



AGENDA
POTB BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING AND BUDGET HEARING
PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM
WEDNESDAY, DECEMBER 17, 2025, AT 3:00 PM

<https://us02web.zoom.us/j/85650156263?pwd=zOa1D7zDLc8pgyxjcvsySaNOOoVVOx.1>

Any comments or written testimony, if allowed, may be submitted to mbradley@potb.org up to 11:00 am on the afternoon of the meeting.

- 1) 3:00 Call to Order, Recognition of Persons Present
- 2) 3:05 Public Comment for Items Not on the Agenda (2-minute limit, or as Board President Desires)
 - a) City of Rockaway Beach, follow up presentation on parking – Mayor Charles McNeilly
 - b) Salmonberry Trail concerns – Cosmo Jones, Rockaway Business Owner
- 3) 3:10 Discussion and Consideration of Resolution 2025-2026 #4, Tillamook County Enterprise Zone Proposal to revise current boundaries – Terre Cooper, Director, Tillamook County Economic Development Council **(Action)**
- 4) 3:20 Office Administrator Report – Pami Boomer
 - a) Financial Reports
 - b) Audit Report
- 5) 3:30 Air Museum Director Report – Rita Welch
- 6) 3:40 Consent Agenda **(Action)**
 - a) Minutes for November 14, 2025, Board Meeting
 - b) Lease Order RR-25-21 Pelican Brewing Company - Parking/Seating/Event Encroachment, Rockaway Beach, annual
 - c) Lease Order IP-25-22 Brinton Business Ventures, Inc. – Warehouse/Distribution, Building #11, mo./mo.
 - d) Lease Order IP-25-23 State of Oregon – Office Space, Building #5; three year with extension option
 - e) Lease Order IP-25-24 Charter Communications, Telecommunications line, utility line
 - f) Lease Order AP-25-25 Steve Monica, T-Hangar #20, mo.mo.

- 7) 3:45 Manager's Written Report and Discussion - Michele Bradley
- 8) 4:00 Communications
 - a) **Reminder: GM Annual Evaluation Forms – due end of month to President Mulder**
 - b) **Reminder: Annual Goal Setting – board consideration for January discussion**
 - c) **Follow Up: Comments on City-Port IGA Water Transmission Line Replacement**
 - d) Closed Christmas
 - a) Closed New Year's Day
 - b) Closed Monday, January 19, 2025, to observe MLK Holiday
 - c) January Board Meeting: Wednesday **January 21, 2025**, at 3:00 pm
 - d) SDAO Annual Conference – February 5-8, 2025 (including pre-conference) in Seaside
 - e) Closed Monday, February 16, 2025, to observe President's Day
 - f) February Board Meeting: Wednesday, February 18, 2025, at 3:00 pm
- 9) 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.