



APPROVED 07/15/2026

MINUTES

**POTB BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING**

**PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM
THURSDAY, JUNE 18, 2026, AT 3:00 PM**

1) Call to Order @ 3:18 p.m.

Recognition of Persons Present: Commissioners Jack Mulder, Kevin Stoecker, Bill Baertlein (Zoom), Matt Mumford, and Donnie Jenck.

Port Staff: General Manager Michele Bradley, Laura Ramirez, Christian Gurling.

FOTAM: Dallas Adams, Mark Peaslee, Evan Bush, Christina Navarro.

Public: Tony Billups (POTB), Nick Fulmor (Public), Patty Cook (Public), Lori Gregory (Public), Bruce Gregory (Public), Chris Wilks (CWC), Greg Gosser (Public), Ann Richards (Public), Helen Wright (Public), Karen Allen (Public).

Public via Zoom: Shad Coulson (POTB), Will Chappell (Headlight Herald), Gary Bond (Public), Joy Sears (Oregon Heritage SHPO), Tim Schallich (STF), Sean O'Brien (Vintage Aviation Museum[VAM]), Michael Miller (Public), Russell Davis (Public), Scotty Helmer (Public).

2) Address from President Mulder

- Provided background on the Port's role, responsibilities, and rationale for the Board's recent decision to step back as the lead entity for preservation efforts.
- Explained that the Port is a special district under Oregon law, operating primarily as a self-sustaining, government-owned business rather than relying on tax revenue.
- Clarified that stepping back from a leadership role does not indicate opposition to preservation but reflects the Port's inability to justify the long-term financial commitment.
- The Port continues discussions with interested organizations regarding preservation and potential use of FEMA funding.
- Reaffirmed the Port's commitment to supporting preservation efforts while maintaining that another organization should serve as the lead entity going forward.

3) Update from FOTAM – Dallas Adams, FOTAM President

- Dallas Adams acknowledged the significant challenges facing Hangar B's preservation and emphasized that the public and community organizations need to work together to find solutions.
 - Urged the Port to keep options open.
- The Board thanked Dallas and FOTAM for their passion for Hangar B.

- 4) Hangar B Update – Michele Bradley and Christian Gurling
- Reviewed Hangar B related public comments, correspondence, and articles.
 - Update on county funding request and response from the County Commissioners.
 - Discussed Garibaldi Maritime Museum’s desire to put together an exhibit tribute to Hangar B.
 - The online gift shop continues to expand with merchandise being added, including a rotating weekly featured item.
- 5) Consent Agenda - **(Action)**
- Minutes for May 20, 2026, Regular Meeting.
- Matt Mumford moved to approve the consent agenda. Bill Baertlein seconded, and the motion passed 5-0.**
- 6) Open Budget Hearing @ 3:31 pm
- Public Comment on Budget.
 - Close Budget Hearing @ 3:56 pm.
- 7) Consideration of POTB Budget and Tax Rate for FY 2026-2027 per POTB Resolution 2025-2026 #8 **(Action)**
- Matt Mumford moved to accept the budget as presented and approve the resolution; be it resolved that the Board of Commissioners of the Port of Tillamook Bay hereby imposes the taxes provided for in the adopted budget: in the amount at the rate of 0.0364 dollars per \$1000 of assessed value for permanent rate tax: and that these taxes are hereby imposed and categorized for tax year 2026-27 upon the assessed value of all taxable property within the district. Kevin Stoecker seconded, and the motion passed 5-0.**
- 8) Office Administrator Report – Michele Bradley on behalf of Pami Boomer
- The Port saved over 22% on insurance costs this year.
 - Two aviation grants were pushed to next year due to contractor issues with materials and ordering
- 9) Manager’s Written Report and Discussion – Michele Bradley
- a) Discussion and Consideration of 1st Amendment to the MOU between the City of Tillamook and Port of Tillamook Bay for Water Line Transmission Replacement Project **(Action)**
- To be put on hold until additional information is obtained.

Industrial Park

- Articles on Amazon Ribbon Cutting.
- Beekeepers Association Update, with photos.
- OBDD Project A2405 Audit – in compliance.
- Bonamici notice - \$2.7M request down to \$500,000.
- Notice of Land Use Decision – Zwald sale.

Salmonberry Trail

- OPRD’s Trail executive committee charter adopted.

- SHPO trail signage in Wheeler: no adverse effects and eligibility for National Register.
- STIA to OPRD lease reassignment completed.

Utilities

- Septage Receiving Station Relocation planning grant update.

Airport

- ODAV State Board Meeting, hosted at Tillamook Municipal Airport.
- RV Park inspection – no issues.

Other

- Oregonians for Flood Plain Protection – **funding request.**

Kevin Stoecker moved to allocate \$5,000 to the Oregonians for Floodplain Protection. Bill Baertlein seconded, and the motion passed 5-0.

10) Grants and Contracts

- a) Discussion and Consideration of Approval of FEMA-DR-4907-OR Public Assistance Grant Program Grant Agreement with Oregon Emergency Management and authorization for General Manager to be the authorized signer in concurrence with FEMA and other grant associated documents **(Action)**

Bill Baertlein moved to approve FEMA-DR-4907-OR Public Assistance Grant Program Grant Agreement with Oregon Emergency Management and authorize for the General Manager to be the authorized signer in concurrence with FEMA and other grant associated document. Donnie Jenck seconded, and the motion passed 5-0.

- b) Discussion and Consideration of Approval of Contract with Pave Northwest, Inc. for 2026 Slurry Seal Coat Project on Port roads and authorization for General Manager to sign **(Action)**

Matt Mumford moved to approve the contract with Pave Northwest, Inc for 2026 Slurry Seal Coat Project on Port roads and authorization for the General Manager to sign. Bill Baertlein seconded, and the motion passed 5-0.

11) Review and Discussion of first draft of Tillamook Airport Rules and Regulations

- Nick Fulmor addressed the Board to express concerns regarding the Airport Rules and Regulations, stating that some of the requirements may be unnecessary.
- The draft will be circulated to Airport staff, the Tillamook Pilots Association, and other hangar tenants for comment before final approval of the board. Board comments due to Michele by 7/2/26.

12) Communications

- June 19, 2026 – Federal Holiday – Juneteenth. floating holiday.
- July 3, 2026 – Office Closed – 4th of July Holiday.
- July 15, 2026 – Regular Board Meeting, Wednesday, 3:00 pm.
- August 19, 2026 - Regular Board Meeting, Wednesday, 3:00 pm.

13) Entered Executive Session per ORS 192.660(2)(e) regarding Real Property @ 4:41 pm.

14) Exited Executive Session and reconvened Regular Meeting @ 6:18 pm.

- No decisions were made in Executive session.

15) Adjourned @ 6:18 pm.