



Combined Meeting
ColPac EDD & NOEA
Thursday, October 9, 2025
10:00a – 12:00p

Bay City Community Hall
5525 B Street, Bay City
[Zoom Link](#)
Meeting ID: 823 2268 7995
Passcode: 664765

10:00a	1. Welcome and Introductions		
10:05a	2. NOEA Business Meeting a. June 12, 2025 Minutes b. Update Bank Signatories		Casey Garrett
10:05a	3. ColPac Regular Business a. August 14, 2025 Minutes b. Financial Report c. Shared Employee Agreement Extension	✓	Casey Garrett Sarah Lu Heath
10:30a	4. FY25 Year in Review	✓	Sarah Lu Heath
11:00a	5. Port of Tillamook Bay Updates		Michele Bradley
11:20a	6. Transient Lodging Tax	✓	Jenna Jones
11:30a	7. FEMA BiOp Update		Michael Desmond
11:45a	8. Roundtable Updates		All

Next Combined Meeting: December, 2025
Clatsop County, location to be determined.



Northwest Oregon Economic Alliance
P.O. Box 1535
St. Helens Oregon 97051

CORPORATE RESOLUTION OF AUTHORIZED BANKING SIGNATORIES

The Northwest Oregon Economic Alliance (NOEA), at its October 9, 2025 meeting, RESOLVED that Sarah Lu Heath, Executive Director shall serve as the authorized signers on bank accounts for NOEA from October 9, 2025 until notified of any changes.

Casey Garrett, Chair

Certification

I hereby certify that this is a true and correct copy of the resolution presented and adopted by the Columbia Pacific Economic Development District at a meeting duly called at the Bay City Community Hall at which a quorum was present and voted, that such resolution is duly recorded in the minutes, and the signatures are true and genuine.

Jerry Willey, Secretary Treasurer



**Combined Meeting
ColPac EDD & NW Oregon Economic
Alliance**

Thursday, August 14, 2025

10:00 am—12:00 pm

John Gumm Building
251 St. Helens Street,
St. Helens, OR 97051

Join Zoom Meeting

<https://us02web.zoom.us/j/82322687995>

Meeting ID: 823 2268 7995

Passcode: 664765

10:00a	1. Welcome & Introductions	Casey Garrett
10:05a	2. NOEA Business Meeting a. June 12, 2025, Minutes	Casey Garrett Sarah Lu Heath
10:05a	3. ColPac Regular Business a. June 12, 2025, Minutes b. Financial Reports c. FY23 Financial Statements d. FY26 Budget Adoption e. Operations Update - ODOT Budget Changes & CEDS Implementation Investment	Casey Garrett Sarah Lu Heath <i>Action Item</i>
10:35a	4. Upcoming Project Development Opportunities: a. Business Oregon ROI Program b. USDA AFRI c. EDA Disaster Relief for Tillamook Co	Sarah Lu Heath
11:00a	5. Columbia Economic Team Updates	Paul Vogel
11:15a	6. Business Highlight: Rightline Equipment	Mike Humbert
11:30p	7. FEMA BiOp Updates	Michael Desmond
11:40p	8. Member Updates Roundtable	All

Next Combined Meeting: October 9, 2025

Tillamook Couty: Bay City Community Hall, 5525 B St, Bay City, OR 97107

Attachments

- 1) Meeting Minutes
- 2) Financial Statements

Columbia Pacific Economic Development District Board of Directors

Attendees

<i>Attending Directors Noted with an Asterisk:</i> Don Bohn Michele Bradley* Peter Brandom* Aaron Burris Sean Clark* Andy Davis Heather DeSart Brian Fawcett* Paul Fournier Casey Garrett* Patty Hawkins Tony Hyde* Will Isom Paul Jarrell Betsy Johnson* William Scott Jorgensen*	 Mark Kujala* Marsha Kirk* Paul Langer Sierra Lauder Kevin Leahy* Rosemary Lohrke Margaret Magruder* David McCall* John Nygaard* Bruce St. Denis Leon Telesmanich Andy Varner Paul Vogel* John Walsh* Liane Welch * Jerry Wiley Jeff Wong Steve Wright* Claudia Yakos*
<i>Guests:</i> Sarah Lu Heath Lydia Ivanovic Logan Garner Gail Henrikson Jarrood Hogue Darcy Edwards	 Paul Mitchell Matt Mumford Melyssa Graeper Suzanne Weber Melanie Olson

