



APPROVED 02/18/2026
MINUTES
POTB BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM
WEDNESDAY, JANUARY 21, 2026, AT 3:00 PM

1) Call to Order @ 3:00 p.m.

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

Port Staff: General Manager Michele Bradley, Pami Boomer, Rita Welch, and Laura Ramirez.

Port Staff: Shad Coulson (zoom), Angie Spatz (zoom), Duke Hellweg, Robert Rudisel, Dennis Shetler

FOTAM: Dallas Adams

Public: Denise Donohue (Mayor of Wheeler), Lloyd Stoller (Turner & Townsend), Eric Morris (Public), Pat Ryan (Public), Ronnie Hellweg (Public), Rich Bracke (BGR Idea), Paul Daniels (OCSR), Scott Wickert (OCSR)

Public via Zoom: Senator Suzanne Weber (Oregon), Will Chappell (Headlight Herald), Trevor Park (OCSR), Gary Bond (Public), KATU (News), FOX 12 (News), Kristine Hayes (RBCC CE Visitor Center, Caboose), Madi Chestnut (Public), Sean Obrien (Public), Brigid Wahl (Public), Jeremy Wright (Public)

2) Public Comment for Items Not on the Agenda:

a) Denise Donohue, Mayor of Wheeler, provided an overview of the economic impact of train-related visitation to the town of Wheeler.

- Train visits consistently bring visitors to the city of Wheeler, supporting small businesses, producing meaningful indirect benefits that support infrastructure, services, and long-term economic stability.
- Based on estimates from a limited number of businesses, a typical train weekend generates \$27,000 to \$39,000 in direct economic impact, and over 11 weeks of train visits, the estimated total impact is \$368,000.

b) Lloyd Stoller of Turner and Townsend (affiliated with CBRE) thanked the Port of Tillamook for the opportunity to conduct a tour of Hangar B.

- Information gathered during the tour for further evaluation.
- Structural Engineers were engaged, but without a comprehensive evaluation, only preliminary estimates can be provided.
- A phasing plan will be available for the February Board Meeting.

- c) FOTAM presented a proposal for creating two 2027 calendars, potentially raising funds for Hangar B.
- One calendar being an implied nude calendar, inspired by a similar project in Lakeview, Oregon, which gained national attention and raised \$30,000.
 - Concerns raised about staff time and ensuring alignment with the port's messaging.
 - The second calendar would entail photos of Hangar B.
 - The Board of Commissioners agreed to further discuss the proposal. Upon receiving permission from the plane owner(s) and finalizing the artwork.

Commissioner Matt Mumford reported that he had spoken to a few county commissioners and suggested that Michele Bradley contact the county to arrange another presentation/meeting regarding Hangar B funding.

- 3) Discussion and Consideration of approval of Resolution FY 2025-2026 #7, limiting liability for certain claims on public trails or structures in public easements and unimproved rights-of-way pursuant to ORS 105.668 – **(Action)**
Donnie Jenck moved to approve Resolution FY 2025-2026 #7, limiting liability for certain claims on public trails or structures in public easements and unimproved rights-of-way pursuant to ORS 105.668. Matt Mumford seconded, and the motion passed 5-0.
- 4) Office Administrator Report – Pami Boomer
- Port finances are on track, with minor overages in utilities due to a planned wastewater capital project.
 - Hangar B operational donations are being assigned to a dedicated pool account to ensure transparency.
 - Operational donations (July - December 2025): \$3,773.
 - Two runway lights need replacement, requiring an unexpected \$52,000 expense.
 - \$27,000 for lights and \$25,000 for FAA calibration.
- 5) Air Museum Director Report – Rita Welch
- Michele Bradley reviewed several recently published articles, public comments, and informed the board of a meeting with Channel 12.
 - Michele Bradley contacted Business Oregon. No available grants, just available loans.
 - Rita Welch is maintaining a log of all interested contractors and engineers, currently totaling forty-one and continuing to grow.
 - POTB is currently collaborating with tenants of Hangar B.
 - RV storage tenants have been notified of the required vacate date.
 - Navy and Air Force have been notified of the incident.
 - The gift shop will transition to online-only store.
 - A single, coordinated move-out will be planned for sizable items (planes, locomotive) to minimize risk from opening the hangar's large doors.

Rita Welch requested that the Board provide clear directions and make definitive decisions regarding Hangar B, noting that staff are seeking clarity.

Commissioner Jack Mulder stated that safety is the top priority and that Hangar B needs to be fully vacated of all items, noting that until funding is secured, there is currently no plan to return the building to operational use.

Commissioner Jack Mulder requested a written plan regarding the steps, status, and attached costs associated with the evacuation of Hangar B.

6) Consent Agenda - **(Action)**

- Minutes for December 17, 2025, Regular Meeting.

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

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

Salmonberry Trail

- Jessica Horning is now the OPRD representative for the Salmonberry Trail.

General

- A brief discussion held regarding SDAO general board training, and the Board agreed to begin the May 20th board meeting at 2:00 p.m. to accommodate training.
- Budget Law training is available online. Training is divided into four weeks.
- The auditor will present the current audit at the March board meeting.

8) Board Discussion of Areas of Emphasis – Set Board Goals for 2026

1. Hangar B
2. Regional Water
 - a) Water Rights
3. Development of additional warehouses/offices
 - a) Assist with expansion of existing tenants.
 - b) Move forward with additional flex space design.
4. UAS hangars/Airport Business Park Expansion
 - a) Secure funding for construction (loan for design in progress)
5. Other Items to consider
 - OCSR Negotiations and Salmonberry Trail
 - Moving Septage Receiving Station to digester area – Planning
 - Update Lease templates.
 - Update Strategic Planning (apply for grant)
 - Update policies

Michele Bradley will provide a republished Board Discussion of Areas of Emphasis – Set Board Goals for 2026 at the February 18, 2026, Board meeting.

9) Communications

- a) Reminder: GM Annual Evaluation Forms – due end of month to President Mulder for February meeting (moved one month).
- b) SDAO Annual Conference – February 5-8, 2026 (including pre-conference) in Seaside.
- c) Closed, Monday, February 16, 2026, to observe President's Day.
- d) February Board Meeting: Wednesday, February 18, 2026, at 3:00 pm.
- e) March Board Meeting: Wednesday, March 18, 2026, at 3:00 pm, with Audit presentation.
- f) May Board Meeting: Wednesday, May 20, 2026, at 2:00 pm, with SDAO training.

10) Recessed Regular Meeting @ 4:40 pm

11) Enter Executive Session, per ORS 192.660 (2) (e) to discuss Real Property Transactions and ORS 192.660 (2) (h) to consult with counsel concerning the legal rights of a public body regarding current litigation or litigation likely to be filed @ 4:46 pm

12) Exited Executive Session @ 5:46 pm

13) Adjourned @ 5:46 pm