



APPROVED 06/18/2026

MINUTES

**POTB BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING**

**PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM
WEDNESDAY, MAY 20, 2026, AT 2:00 PM**

- 1) Call to Order @ 2:02 p.m. Board 101 Training
Recognition of Persons Present: Mark Knudson (SDAO Consultant), Commissioners Jack Mulder, Kevin Stoecker, Bill Baertlein (Zoom), Matt Mumford, and Donnie Jenck.
Port Staff: General Manager Michele Bradley
Public: Todd Johnson, Clyde Wadner, Michael Ostensen (Fairview Water District), Melissa Rondeau (Fairview Water District), John Casteel (Fairview Water District), Pam Zielinski (Oceanside Water), Dan (NBFD), Gary Bond (Fairview Water District)
- 2) Board Governance Training – Mark Knudson
Core Principle:
 - The board’s role is policy setting (e.g., budget, rates), not administration (e.g., H.R., operations).
 - Individual board members have no authority to act without board approval.Legal Framework:
 - Authority is defined by state statute (ORS 777 for ports).
 - Compliance with Public Meeting Law (ORS 192.610-705) is mandatory.
 - Ethics Law prohibits using one’s position for personal gain.Liability:
 - Board members can be held personally liable for unlawful expenditures.

Recess – 10 minutes

- 3) Reconvened @ 3:42 p.m. POTB Board Meeting
Recognition of Persons Present: Commissioners Jack Mulder, Kevin Stoecker, Bill Baertlein (Zoom), Matt Mumford, and Donnie Jenck.
Port Staff: General Manager Michele Bradley, Rita Welch, Angie Spatz, Laura Ramirez, Shad Coulson.

FOTAM: Dallas Adams, Mark Peaslee, Marc Santucci, Carolyn Decker, Chris Bernhardt, Shelley Crisp
Public: Gary Bond (Public), Ronnie Hellweg (Public), Duke Hellweg (Public)
Public via Zoom: Will Chappell (Headlight Herald), Joy Sears (Oregon Heritage SHPO), Tim Schallich (STF), Sean O’Brien (Vintage Air Museum), David Moskowitz (Public), Stew White (Public), Maner (Public).

4) Public Comment for Items Not on the Agenda:

- David Mosowitz expressed concerns about environmental impacts from failing rail bed and railway operations through the Nehalem and Salmonberry Canyons.
- Commissioner Jack Mulder clarified that the current lease negotiations with Oregon Coast Scenic Railroad do not include plans for the railroad to extend beyond the confluence and noted that advocacy in the canyon might be more relevant to trail development than to railroad operations.

5) Update from FOTAM – Dallas Adams, FOTAM President

- Introduced a proposal for dark tourism initiatives involving Hangar B guided tours.
 - Board expressed concerns about high liability risk and low potential revenue.
- FOTAM recognized Rita Welch for her contributions to Hangar B during her tenure and presented her with a parting gift in appreciation of her service.
- Introduction of two new FOTAM members: Marc Santucci and Chris Bernhardt.
- Fundraising for Hangar B continues.

6) Air Museum Report – Michele Bradley

- a. Michele noted that Rita Welch had submitted her notice of resignation in April and that this would be her last meeting. POTB staff and board expressed their appreciation for Rita's contributions and acknowledged her years of dedicated service.
- b. FEMA funding challenges, including a required 25% non-federal match for repairs. Based on the initial assessment, the roof/hole project is estimated at \$5,166,144, with a preliminary funding breakdown of \$3,874,608 through FEMA grant funding, and \$1,291,536 as the Port of Tillamook Bay's matching contribution.
- c. Tillamook County Commissioners denied funding for Hangar B, citing concerns about investing tourism dollars in a project without a guaranteed reopening plan.
- d. The Appropriation Committee denied the Port of Tillamook Bay's \$4 million funding request submitted to Senator Wyden's and Senator Merkley's CIP funding program.
- e. Commissioner Bill Baertlein presented a six-point plan against further repairs of Hangar B due to cost and safety concerns. – **(Action)**
 - Board discussed that point two of the six-point plan is a statement rather than an actionable item changing the plan to a five-point plan.
 - Board agreed to amend point three to specify that the decision applies to long-term sustainability repairs, not routine maintenance.

Bill Baertlein moved to approve the five-point plan. Donnie Jenck seconded, and the motion passed 4-1 with Matt Mumford dissenting.

Motion:

1. Complete safety removal of the hanging roof section.
2. Cease spending on repair assessments.
3. Continue to seek Navy/EPA assistance for future asbestos removal.
4. Do not request FEMA funds for Hangar B roof/hole repair at \$5 million if POTB debt is required.
5. Continue the planning process for removing the planes from Hangar B.

7) Office Administrator Report – Michele Bradley on behalf of Pami Boomer

- Discussion of budget variances, including explanation for timing-related differences affecting financial results.
- FY 26/27 budget adoption scheduled for June 2026 board meeting.

8) Consent Agenda - **(Action)**

- Minutes for April 22, 2026, Regular Meeting, and April 29, 2026, Budget Committee Meeting.

Matt Mumford moved to approve the consent agenda. Donnie Jenck seconded, and the motion passed 5-0.

9) Manager's Written Report and Discussion – Michele Bradley

General

- PUD grants for POTB tenants.
- PUD rate increases.

Industrial Park

- Industrial Landfill #1107 – DEQ inspection.
 - Closed Industrial Landfill.

Salmonberry Trail

- Newsletter/STF work with OCSR.

Utilities

- Headlight Herald Article – rate increase for City sewer/stable for water.
- DEQ onsite to visit DEQ WWTP.
 - Project still not complete – substantial completion currently.
 - Issue with the influent meter – new one ordered.

Airport

- Headlight Herald Article – USDOT/FAA funding approved.

Other

- Michele Bradley testified the Tillamook County Department of Community Development's Land Use Board appeal process for property on Brickyard and Long Prairie lot division.

10) Communications

- May 25, 2026 - Closed Monday to observe Memorial Day.
- May 28, 2026 – Invitation only tour of Amazon Facility, 10:00 am.
- June 17, 2026 - Regular Board Meeting, Wednesday, 3:00 pm.
- June 19, 2026 – Federal Holiday – Juneteenth. POTB offers Juneteenth as a 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.

11) Recessed Regular Meeting @ 5:10 pm.

12) Entered Executive Session per ORS 192.660(2)(e) regarding Real Property @ 5:15 pm.

13) Exited Executive Session and reconvened Regular Meeting @ 6:08 pm.

- No decisions were made in Executive session.

14) Adjourned @ 6:08 pm.