AGENDA ITEM 1 - Welcome & Introductions

Commissioner Casey Garrett brought the meeting to order at 10:03 am and welcomed those in attendance including a round of introductions.

AGENDA ITEM 2 - NOEA Business

June 12, 2025 Meeting Minutes

AGENDA ITEM 3 – ColPac Regular Business

June 12, 2025, Meeting Minutes & Review of Financial Reports – Sarah Lu Heath provided a brief recap on projects as they appear on the statement.

Motion to Accept: Tony Hyde

Seconded by: David McCall

Approved unanimously.

FY23 Audit Financial Statements – Sarah Lu presented the audit from FY23 that reflects the transition from the previous audit firm to a new one, Dougall Conradie. The audit financial statement was presented to the board for comment. There were outstanding issues.

Motion to accept audit: David McCall

Seconded: Marsha Kirk

Approved unanimously.

FY26 Budget Adoption – Sarah Lu presented the FY26 Budget with a request to continue with for the Board to adopt the proposed budget.

- Betsy Johnson requested further clarification on the Transportation Options program. Sarah Lu Heath shared that Federal Highway Administration and is passed through ODOT to regional representatives. Transportation Options Coordinator Hope Estes does not believe this program will be subject to changes within ODOT budget movements or possible state/federal disagreements.
- Casey Garrett asked when the funds would be available. Sarah Lu Heath noted that the funding would come in November.
- Liane Welch asked if the proposed adjustment in membership dues are reflected in the proposed FY26 budget. Sarah Lu Heath responded that those are not yet reflected and will be discussed further.

Motion to adopt FY26 Budget: Liane Welch

Second: Marsha Kirk

Approved unanimously.

Operations Update – ODOT Budget Changes & CEDS Implementation Investment

Sarah Lu detailed updates to operations including the historic funding that have financed ColPac work.

- An update was given on how the ODOT budget changes will affect ColPac, including the dissolution of the organization's contract to administer the NWACT. Further description of the impact of the loss of funding was offered, including on revenue and business development initiatives.
- Further staff research revealed the opportunity for the development of a Transportation Coalition that could advance key initiatives including data analysis, freight reliability and safety, workforce transportation options, and community connectivity strategies.
- Sarah Lu Heath presented a proposal to move from the internal CET staffing match structure

to a cash contribution match. Dues currently make up 5% of ColPac's staffing budget and are allocated at flat rates regardless of jurisdiction size.

Questions from the board were welcomed:

- Betsy Johnson requested a summary of the proposed fee structure and raised concerns about the ability for city budgets to accommodate increases. Right now, the value proposition to members is not clear in an environment where most entities are experiencing budget contraction as opposed to furthering business growth. Betsy Johnson reiterates concerns about staff capacity to advance independent transportation initiatives. Sarah Lu noted that this conversation comes at a time when NWACT administration contract has been dissolved and requires new strategies to deliver upon the CEDS-identified strategies.
- Liane Welch asked when the last fee increase was and whether the transportation package resolutions would result in ODOT consider reinstating the NWACT. This is unknown at this time. David McCall asked whether the \$75,000 from EDA is applied universally across all the jurisdictions regardless of district size. Response was yes. David noted that the position of ColPac as an economic development district should be leveraged in the conversation of advancing regional transportation conversations in a more substantial way.
- Casey Garrett asked what the reason is to move away from the CET match model if it has worked historically for ColPac. It was estimated that this soft match agreement existed upwards of ten years. Sarah Lu Heath responded to the concern by explaining that the CET soft match is not the strongest method available and leaves a funding gap for ColPac to provide the capacity sought by the region.

