantor. This Grant Agreement shall be binding upon and shall inure to the benefit of the parties and their respective permitted successors and assigns.
- e. Governing Law, Jurisdiction, Venue. This Grant Agreement and any other Grant Documents shall be governed by and construed in accordance with the laws of the State of Oregon. Any legal action regarding this Grant Agreement or any other Grant Documents must be brought and conducted in the federal or state court, as appropriate, serving Yamhill County, Oregon, and the parties hereby consent to the jurisdiction and venue of such courts.
- f. Modification; Prior Grant Agreements; Headings. This Grant Agreement may not be modified or amended except by an instrument in writing signed by Grantee and

Grantor. This Grant Agreement taken together with any other Grant Documents reflect and set forth the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersede all prior agreements and understandings relating to such subject matter. The headings in this Grant Agreement are for the purpose of reference only and shall not limit or otherwise affect any of the terms hereof.

- g. Validity; Severability. If any provision of this Grant Agreement is held to be invalid, such event shall not affect, in any respect whatsoever, the validity of the remainder of this Grant Agreement and the remainder shall be construed without the invalid provision so as to carry out the intent of the parties to the extent possible without the invalid provision.
- h. Relationship of the Parties. Nothing contained in this Grant Agreement or any acts of the parties hereto shall be deemed or construed to create the relationship of principal and agent, or of partnership, or of joint venture or of any other association other than that of independent contracting parties.
- i. No Third Party Beneficiary Rights. No person not a party to this Grant Agreement is an intended beneficiary of this Agreement, and no person not a party to this Grant Agreement shall have any right to enforce any term of this Agreement.
- j. Public Records/City Audit. Grantee understands and acknowledges that Grantor is a public entity subject to Oregon's public records laws (ORS 192.311 – 192.478) and this Grant Agreement and related documents are subject to audit by the Grantor, public records disclosure, and applicable public ethics laws.

IN WITNESS WHEREOF, the parties hereto have caused this Grant Agreement to be executed by their duly authorized representatives effective as of the date first above written.

GRANTOR:

CITY OF DUNDEE, an Oregon municipal Corporation, acting by and through the DUNDEE URBAN RENEWAL AGENCY

By: \_\_\_\_\_  
Courtney Patterson, City Administrator

GRANTEE:

SOULSIS, LLC, an Oregon limited liability company

By: \_\_\_\_\_  
Mary Ann Gregoire

Approved as to Form:

\_\_\_\_\_  
Ashley Wigod, City Attorney

**EXHIBIT A**  
**Legal Description**

Real property in the County of Yamhill, State of Oregon, described as follows:

Part of Tract 66 of Dundee Orchard Homes No. 1 and part of Block 3 of the Town of Dundee in Yamhill County, Oregon, being further described as follows:

Beginning at an iron rod set North 59°04' West, 20 feet from the Northeasterly corner of Lot 5 of said Block 3; thence South 30°36' West along the Westerly line of Highway 99W, 100 feet to an iron rod which is North 59°04' West, 20 feet from the Southeasterly corner of Lot 4 of said Block 3; thence North 59°04' West, 280 feet to an iron rod; thence North 30°36' East, 100 feet to an iron rod, thence South 59°04' East, 280 feet to the point of beginning.

**EXHIBIT B**  
**Site Plans/Drawings/Description of Improvements**

## EXHIBIT B1

the olive branch Infrastructure Costs and Estimates			
	EST COST		COMPLETE
Land Survey			\$7,975.00
Civil Engineering			\$16,355.00
PGE Line Plan			\$2,718.00
City Permitting Fees			\$6,815.00
Final Grading Plan			\$2,150.00
Final Engineering			\$6,050.00
Type "B" Permit Fee			\$3,000.00
<b>SUBTOTAL</b>			<b>\$45,063.00</b>
<b>WATER</b>			
New 1" meter	\$12,343.00		
tap line, install new meter	\$5,000.00		
trenching/run lines	\$40,000.00		
<b>SUBTOTAL</b>		\$57,343.00	
<b>ELECTRICITY</b>			
equipment	\$0.00		\$7,500.00
underground lines 99w	\$0.00		\$18,236.73
run lines	\$9,000.00		
<b>SUBTOTAL</b>		\$9,000.00	<b>\$25,736.73</b>
<b>SEWER</b>			
city SDC	\$7,910.00		
trenching/run lines	\$38,000.00		
<b>SUBTOTAL</b>		\$45,910.00	
<b>STORM @ .9737 per sq ft</b>			
Pole building	\$5,944.44		
4 SADU units	\$1,692.76		
trenching/run lines	\$9,500.00		
<b>SUBTOTAL</b>		\$17,137.20	
<b>SITE WORK</b>			
Excavation	\$95,000.00		
Tru-grid pervious pavers	\$46,000.00		
Concrete - sidewalks/driveway	\$50,000.00		
<b>SUBTOTAL</b>		\$191,000.00	
<b>GENERAL CONDITIONS</b>			
Site support	\$32,000.00	\$32,000.00	

