

Waterfront Organizations of Oregon Board Meeting Minutes

Date: January 7, 2026

Place: Portland Yacht Club and Zoom

Board Members in Attendance:

- ~~Kelly Butler Holtz (Oregon Yacht Club)~~
- ~~Dan Comfort (JBMI)~~
- ~~Quinn Flanigan (Schooner Creek Boat Works)~~
- ~~Tim Gorman (Bridgeton Harbour)~~
- ~~Kellyn Gorman (Bridgeton Harbour)~~
- ~~Doug Romjue (Executive Director CRYA)~~
- Harry Braunstein (Portland Yacht Club)
- ~~Marlon Bump (Riverplace Harbormaster)~~
- ~~Spencer McCuddy (McCuddy's Marinas)~~
- Justin Teutsch (Columbia Crossings, Inc.)
- Nathan Schmitt (Diversified Marine, Inc.)
- ~~Jolene Walsh (CRYA)~~
- Abby Boudaris (Rose City Yacht Club)
- ~~Rick Nelson (The Islands Moorage)~~
- ~~Ron Schmidt (The Planning Group/Oarboard)~~
- ~~Josh Landry (JBMI)~~

1. Call to Order

President Kelly Butler Holtz called the meeting to order. She welcomed the attendees joining via Zoom and in-person and thanked Portland Yacht Club for hosting the meeting.

2. Proceedings

- **Roll Call:** Secretary Quinn Flanigan conducted the roll call and confirmed a quorum was present.
- **Approval of Previous Meeting Minutes:**
MOTION: Josh Landry moved to approve the minutes from the December 2025 meeting without revision. **SECOND:** Dan Comfort seconded the motion. **DISCUSSION:** None.
VOTE: The motion passed unanimously.

3. Governmental & Agency Reports

- **Sheriff's River Patrol - Sgt. Matt Adams:**
 - **Activity:** It has been quiet on the river. Christmas ships concluded successfully. Recoveries were slightly up in December (two incidents, not high-water related).
 - **Facilities:** The remodel of the MCSO Glisan Street boathouse has been delayed.
- **Portland Fire & Rescue - Sean Whalen:**
 - **Permits:** Reminded members that any electrical work on docks—specifically

moving floating structures or attaching electricity—requires a Title 28 permit. The code requires that licensed electricians do the work.

- **Safety Concern:** Raised a concern regarding "floating saunas" appearing recently on the river. Potential issues with wood stoves, propane use, and electrical grounding were raised.
- **Action:** Advised boat marinas to ensure any new vessel/structure entering the marina is inspected for electrical safety.
- **Department of State Lands (DSL) - Josh Mulhollem:**
 - **Ross Island/Derelict Vessels:** Progress is slow. A coalition of the Mayor, Sheriff, and Governor is developing a long-term, multi-agency agreement to manage cleanups and social services. A larger removal mission is targeted for March/Spring 2026.
 - **Boat Disposal:** DSL is working on making the vessel removal and disposal process more efficient, including by establishing larger contracts.
- **Oregon State Marine Board (OSMB) - Phil Hudspeth:**
 - **Events:** Current focus is the Portland Boat Show, being held this weekend.
 - **Upcoming Board Meeting (Jan 29):** Will review petitions regarding a motorboat ban on the Siletz River and a "Slow-No-Wake" zone on Ana Reservoir.
 - **Legislation:** The Oregon legislative session begins in February. It was noted that efforts to repeal/modify the Waterway Access Permit (WAP) face significant political headwinds.

4. Officer and Committee Reports

- **President's Report (Kelly Butler Holtz):** Working with CTO Kellyn to clean up the Constant Contact database and remove duplicate records.
- **Technology Officer (Kellyn Gorman):**
 - **Website:** Domain and security certificates are expiring on January 15th.
- **MOTION:** Ron Schmidt moved to authorize the CTO a spending limit of up to \$100 for necessary website renewals and expenses without prior Board approval. **SECOND:** Unidentified voice seconded the motion. **VOTE:** Passed unanimously.
- **Secretary's Report (Quinn Flanigan):**
 - **Files:** Reorganizing the WOOO Google Drive for better accessibility.
 - **Alert:** Noted a proposal by the Army Corps regarding high-voltage DC power lines potentially running down the Columbia River. Will monitor and report back.
- **Treasurer's Report (Tim Gorman):**
 - **Banking:** Successfully transitioned funds from Bank of the West to Chase Bank.
 - **Administration:** Virtual mailbox established at Postal Place PDX. Working to reinstate the organization's 501(c)(6) non-profit status and update filings with the IRS and Oregon Dept of Revenue.
- **Legislative Committee:** Seeking a new chair to replace Stan Tonneson. President Holtz will attend a City Club legislative review later this month.
- **CRYA (Doug Romjue):** Opening Day is scheduled for May 2, 2026. Meeting with Oregon State Parks next week to discuss repair costs and funding for Schwitter Landing and Hadley's Landing.

- **River Community Advisory Committee (RCAC) - Dan Comfort:** Working with City Public Information Officer Ken Ray to create a brochure clarifying Title 28 details, including the "50% rule" for float repairs and permitting. Draft expected next month.
- **Dredge Advisory Committee (Kelly Butler Holtz):** The Portland Sediment Evaluation Team (PSET) is proposing stricter standards for PCBs in dredge spoils. This will significantly increase costs for maintenance dredging. Public comment is open until Jan 24th.
- **Interstate Bridge Replacement (IBR) - Dan Comfort:** Soil testing is underway at the former ODOT center on Hayden Island. Debate continues between a Fixed Span vs. a Lift Span. President Holtz has drafted a letter to the US Coast Guard in support of the Fixed Span design.

5. Old Business

- **Land Use & EOA Presentation (Guest Speaker Land Use Consultant Peter Fry):**
 - **Topic:** The City of Portland's Economic Opportunity Analysis (EOA) and Environmental Overlay Zones in the Columbia Corridor.
 - **Issue:** The City's EOA counts "unusable" land (brownfields/damaged land) as available inventory to justify applying strict environmental overlays (setbacks of 100ft–170ft) on functional riverfront properties.
 - **Impact:** These setbacks could severely restrict the ability of river-dependent businesses to expand or perform maintenance on their property.
 - **Immediate Action:** The Planning Commission is holding a hearing next Tuesday, January 13th.

6. New Business

- No New Business beyond the motions listed in Officer Reports.

7. Adjournment

The meeting was officially adjourned at 1:55 PM.

Action Items:

- **Renew Website Domain and Security**
 - **Context:** The website domain expires Jan 15. A motion was passed to allow funds for renewal.
 - **Assignment:** Kellyn Gorman, CTO.
- **Submit Dredging Public Comments**
 - **Context:** PSET is proposing new PCB standards that will raise dredging costs.
 - **Assignment:** President Holtz to email the link to the membership. Members to submit comments by Jan 24.
- **Vote on IBR WOO Support Letter**
 - **Context:** A letter in support of the Fixed Span bridge design will be drafted by President Holtz.

- **Assignment:** Board members to review and vote via email. The vote will be ratified at the February meeting. Public comment due by Jan 11.
- **Testify at Planning Commission Hearing Jan 13**
 - **Context:** Upcoming hearing regarding the Economic Opportunity Analysis (EOA) and environmental overlays.
 - **Assignment:** Members urged to testify regarding the negative impact on water-dependent small businesses.

Minutes submitted by Quinn Flanigan, Secretary.