Further conversation was had among members on the purpose of the commission to advance transportation priorities across the region in the current state. Many agreed that the effectiveness and efficiency of the NWACT has diminished since its inception. Additional clarification was made on the role of ColPac in running the group and facilitating regional transportation conversations. Several members were unsure about the value of the NWACT and ODOT's responsiveness to regional priorities. Sarah Lu Heath clarified that additional investments in CEDS implementation would allow for the creation of an autonomous program to develop and advance transportation priorities in the ColPac region.

The conversation was closed by inviting board members to be a part of a subcommittee that will continue the conversation and present further recommendations to the board. Topics discussed will include fee analysis, CEDS alignment, and financial trajectory review. Chelsea Lynne, Marsha Kirk, David McCall volunteered to serve.

AGENDA ITEM 4 - Upcoming Project Updates

Sarah Lu Heath shared three upcoming program development opportunities including:

1. Business Oregon Rural Opportunity Initiative program – to support entrepreneurs and small business growth. This application continues work that ColPac has advanced previously, including Industrial Symbiosis and Downtown Development through working waterfront strategies.
 - a. ColPac has the capacity to take on this grant application by contracting with a consultant.

Requesting board approval for the ColPac team to submit an application to the Business ROI program.

Motion to give authority to apply for the grant: Paul Mitchell

Seconded: Matt Mumford

Approved unanimously.

2. USDA AFRI program to support a Seafood Processors & Port of Astoria vermifiltration validation study. This represents a different grant source for the same project presented and approved for application by the board previously. This grant is being pursued since the chances of an award from earlier application is statistically low.

Requesting board approval for the ColPac team to submit an application to the USDA AFRI program.

Motion to give authority to apply for the grant: Liane Welch

Seconded: Matt Mumford

Approved unanimously.

3. EDA Disaster Relief Funds for Tillamook County - There is a continued gap to finance the realignment of a water line under the Port of Tillamook Bay runway which is responsive to the disaster NOFO eligibility.
 - a. ColPac would provide capacity support in the grant application process including grant writing and stakeholder facilitation to position the most competitive application. Melanie Olson reported that the City received ARPA funding in part from Senator Weber's efforts and from then have achieved 90% design.

AGENDA ITEM 5 – Highway 6 Conditions, Solutions, and Next Steps

Paul Vogel presented updates from the Columbia Economic Team, detailing business recruitment efforts, energy infrastructure efforts with application of two Business Oregon grants, tourism investment and promotion initiatives, and small business development and lending programming through the re-structuring of the Small Business Resource Center.

AGENDA ITEM 6 – Business Highlight: Mike Humbert

Mike Humbert introduced the current operations and plans for Rightline Equipment, including educating the board on the fabrication of the machinery that is used. The business was established in 1971 with a continued family ownership structure. Currently the company staffs 320 employees and generates \$75 million. Mike Humbert described the advancement of technology that electronically controls hydraulic applications. This technology positions Rightline as a leading company in the industry.

- Casey Garrett noted the quality of the company including the degree of community partnerships donating machinery to the local high school and offering educational workshop opportunities for students.
- Rightline attachments are being prioritized for use by a global electronics company.
- Matt Mumford inquired about what regulatory measures that the company would like to see to advance growth goals. For a company looking to grow, there is friction due to a lack of a centralized agency or entity on the state level that companies can go through to advance necessary regulatory steps including permitting and tax structuring. Policies are also not standardized, creating backlog and duplication in the process.
- Betsy recommended that the topics that Mike Humbert brought to the board be expressed to the OBBD in their Oregon Business Development Plan being crafted now.

AGENDA ITEM 7 – FEMA Biological Opinion Update

Michael Desmond provided an update on the FEMA Biological Opinion process.