<b>BUILDING PERMITS</b>				
Lodging (A-D) building permits		\$23,021.66		
Pole Building (F) building permit		\$6,807.84		
Misc trade permits		\$2,000.00		
<b>SUBTOTAL</b>			\$31,829.50	
<b>TOTAL</b>			\$384,219.70	\$70,799.73
<b>GRAND TOTAL (including completed)</b>			\$455,019.43	

**SITE PLAN KEY NOTES**

1. INSTALL ADA COMPLIANT CONCRETE WALKWAY FROM ADA STALL TO SIDEWALK.
2. INSTALL TRUEGRID PRO LITE® HEAVY LOAD PAVERS OR APPROVED EQUAL. PAVERS ARE INSTALLED WITH MINIMUM 4" LEVEL LIFT OF CLEAN, UNIFORM, 40% VOID, 1" CLEAN CRUSHED ANGULAR STONE THAT RETAINS AND INFILTRATES SITE STORM WATER. SEE SHEET C3 FOR DETAIL.
3. INSTALL ADA COMPLIANT CRUSHED GRANITE PATHWAY.
4. INSTALL ADA COMPLIANT CONCRETE WALKWAYS (TYP).
5. INSTALL LANDSCAPE BLOCK RETAINING WALL AROUND NEW CONCRETE PATIOS (UP TO 1.0' TALL).
6. NEW BUILDING (SEE ARCHITECTURAL PLANS FOR PHASING).
7. INSTALL STANDARD CURB PER PRIVATE CURB DETAIL. SEE SHEET C4.
8. RELOCATE FENCE TO PROPERTY LINE (COORDINATE WITH NEIGHBOR).
9. PRESERVE EXISTING TREES WITH TREE PROTECTION FENCE.
10. STRIPE ADA COMPLIANT STALL AND ACCESS AISLE AND INSTALL REQUIRED SIGNS PER DETAIL ON SHEET C5.
11. STRIPE OVERSIZED PARKING STALLS AT FRONT OF PROPERTY.
12. STRIPE OVERSIZED STALLS AT REAR OF PROPERTY.
13. INSTALL FENCE AND GATE FOR TRASH ENCLOSURE.

14. INSTALL ±253' OF 4" SANITARY SEWER PIPE (D3034 SDR 35, ABS, OR APPROVED EQUAL). MIN. 2% SLOPE.
15. INSTALL ±315' OF 1" WATER SERVICE (PEX).
16. INSTALL ±175' OF UNDERGROUND ELECTRIC.
17. INSTALL POWER TRANSFORMER AND TRANSFORMER PAD PER SERVICE PROVIDER REQUIREMENTS.
18. INSTALL 1" WATER METER PER CITY DETAIL RD274, SEE SHEET C4.
19. EXISTING RIGHT OF WAY.
20. CONTRACTOR TO POTHOLE EXISTING SANITARY PIPE AT POINT OF CONNECTION.
21. DEMO EXISTING CURB AND PLACE NEW ASPHALT UP TO PROPERTY LINE
22. INSTALL ADA COMPLIANT GRAVEL PATH ALONG PROPERTY LINE
23. INSTALL 4" SANITARY SEWER CLEANOUT
24. INSTALL 2" SADDLE TAP ON EXISTING WATER MAIN FOR 2" SCHEDULE 80 FIRE WATER LINE.
25. INSTALL 3/4" IRRIGATION DOUBLE CHECK VALVE AND STUB FOR FUTURE EXTENSION BY OTHERS.

TAX LOT 1200  
MAP 3S, 3W, 35AA  
DEED DOC. NO.  
2004-08353

TAX LOT 901  
MAP 3S, 3W, 35AA  
DEED DOC. NO.  
2014-16283

TAX LOT 1000  
MAP 3S, 3W, 35AA  
DEED DOC. NO.  
2004-08353

Bottom of footing  
drain IE = 187.16

Cleanout with  
traffic rated grate

Abandon existing  
storm drain pipe  
after new storm  
pipe is installed.

6" Schedule 80 PVC pipe at  
1% slope backfilled w/3/4"-0"  
crushed aggregate.

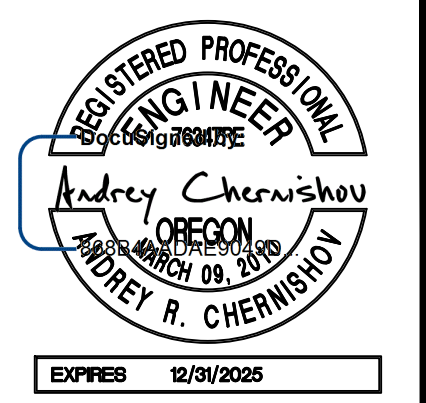
Proposed storm  
outfall IE to match  
existing pipe outfall  
IE of 181.91'.

