



APPROVED 02/18/2026

MINUTES

POTB BOARD OF COMMISSIONERS

SPECIAL MEETING

PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM

MONDAY, JANUARY 05, 2026, AT 3:00 PM

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

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

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, Christian Gurling, and Tony Billups

FOTAM: Dallas Adams, Mark Peaslee, Christina Navaro, Shelley Crisp, and Laurice Meyers

Public: Senator Suzanne Weber (OR District 16), Gary Bond (Public), Rich Bracke (BIGR Idea), Paul Fournier (Tillamook BOCC), Jacob Holzgrafe (Gage Construction), Ronnie Hellweg (Public), Todd Grosse (Veteran Services), Beth Billups (Public), Richard Conti (Public), Chuck Morrow (Public), Scott (OSCR), Tim Maynard (Civil Air Patrol), and Deb Maynard (CAP)

Public via Zoom: Will Chappell (Headlight Herald), Rick Lofton (Contractor - BELFOR), Chris Wilks (Public), Marlene Acker (Public), OCSR, Edward Laskaris (Public), Jeremy Rice (Public), Laura Mauer (Public), Sean Stebbins (Public), Dan Haag (TCVA), Luke Tingley (Public), Dennis Porcaro (Public), Joy Sears (OR-SHPO), Will Richens (Public), Samantha Swindler (Oregonian), Sean O'Brien (Public), Shane Richardson (Public), Clay Hoger (WRD), Julie Maxfield (Public), Eric Morris (Public), Jeremy Wright (Public), Robert Olquin (OR SHPO), and Michael Ellzey (Public)

2) Discussion and consideration of OTB Resolution FY 2025-2026 #6, Regarding support of Hangar B Preservation and Repair - **(Action)**

Bill Baertlein moved to approve resolution 2025-2026 #6, declaring support for Hangar B's preservation and repair. Matt Mumford seconded, and the motion passed 5-0.

Board affirms:

- Support for preservation and repair of Hangar B.
- Recognition of Hangar B's historical and cultural significance.
- Acknowledgement of financial limitations.
- Acknowledgement that Hangar B repairs are contingent upon the availability of funds.

- 3) Update and discussion regarding Hangar B
- a) Michele Bradley shared media articles and public comments received.
 - b) Board Discussion:

Contractor Quotes/Estimated Repair Costs:

- Contractors have provided phased options focused on safety stabilization, weather protection, and structural repair.
- \$3-5 million for immediate roof repair.
 - Board concern: Repairing only the damaged section carries elevated risk of future failures.
- The cost of a full roof replacement and long-term sustainability improvements is estimated at approximately \$20 million - \$50+ million. A precise figure will not be available until a current and detailed assessment is conducted.
- Bids will be placed on hold due to the absence of available funding.

Financial Overview and Constraints:

- Hangar B is covered by liability insurance only and does not have property insurance coverage.
- Annual maintenance costs could exceed revenue generated by Hangar B.
- POTB lacks financial capacity to fund repairs independently.
- POTB has pursued multiple grants over the years at the local, state, and federal levels.
- FEMA funding from the loss of the RR in 2007 was unavailable due to ROI criteria with mitigation.
- Current application to the county for TLT funding to support an engineering assessment.
- Additional funding requests and emergency assistance options are currently being explored.
- Commissioner Baertlein addressed the possibility of passing a bond measure that could cover Hangar B costs, although the dollar amount is unknown until a current evaluation is conducted.

Safety for Public, Tenants, and Staff:

- Testing confirmed the presence of asbestos and will require remediation.
 - Asbestos' finding alters the contractors' bids.
- Safety fencing and perimeter control discussed.

Plan of Action – Commissioner Mumford

- FOTAM proposed forming a tiger team focused on funding support.

Closing Remarks:

- The Port of Tillamook Bay remains committed to transparency and to collaborating with community partners to determine a feasible and responsible path forward.
- The board acknowledged emotional and economic impact on museum staff and community.
- The board expressed appreciation for staff, volunteers, and partners.

- 4) Recessed Regular Meeting @ 4:37 pm