The draft FEMA NFIP plan has been announced and will be posted September 3rd. The agency is planning four public meetings to be held, although the exact dates are yet to be posted.

Tony Hyde provided additional updates on the efforts to advance the litigation when the ESA is published. He requested that jurisdictions provide written testimony.

AGENDA ITEM 8 – Roundtable Updates

- Liane Welch promoted the August 23rd & 24th – Bay City Music Festival.
- David McCall noted waste disposal for all of Tillamook County is facing permitting headwinds, encouraging that this be a continued topic of conversation.
- Paul Mitchell noted the improvements of Warrenton downtown corridor development through business relocation and grant funding alongside the housing developments.
- Jared Hogue announced that the capital project for the maritime center is progressing with the HECC match timeline extension. Additional fund raising continues to finance remodeling and simulators.
- Matt Mumford noted that the Port of Tillamook Bay will be receiving a coast guard vessel for museum display. Additionally the Port is developing a comprehensive plan to address the dirigible hangar.
- Business Oregon Infrastructure Summit is set to be hosted on September 8th & 9th – featured speakers will include those from Oregon Business and Industry. Melanie Olson extends her thanks and congratulations to Tony Hyde for his contributions to the ColPac Board.

Casey Garrett closed the meeting at 12:04pm.

Casey Garrett, ColPac EDD Board President

Casey Garrett, NOEA Board Chair

Drafted: Sarah Lu Heath, Executive Director
Recorded: Lydia Ivanovic, Programs Manager

Statement of Financial Position
Columbia Pacific EDD
As of October 7, 2025

Distribution account	Total
Assets	
Current Assets	
General Fund	206,747.57
NOEA	25,390.35
USDA RLF	60,611.88
USDA RBEG	383,527.76
BUSINESS OREGON CLLLR	400,120.27
EPA RLF	45,564.44
Total for Bank Accounts	\$1,121,962.27
Accounts Receivable	
1200 Accounts Receivable (A/R)	49,567.63
Total for Accounts Receivable	\$49,567.63
Other Current Assets	
1204 USDA RLF Loan Interest Receivable	6,725.11
1205 USDA RBEG Loan Interest Receivable	679.73
Total for 1300 USDA RLF	\$10,583.96
Total for 1330 USDA RBEG	\$286,421.29
Fixed Assets	
1600 Other fixed assets	5,436.00
1699 Accumulated Depreciation	-5,436.00
Total for Fixed Assets	\$0.00
Total for Assets	\$1,493,213.94
Liabilities and Equity	
Liabilities	
2050 Wauna CC 3767	-3,355.44
Total for Credit Cards	-\$3,355.44
Total for Current Liabilities	\$36,181.12
Long-term Liabilities	
2300 Business Oregon CLLLR	400,000.00
Total for Long-term Liabilities	\$400,000.00
Total for Liabilities	\$436,181.12
Equity	
5999 Opening Balance Equity	17,549.18
5998 Retained Earnings	1,130,085.75
Net Income	-6,344.28
Total for Equity	\$1,141,290.65
Total for Liabilities and Equity	\$1,577,471.77

Accrual Basis Tuesday, October 07, 2025 06:07 PM GMTZ

EXTENSION OF EMPLOYEE SHARING AGREEMENT

This Extension of Employee Sharing Agreement ("Extension") is entered into as of the ____ day of _____, 2025, by and between:

- **Columbia-Pacific Economic Development District of Oregon, Inc.** ("ColPac"), an Oregon mutual benefit non-profit corporation; and
- **Columbia Economic Team** ("CET"), an Oregon mutual benefit non-profit corporation.

RECITALS

WHEREAS, ColPac and CET entered into an Employee Sharing Agreement is scheduled to expire two (2) years from its effective date, unless extended in writing by the parties; and

WHEREAS, the parties desire to extend the term of the Agreement under the same terms and conditions.

