



**APPROVED 03/18/2026**

**MINUTES**

**POTB BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING**

**PORT OFFICE, 4000 BLIMP BLVD., TILLAMOOK – CONFERENCE ROOM  
WEDNESDAY, FEBRUARY 18, 2026, AT 3:00 PM**

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

Recognition of Persons Present: Commissioners Kevin Stoecker, Matt Mumford, Bill Baertlein, and Donnie Jenck (Zoom). Jack Mulder is absent  
Port Staff: General Manager Michele Bradley, Pami Boomer, Rita Welch, and Laura Ramirez.

Port Staff: Duke Hellweg, Dennis Shetler, Shad Coulson (Zoom), and Robert Rudisel (Zoom)

FOTAM: Dallas Adams, Carolyn Decker

Public: Gary Bond (Public), Richard Conti (Public), Barbara Conti (Public), Ronnie Hellweg (Public), Rich Bracke (BIGR Idea), Sean Lewis (City of Tillamook), Chuck Morrow (Public), and Jacob Holzgrafe (Gage Construction)

Public via Zoom: Will Chappell (Headlight Herald), Laura Mauer (WRD), Sean Stebbins (Public), Rick Lofton (Contractor - BELFOR), Edward Laskaris (BELFOR), Damon Roche (Turner & Townsend), Lloyd Soller (Turner & Townsend), Doug Donkel (CAAM), and Timothy Schallic (STF)

2) Public Comment for Items Not on the Agenda:

a) Update from FOTAM – Dallas Adams, President

- FOTAM has raised \$16,000 through a GoFundMe page.
- FOTAM is funding a LiDAR drone scan of Hangar B.
- FOTAM plans on touring Moffet Field, to assess safety, maintenance, and repair costs.
- Dallas emphasized the need for public support with fundraising efforts.

b) Discussion of Turner & Townsend/CBRE Recommendation – Lloyd Stoller/Damon Roche.

- Phase 1 (Emergency Repair): Requires a full structural assessment and asbestos abatement.
  - Asbestos: The original 1940s roof tar paper contains asbestos. The damaged area is “hot” (exposed), requiring immediate, specialized abatement.

- Moffett Field Precedent: A future site visit to Moffett Field hangars is planned to observe repair work and gather more information.
    - Hangar 1: \$90M for asbestos/PCB abatement (paid by the Navy).
    - Hangar 3: \$45M for demolition (paid by Planetary Ventures).
  - Discussion of possibility of removing damaged section and installing a temporary tarp or patch to protect Hangar B from further weather damage.
    - CBRE Noted:
      - A temporary solution may be possible
      - Engineering design and approval would be required prior to proceeding.
      - SHPO approval or a variance may be required for temporary repairs
  - Questions raised about whether the U.S. Navy may be responsible for asbestos remediation.
- c) Presentation regarding Hangar B fundraising and community support – Rich Bracke, BIG R Ideas.
- Proposal presented to pursue corporate fundraising for Hangar B repairs.
    - Target goal of approximately \$2 million to \$2.4 million.
  - Requesting Board approval to move forward with corporate fundraising.
  - The Board inquired about the possibility of BIG R Ideas collaborating with FOTAM.
  - The Board agreed to table the proposal for further discussion when all board members are present and will revisit the matter following additional review.

The meeting experienced technical difficulties with audio and video issues @ 3:45pm

- 3) Discussion and Consideration of Intergovernmental Agreement for Water Transmission Line Replacement Project with the City of Tillamook and authorization for General Manager to sign – **(Action)**  
**Bill Baertlein moved to approve the Intergovernmental Agreement for Water Transmission Line Replacement Project with the City of Tillamook and authorization for General Manager to sign. Matt Mumford seconded, and the motion passed 4-0. Jack Mulder absent.**
- 4) Office Administrator Report – Pami Boomer
- Hangar B closure is projected to cause approximately \$330,000 revenue loss for the current fiscal year.
  - January financials indicate an increase in museum expenditures due to the museum fence installation, approximately \$23,000.
  - Various capital projects on a temporary hold due to Hangar B considerations and related funding.
  - Hangar B donations to the Port of Tillamook Bay directly:
    - \$2,335 received in January, bringing the fiscal year total to \$6,108.
- 5) Air Museum Director Report – Rita Welch
- Review of relevant articles.
  - Review of public comments received.

