



APPROVED 08/19/2026

MINUTES

POTB BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

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

WEDNESDAY, JULY 15, 2026, AT 3:00 PM

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

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

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

FOTAM: Dallas Adams, Mark Peaslee, Marc Santucci.

Public: Senator Weber (State Senator, District 16), Tony Billups (POTB), Gary Bond (Public), Rich Bracke (BIGR Idea).

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 Air Museum), Michael Miller (Public).

2) Discussion and Consideration of Resolution 2026-2027 #1 - Business Matters - **(Action)**

Bill Baertlein moved to approve Resolution 2026-2027 #1. Matt Mumford seconded, and the motion passed 5-0.

- Mike Christie has been designated as an authorized signer for Port checks.
- Board Meetings to be held on the third Wednesday of each month at 3:00 p.m.
- Election of Officers:
 - President: Jack Mulder
 - Vice President: Matt Mumford
 - Secretary: Kevin Stoecker
 - Treasurer: Bill Baertlein
 - Commissioner: Donnie Jenck

3) Discussion and Consideration of 2026-2027 Liaison List - **(Action)**

Bill Baertlein moved to approve the 2026-2027 Liaison list. Kevin Stoecker seconded, and the motion passed 5-0.

- Kevin Stoecker resigned from his position as the FOTAM Liaison.
- Matt Mumford Liaison:
 - Friends of Tillamook Air Museum Board (FOTAM).
 - NWACT – (NW Area Commission on Transportation).
 - Col-Pac (Columbia Pacific Econ. Development).

- Michele Bradley Liaison:
 - EDCTC (Economic Development Council of Tillamook County).
 - NWACT (NW Area Commission on Transportation).
 - OPPA (Oregon Public Ports Association).
 - Col-Pac (Columbia Pacific Econ. Development).
 - Special Districts Association of Oregon (SDAO) Board.
 - Business Oregon Infrastructure Finance Authority Board.
 - North Coast Regional Solutions Advisory Committee – Convener.

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

- Hangar B virtual tours (VR headsets) launching August 5 at the Tillamook Fair.
- Invitation to the Board Commissioners to volunteer at the FOTAM Fair booth.
- FOTAM rebranding to savehangarb.org.

5) Hangar B Update – Michele Bradley and Christian Gurling

Funding discussion – Senator Weber

- The governor has discretionary funds but is currently unwilling to use them, prompting a decision to lobby her and the prosperity council for small-port support.
- A capital construction request and a legislative concept are viable longer-term paths; the LC (legislative concept) has a short deadline at the end of July.

Other

- The museum is continuing online merchandise promotions and free in-house pickup.

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

- Minutes for June 18, 2026, Regular Meeting.
- Lease Order AP26-11 Transport Wisdom – Airport Circle Parking; mo. to mo.

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

7) Discussion and Consideration of appointing (TBD) as the Port Municipal Auditor and authorization for General Manager to sign contract **(Action)**

- Staff is recommending Sorren. The recommendation was based on the results of a scoring matrix.

Bill Baertlein moved to appoint Sorren as the Port Municipal Auditor and authorize the General Manager to sign the contract. Donnie Jenck seconded, and the motion passed 5-0.

8) Office Administrator Report – Pami Boomer

- Board training requirements and deadlines presented.
 - In-office assistance offered to help board members complete the training.
- The Port ended the fiscal year favorably with net assets above expectations.
- Approximately \$220,000 in grants receivable to be booked into FY26.
- Commissioner Stoecker inquired about the amount spent on legal services.

- Commissioner Stoecker inquired about the amount spent on contractual services.
 - Noted that the amount may be attributed to reclassification. Pam Boomer will conduct a more in-depth review to verify and confirm.
- Inquiry into the 200% increase in the revenue over and under expenses for railroad management.
 - Result of the railroad trestle fire.

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

- a) Discussion and Consideration of Port application to Business Oregon's new Industrial Site Loan Fund's (ISLF) forgivable loan for Port warehouse development **(Action)**
- Consensus approved.

Industrial Park

- Drone footage of the Tillamook Beekeepers Apiary improvements.
- US Representative Bonamici to hold a roundtable at the Port on July 10, 2026 to discuss issues and needs with limited industrial property; Port to showcase available properties and benefit (verbal).

Salmonberry Trail

- Page 4 of the STF monthly newsletter recognizes the ½ mile Wheeler trail.
- Met with OPRD, City of Banks, and Washington County regarding use of POTB area for additional trailhead parking.
 - Additional trailhead parking will require Washington County to vacate a strip of land and OPRD and/or POTB to assume the land (future discussion).

Airport

- City water main line project article – bore under airport runway zone.
- HH Article on Able Read/ODART event.
- Proposed airport rules circulated to users produced mixed feedback that will prompt a delay before returning rules to the board.

Other

- Blimp Base Disc Golf Course Ribbon Cutting: August 15, 2026 at noon.
 - Full 18 baskets, free parking, and zero-cost gaming.
- Update on Ken Ulbricht's Wheeler development of a hotel and restaurant.
- Reappointment to the North Coast Regional Solutions Advisory Committee.

10) Communications

- August 15, 2026 – Disc Golf Ribbon Cutting - Noon.
- August 19, 2026 – Regular Board Meeting, Wednesday, 3:00 pm.
- September 16, 2026 – Regular Board Meeting, Wednesday, 3:00 pm.
- October 21, 2026 - Regular Board Meeting, Wednesday, 3:00 pm.
- Mandatory OGEC Public Meeting Law Training due November 6, 2026 pm.

11) Entered Executive Session per ORS 192.660(2)(e) regarding Real Property @ 4:25 pm.

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

- No decisions were made in Executive session.

13) Adjourned @ 6:08 pm.