AGREEMENT

1. **Extension of Term.** The parties agree to extend the Agreement from it's expiration date to February 28, 2026.
2. **No Other Amendments.** Except as expressly modified by this Extension, all terms, conditions, and provisions of the Agreement shall remain in full force and effect.
3. **Counterparts.** This Extension may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
4. **Effective Date.** This Extension shall be effective upon the date last signed below.

COLUMBIA ECONOMIC TEAM

By: _____

Name: _____

Title: Chair

Date: _____

COLUMBIA-PACIFIC ECONOMIC DEVELOPMENT DISTRICT OF OREGON, INC.

By: _____

Name: _____

Title: Chair

Date: _____

**EMPLOYEE SHARING AGREEMENT
BY AND BETWEEN
COLUMBIA-PACIFIC ECONOMIC DEVELOPMENT DISTRICT OF OREGON, INC.
AND
THE COLUMBIA ECONOMIC TEAM**

This Employee Sharing Agreement ("Agreement") is entered into this ____ day of _____, 2023, by and between the COLUMBIA ECONOMIC TEAM, an Oregon mutual benefit non-profit corporation (hereinafter "CET"), and COLUMBIA-PACIFIC ECONOMIC DEVELOPMENT DISTRICT OF OREGON, INC., an Oregon mutual benefit non-profit corporation (hereinafter "ColPac").

RECITALS

- A. ColPac is a private non-profit corporation formed as a 501(c)(3) organization established to assist in diversifying and strengthening the economy and livability of Northwest Oregon including Columbia County.
- B. CET is a non-profit corporation formed as a 501(c)(6) organization with the mission to deliver business-driven economic development services to retain, grow, and create Columbia County businesses and employment.
- C. ColPac and CET wish to enter into an agreement for the purpose of establishing and supporting a system to deliver economic development services to both ColPac and CET and to enter into an agreement to share the costs of said system.
- D. CET seeks the services of employees in order to further its goals of coordinating delivery of professional economic development services and providing leadership to create a climate in which existing business can thrive and diverse new investments are attracted.
- E. ColPac will employ a CET employees (the "Employees") and is willing to loan the Employees to CET pursuant to the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration for the mutual covenants contained herein the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. CET Agrees:

- A. CET agrees to reimburse ColPac for one hundred percent (100%) of the regular wages, benefits and expenses paid by ColPac to the Employees for work performed while the Employees are assigned to work for CET. For the purposes of this Agreement, "benefits" are workers' compensation, sick leave, vacation pay, holidays, and any other benefits as they may be added. "Expenses" may include mileage and other travel costs, conference registration, long distance, postage, cell phone, and incidental supplies.
- B. CET agrees to submit reimbursement for salary, benefits, and expenses within 30 days of receiving a monthly invoice from the ColPac.
- C. CET agrees that, while the Employees will provide services to ColPac and CET

alike, the Employee will be an employee of ColPac and subject to all ColPac rules, regulations, policies, and collective bargaining agreements, if any. CET agrees to respect those rules and agreements and to comply with all relevant Federal and State employment laws, rules and regulations. CET agrees that ColPac may terminate any employees who do not follow ColPac's rules, regulations, policies and/or agreements, or who do not meet ColPac's minimum hiring criteria. This will be done in consultation and resolution with CET staff and Board engagement.

D. CET agrees to work with ColPac to develop a mutually agreeable mechanism for the CET to express any concerns regarding the Employees loaned under this Agreement and to maintain the confidentiality of personnel issues encountered.

E. CET agrees to provide ColPac with an annual performance evaluation and recommendation on merit-based salary adjustments the Employees.

F. CET agrees that the salary and benefits provided for the Employees loaned pursuant to this Agreement will be established and increased/decreased within the confines of the ColPac's compensation plan.

G. CET acknowledges and agrees that ColPac is loaning the services of the Employees only, and that no other services are being offered to support the operation of CET, unless specifically set forth herein.