- All RV storage tenants are scheduled to be out of Hangar B by February 28, 2026.
- Prior to demolition or renovation, per DEQ manager Audrey O'Brien:
  - A hazardous material survey is required.
  - Asbestos must be properly abated by a licensed asbestos abatement contractor.
- Museum gift shop items are currently in the process of being packed, stored, and entered for online sales.
- Commissioner Jenck inquired about Museum staffing.
  - Museum currently fully staffed.
  - Duke Hellweg will be retiring February 27, 2026.

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

- Minutes for January 21, 2026, regular meeting minutes, Special Meeting minutes from December 22, 2025, and January 5, 2026.
- Lease Order RR-26-01 Laviolette Bay Trading Company, Encroachment MP 837.29 per Settlement Agreement.
- Lease Order RR-26-02 Laviolette Bay Trading Company, Crossings, MP 837.29, per Settlement Agreement.
- IP-26-03 Pelican Brewing Company, Building #7 for warehouse/office space, one year term with three one-year options.

**Bill Baertlein moved to approve the consent agenda. Matt Mumford seconded, and the motion passed 4-0. Jack Mulder absent.**

7) Review and Approval of 2026 Areas of Emphasis – **(Action)**

**Bill Baertlein moved to approve 2026 Areas of Emphasis. Matt Mumford seconded, and the motion passed 4-0. Jack Mulder absent.**

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

Utilities

- Water loss is down over 5% from last year.

General

- TCTD (Tillamook County Transportation District) updated routes, including service to the Port.
- January 2026 Oregon Law changes that might impact the Port of Tillamook Bay.
  - Training is to take place in May 2026 at the Port of Tillamook Bay office.
- FYI – County TLT grants funded.
- FYI – 2021 SDAO POTB Board Assessment (refresher for board training in May).
- Received final payment from former tenant SCS for bankruptcy.
- FYI – Port district boundary map.
- Letter from ColPac regarding dues increase – dues now \$2,000/yr. with no CPI.

Industrial Park

- POTB received the settlement agreement for the Tillamook Biogas Bankruptcy.

Railroad and Salmonberry Trail

- The transition from STIA to OPRD is now official.

Airport

- Made the cutoff for COAR funding to match the airport fuel system update/construction. Port of Tillamook Bay has been awarded COAR grant #0065 for \$150,000.

a) Discussion and Consideration of Accepting an Oregon Department of Aviation COAR Grant for \$150,000 to match FAA funding with 10% match - **(Action)**  
**Bill Baertlein moved to accept the Oregon Department of Aviation COAR Grant for \$150,000 to match FAA funding with 10% match, and authorization for General Manager to sign all needed documentation. Matt Mumford seconded, and the motion passed 4-0. Jack Mulder absent.**

9) Recessed Regular Meeting @ 4:30 pm

10) Executive Session per ORS 192.660(2)(i) for General Manager Annual evaluation; and ORS 192.660(2)e regarding Real Property

11) Exited Executive Session @ 5:37pm

12) Communications

a) March Board Meeting: Wednesday, March 18, 2026, at 3:00 pm, with Audit presentation

b) April Board Meeting: Wednesday, April 15, 2026, at 3:00 pm

c) May Board Meeting: Wednesday, May 20, 2026, at 3:30, preceded by SDAO Board Training at 2:00 (~1½ hours)

d) Monday, May 25, 2026: Closed Monday to observe Memorial Day

13) Adjourned @ 5:37pm