



APPROVED 09/16/2026

MINUTES

POTB BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

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

WEDNESDAY, AUGUST 19, 2026, AT 3:00 PM

1) Call to Order @ 3:03 p.m.

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

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

FOTAM: Dallas Adams.

Public: Gary Bond (Public), Rich Bracke (BIGR Idea), Trevor Park (OCSR), Shelley Crisp (Oregon Coast Bank).

Public via Zoom: Shad Coulson (POTB), Angie Spatz (POTB), Will Chappell (Headlight Herald), Joy Sears (Oregon Heritage SHPO), Tim Schallich (STF), Sean O'Brien (Vintage Aviation Museum), Michael Miller (Public), Darren Weiss (OCSR), Jessica Horning (OPRD), Laura Swanson (Tillamook County Pioneer), Delaney Moss (OCSR), Mary Park (Public), Michelle Jenck (STF).

2) Update from Friends of Tillamook Air Museum (FOTAM) – Dallas Adams, FOTAM President

- Received 'Blue Ribbon' for Best Booth at Tillamook County Fair.
- Donations received during the Fair exceeded \$2,000.

3) Hangar B Update – Michele Bradley and Christian Gurling

- FEMA Updates
 - 1) The emergency flap removal cost increased from \$180k to ~\$360k after the contractor (3 Kings Environmental) realized its lifts were too short.
 - The new cost is still within the port's previously budgeted amount for this critical safety work.
 - 2) FEMA denied the project to repair the hangar's roof.
 - Board consensus to withdraw the appeal to focus on the VAM sale, as VAM is not relying on FEMA funds.
 - 3) Alternate Project Funding Opportunity.
 - Board consensus to pursue reallocating the funds to capital projects.
- \$250 worth of discs were sold at the grand opening of the disc golf course.

4) Consent Agenda - **(Action)**

- Minutes for July 15, 2026, Regular Meeting.
- Lease Order AP26-12 Hangar #2 – Oregon Wing Civil Air Patrol; mo. to mo.
- Lease Order AP26-13 Hangar #21 – Ladd and Jeannette Henderson; mo. to mo.
- Lease Order AP26-14 Hangar #59 – Pacific Northwest Cabinets; mo. to mo.
- Lease Order AP26-15 Hangar #27 – Nic Fulmor/Layla Jean Walters; mo. to mo.

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

4.5) Discussion of New Rail Line Use Agreement with Oregon Coast Scenic Railroad – President Jack Mulder

- Board decisions should be guided by the Board's responsibility and stewardship to the community and to the Port.
- Negotiation positions were summarized on a single page covering 16 key issues.
- Key Disagreements:
 - Term: Port proposes 15 years; OCSR request 25-50 years.
 - Distance: Port proposes Garibaldi-Wheeler; OCSR requests Garibaldi-Nehalem Falls.
 - Revenue Share: Port proposes a graduated fee; OCSR proposes a 4% flat fee.
- Proposed Compromise:
 - Lease to Nehalem Falls: Grant OCSR a long-term lease to Nehalem Falls, contingent on repairing the Nehalem River Bridge within 5 years.
 - Open Garibaldi-Tillamook Section: In exchange, OCSR would relinquish its lease on the Garibaldi-Tillamook section, opening it for immediate trail development.
- Financial & Operational Risks:
 - Port Maintenance: If the lease is shortened, the port could incur up to ~\$100k/year in maintenance costs for the relinquished section. Currently, OCSR maintains the section.
 - Insurance Liability: The recent fire cleanup cost highlights the port's exposure as the property owner. The new lease must shift this risk to OCSR.
 - Salvage Rights: OCSR requested rights to salvage 100-lb rail from the Garibaldi-Tillamook section. The board agreed in principle, provided OCSR handles all loading and staging.

5) Discussion and Consideration of application for Oregon Department of Aviation COAR (Critical Oregon Airport Relief) grant in Cycle 11 – authorization for general manager to apply for funding **(Action)**

Bill Baertlein moved to apply for Oregon Department of Aviation COAR grant in Cycle 11 and grant authorization for general manager to apply for funding. Kevin Stoecker seconded, and the motion passed 5-0.

6) Office Administrator Report – Pami Boomer

- Reminder of Board training requirements and deadlines.
- The Board has been informed of a new railroad recording fee and that the expense will need to be appropriately coded.
- Insurance expenses will be divided into two payments, with payments paid in July and January.

- Hangar B flap removal project: \$50k P.U.D. charge for removing and reinstalling the electrical line.

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

- 2026 Areas of Emphasis – August 2026 Update.

Airport/RV Park

- Kudos from an RV Park user.
- With Aerostar hosting, spoke to a delegation of South Korean UAS businesses through the Departments of Aviation and Business Oregon, as well as the Oregon UAS Accelerator (search of new location).
- TMK 2027-2031 Capital Improvement Plan with FAA.
- Photos from Tapani of pull-through of pipe boring.
- August 11, 2026, Site visit from FAA (Jessica, Program Manager).

Grants

- Regional Infrastructure Fund (RIF) Grant application in process for UAS-focused airport hangers.
- DEQ Grant/Loan – Septage Receiving Station Relocation Planning Project \$120k request. No formal correspondence has been received to date.
- Working with USDA RD (Rural Development) Community Programs Director and Central Tillamook Regional Water group.

Other

- Thank you from Regional Solutions Coordinator – North Coast/Nate Stice.
- Met with Governor Kotek regarding economic opportunities in the North Coast region.
 - Discussed UAS hangars at Aerostar
 - Discussed an initiative to create a regional water authority, pooling resources with other districts to secure an independent, reliable water supply.
- Addressed Data center development rumors/concerns:
 - POTB does not have the resources to support the development of a data center.

Salmonberry Trail

- Banks Trailhead needs possible annex of City land to POTB/OPRD for a trailhead expansion project.
 - The port will sign off on the vacation, requesting that any property within right-of-way boundaries be retained while avoiding complications with split/fragmented parcels.
- Proposed boutique hotel development in Wheeler will abut an existing trail.

8) Communications

- September 16, 2026 – Regular Board Meeting, Wednesday, 3:00 pm.
 - Commissioner Bill Baertlein will attend via zoom.
- October 21, 2026 – Regular Board Meeting, Wednesday, 3:00 pm.
- Reminder: Mandatory OGE Public Meeting Law Training due November 6, 2026.

9) Entered Executive Session per ORS 192.660(2)(e) regarding Real Property @ 4:05 pm.

10) Exited Executive Session and resumed Regular monthly meeting @ 6:47 pm.

- 11) Discussion and Consideration of a Purchase and Sale Agreement with K & K Joint Trust for a third parcel at the K-site on Long Prairie and Brickyard Roads **(Action)**
Donnie Jenck moved to approve the Purchase and Sale Agreement with K & K Joint Trust for a third parcel at the K-site on Long Prairie and Brickyard Roads. Bill Baertlein seconded, and the motion passed 5-0.
- 12) Discussion and Consideration of a lease/sale regarding Hangar B with an additional land lease - **(Action)**
Matt Mumford moved to approve the Term sheet for a sale regarding Hangar B with an additional land lease. Bill Baertlein seconded, and the motion passed 5-0.
- Michele Bradley will issue an official press release.
- 13) Adjourned @ 6:51 pm.