H. To the extent CET hires any employees who would not otherwise be covered under ColPac's general liability and business auto insurance policies, CET shall procure general liability and business auto insurance policies which shall provide coverage for such employees at limits equal to ColPac's general liability and business auto insurance policies.

2. ColPac agrees:

A. Except as provided below, ColPac agrees to loan Employees to CET. ColPac further agrees to provide all workers' compensation insurance coverage, unemployment insurance coverage, wages, social security taxes and any other administrative support and provision of benefits as set forth in paragraph 1(a), directly related to the employment of the Employees.

B. ColPac agrees to cooperate with CET in the coordination of the work to be performed by the Employees and acknowledges that CET shall be entitled to assign Employees such job duties, responsibilities and assignments as it may see fit. ColPac agrees to consider any recommendations from CET regarding discipline or termination, but the Employee shall remain subject to the final employment supervisory control of ColPac. ColPac reserves the right to employ at will. This means that employment can be terminated, with or without cause, and with or without notice, at any time, at the option of ColPac or at the option of the employee.

C. ColPac agrees to provide office space for Employees and to provide reasonable office supplies and equipment as a contribution to CET.

D. ColPac agrees to consider CET's annual performance evaluation and recommendation regarding merit-based salary adjustments in accordance with ColPac's established compensation plan.

E. In addition, ColPac may provide administrative support and accounting services

for CET on a documented fee for service basis.

3. Effective Date and Duration.

This Agreement shall be effective on the date last signed, below. This Agreement shall expire two years from the effective date, unless otherwise extended, in writing, by the parties hereto.

4. Amendment.

This Agreement may be amended by written agreement of both parties..

5. Termination.

Either party may terminate participation in the Agreement at any time following fifteen (15) days written notice of intent to terminate to the other party. Any remaining reimbursements owed ColPac will be paid within 30 days of termination.

6. Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the state of Oregon, without regard to it conflicts of laws principles. Any claim, action, suit or proceeding that arises from or relates to this contract shall be brought and conducted exclusively within the Circuit Court of Columbia County for the state of Oregon. In the event a claim is brought in a federal forum, then it shall be brought and conducted solely and exclusively in the United States District Court for the District of Oregon.

7. Survival.

The terms, conditions, representations and all warranties in this Agreement shall survive the termination or expiration of this Agreement.

8. Force Majeure.

Neither party shall be held responsible for delay or default caused by fire, riot, acts of God, or war where such cause was beyond reasonable control. Each party shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of its obligations under this contract.

9. Indemnification.

A. CET shall hold harmless, indemnify, and defend ColPac, its officers, agents, and employees from any and all liability, actions, claims, losses, damages or other costs including attorney's fees and witness costs (at both trial and appeal level, whether or not a trial or appeal ever takes place) that may be asserted by any person or entity arising from, during or in connection with the services provided by the Employee to CET, except for liability arising out of the sole negligence of ColPac and its officers, agents or employees, with the exception of the Employee.

B. ColPac shall hold harmless, indemnify, and defend CET, its officers, agents, and employees from any and all liability, actions, claims, losses, damages or other costs including attorney's fees and witness costs (at both trial and appeal level, whether or not a trial or appeal

ever takes place) that may be asserted by any person or entity arising from, during or in connection with the services provided by ColPac to CET, except for liability arising out of the sole negligence of CET and its officers, agents or employees.

10. Third Party Beneficiaries.

ColPac and CET are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, or is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such persons are individually identified by name herein.

11. Not a Joint Venture.

The parties are not engaged in a joint venture. CET's use of ColPac employees to perform work for CET shall not be construed to create a joint venture.

12. Confidentiality

Each party hereto agrees that it will not allow Employees to use or disclose any non-public confidential information belonging to either party except as is necessary to perform Employees' job duties.

13. Successors in Interest.

The terms of this Agreement shall be binding upon the successors and assigns of each party hereto. However, neither party may assign this Agreement without the written consent of the other party.