**PROPOSED LEGEND**

- DECOMPOSED GRANITE
- CONCRETE
- GRASS LANDSCAPING
- PAVERS
- SANITARY
- WATER
- UNDERGROUND ELECTRIC

**EXISTING LEGEND**

- Some Symbols shown may not be used on map
- 12' DECIDUOUS TREE
  - 24' EVERGREEN TREE
  - DEAD TREE
  - STORM SEWER MANHOLE
  - CATCH BASIN
  - CURB INLET
  - AREA DRAIN
  - DITCH INLET
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - WATER MANHOLE
  - WATER METER
  - WATER VALVE
  - HOSE BIB
  - IRRIGATION CONTROL VALVE
  - GAS VALVE
  - GAS METER
  - MAILBOX
  - UTILITY RISER
  - UTILITY BOX
  - TELEPHONE MANHOLE
  - TELEPHONE RISER
  - STORM OUTFALL
  - SIGN
  - BOLLARD
  - FOUND MONUMENT
  - DOWN SPOUT TO STORM SYSTEM
  - DOWN SPOUT TO SPLASH GUARD
  - COLUMN
  - TRAFFIC SIGNAL POLE
  - UTILITY POLE
  - LIGHT POLE
  - GUY WIRE
  - ELECTRIC BOX
  - ELECTRIC METER
  - TRANSFORMER
  - ELECTRIC RISER
  - HEAT PUMP
  - GATE POST
  - CABLE TV BOX
  - CABLE TV RISER
  - OVERHEAD LINE
  - GAS LINE
  - ELECTRICAL LINE
  - COMMUNICATIONS LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - WATER LINE
  - FENCE LINE
  - HANDRAIL
  - EDGE OF BRUSH
  - TREE DRIPLINE
  - CONCRETE
  - GRAVEL
  - ASPHALT
  - FD = FOUND
  - IP = IRON PIPE
  - IR = IRON ROD
  - YPC = YELLOW PLASTIC CAP
  - ALC = ALUMINUM CAP
  - RPC = RED PLASTIC CAP
  - OPC = ORANGE PLASTIC CAP

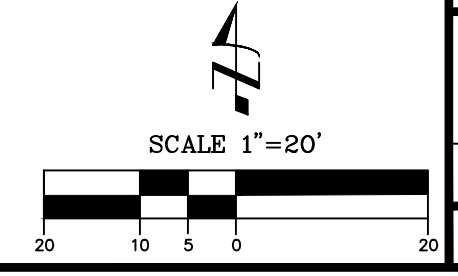


**H B H**  
501 E First Street  
Newberg, Oregon 97132  
CONSULTING 503/54-9553 fax 503/537-9554  
ENGINEERS email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1/4 INCH SCALE IS NOT AS SHOWN

MARY GREGOIRE  
1226 HWY 99W, DUNDEE OR 97115  
**OLIVE BRANCH**  
1226 HWY 99W, DUNDEE OR 97115  
**SITE PLAN**



**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE DUNDEE URBAN RENEWAL AGENCY AUTHORIZING A PERMANENT IMPROVEMENT GRANT WITH SOULSIS, LLC**

**WHEREAS**, Goal 1 of the Dundee Urban Renewal Plan (the “Plan”) is to “promote the revitalization of existing properties and development of underdeveloped or vacant properties within the Urban Renewal Area to meet the adopted Dundee design theme and standards; and

**WHEREAS**, Section IV paragraph E of the Plan authorizes the Dundee Urban Renewal Agency (the “Agency”) to provide matching grants to businesses and support for permanent improvements to commercial development if it is determined to be necessary to further the goals and objectives of the Plan as provided in Section II; and

**WHEREAS**, Soulsis, LLC is the owner of real property located at 1226 N Highway 99W, Dundee, Oregon (the “Property”); and

**WHEREAS**, The property is located within the Grantor’s Urban Renewal Boundary; and

**WHEREAS**, Soulsis, LLC is redeveloping the Property into a boutique hotel, a community event center and commercial spaces; and

**WHEREAS**, Soulsis, LLC will install street improvements; and

**WHEREAS**, the Agency has determined that the redevelopments are consistent with Goal 1 of the Plan and will further the implementation of Grantor’s Plan; and

**WHEREAS**, The Agency and Soulsis have negotiated in good faith a grant agreement

**NOW THEREFORE, THE DUNDEE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:**

**Section 1.** The Executive Director of the Dundee Urban Renewal Agency is authorized to execute the grant agreement with Soulsis, LLC attached as Exhibit A.

**Section 2.** This Resolution takes effect immediately upon passage.

ADOPTED by a roll call vote of the Dundee Urban Renewal Agency on April 21, 2026.

Yes:

No:

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David Ford, Board Chair

**ATTEST:**

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Courtney Patterson, Executive Director