14. Notice.

All notices shall be made in writing and may be given by personal delivery or by mail. Notices sent by mail should be addressed as follows:

County: Columbia-Pacific Economic Development District of Oregon, Inc.
Attn: Chair
P.O. Box 1535
St Helens, Oregon 97051
503-397-3099

CET: Columbia Economic Team
Attn: Chair
P.O. Box 1653
St. Helens, Oregon 97051
503-410-1061

Notices, bills, and payments shall be deemed given at the time of actual delivery. Changes may be made in the names and addresses of the person to whom notices, bills, and payments are to be given by giving notice pursuant to this paragraph.

15. Resolution of Conflicts of Interest.

If either party feels that the actions taken by the Employees on behalf of ColPac or CET would create a conflict or perception of conflict with the other party, then the parties agree to meet to attempt to reach consensus as to a mutually acceptable resolution. Prior to the institution of any litigation arising out of this Agreement, the parties agree to mediate any such dispute in good faith.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in two (2) duplicate originals, either as individuals, or by their officers, thereunto duly authorized.

Dated this _____ day of _____, 2023.

COLUMBIA ECONOMIC TEAM

COLUMBIA-PACIFIC ECONOMIC
DEVELOPMENT DISTRICT OF OREGON, INC.

By: _____
Anthony Hyde, Chair

By: _____
Lianne Thompson, Chair



Port of Tillamook Bay

ECONOMIC HUB OF TILLAMOOK
COUNTY

AIRPORT, INDUSTRIAL PARK,
AIR MUSEUM, AND RAILROAD





Michele Bradley
General Manager
Port of Tillamook Bay
Cell (503) 812-5100
mbradley@potb.org
www.potb.org

Operations:

20 Port employees; over 350 jobs on property

Not on the water – no dredging

Former Naval Air Station

Over 1,500 Acres of Industrial Land, Zoned M-1 Industrial

Revenue departments:

- Water Distribution
- Wastewater system
- Administration
- Tillamook Air Museum
- Railroad Easements/Crossings
 - Oregon Coast Scenic Railroad
- Industrial Park/Roads
- Airport
- RV Park
- 240+ billings per month

Focus and Goals:

- **Salmonberry Trail**
- **“Save Hangar B”**
- **UAS Support - Aerostar**
- **Resilience and Recovery**
- **Incubation Space**
- **Food Hub/Distribution**
 - **Work with POG**
- **Land Development**
 - **Shovel Ready**
 - **Utility Ready**

Budget and Projects

FY 25-26 Adopted Budget: \$9,971,356

Tax Base <\$60,000/year – our audit costs more!

Current Projects:

- Disc Golf Course: 18 holes nearly completed
- Wastewater System Upgrade - \$1.4 million
- Airport Fuel System Upgrade - \$1.2 million
- Regional Water Planning
- Food Hub/Distribution
- Hangar B Restoration
- Salmonberry Trail
- Hangars for UAS Operations with Aerostar
- Tenant Build Outs: BLM and Amazon



Revenue = Leases, Loans, Services, Air Museum, Grants

- Leases:
 - Airport hangars, land leases/agricultural, buildings, office space
 - Over 240 invoices sent monthly for leases and services
- Loans:
 - DEQ \$1.4+ million – wastewater system upgrade
- Services:
 - Utilities: Water, Wastewater, Road Maintenance Fee
 - Septage Receiving (porta potty waste, other municipal waste)
 - Aviation Fuels: Jet A and AV Gas
- Grants:
 - Annual FAA grants for airport \$150,000 w/10% match
 - Larger FAA grants (ex: runway overlay/\$2.4 million, paving on aprons)
 - OBDD: SPWF
 - OBDD: Port Planning and Marketing
 - OPRD: Local Government Grant for Disc Golf Course

Disc Golf, Air Museum, Salmonberry Trail, Airport, RV Park, Railroad, Industrial Park

