



WATERFRONT ORGANIZATIONS OF OREGON -February 5, 2025

Noon WOOO Board Zoom/Live/Hybrid Meeting

<https://waterfrontoregon.com/>

BEST PRACTICES SPECIAL INSURANCE FORUM 11AM

WOOO BOARD MEETING begins at 12 NOON

WOOO Board of Directors Meeting-Wednesday February 5 at 12:00 PM
(First Wednesday Every Month)

MINUTES - Approved

Call to Order / Vice President Kelly Butler Holtz

Thanks and recognition of PYC for their support

Roll Call / Secretary Maura Hayes

The minimum quorum was met.

WOOO 2025 OFFICERS & BOARD OF DIRECTORS Board Roll Call

QUORUM PRESENT (minimum: 4 needed)

PRESIDENT

X Ron Schmidt (The Planning Group/Oarboard)

VICE PRESIDENT

X Kelly Butler Holtz (Oregon Yacht Club)

SECRETARY

X Maura Hayes (Macadam Bay Moorage)

TREASURER

X Stan Tonneson (Rocky Point Marina)

TECHNOLOGY OFFICER

X Kellyn Gorman (Bridgeton Harbour)

DIRECTORS

X Doug Romjue (Executive Director CRYA)

X Harry Braunstein (Portland Yacht Club)

X Marlon Bump (Riverplace Harbormaster)

Mark McCuddy (McCuddy's Marinas)

Pascal Le Guilly (Schooner Creek Boat Works)

Justin Teutsch (Columbia Crossings, Inc.)
Don Gire (Tomahawk Destiny)
Randy Phillips (CRYC)
Bernie Bacon (2025 President CRYA)
X Dan Comfort (JBMI)
X Mike Schumann (Rose City Yacht Club)
X Rick Nelson (The Islands Moorage)

Welcome & Introductions / Vice President Kelly Butler Holtz

Approval of Prior Month's Meeting Minutes

Kelly made a motion to approve January's Board Minutes, it was seconded, they were unanimously approved.

Treasurer's Report / Stan Tonneson

Current Balance: \$13,162.74

\$3,000 in membership renewal checks are pending for deposit. He read a list of recent memberships that could be renewed soon.

NEWS AND INFO FROM OUR GOVERNMENTAL ALLIES

Portland Fire Bureau Harbormaster - Sean Whalen

Not present - Excused for Trial Duty

MCSO River Patrol- Sgt Matt Adams

The Holman dock south of the Hawthorne Bridge on the Willamette currently has many delinquent boaters that need removal.

Boat decks and safety inspections are needed for the moorages, they have asked for our help getting this done before boating season begins. They are considering offering a future drive-in inspection location for future boat inspections.

Department of State Lands (DSL) - Blake Helms- Not present

Josh Mulhollem-DSL-(joined the meeting later, see below)

Oregon State Marine Board-(OSMB)-Phil Hudspeth

He mentioned an upcoming fundraising swim plunge event.

They recently finished a 3-year project to remove over 132 derelict vessels that were funded by a one-time funding source. The legislature has several

related bills that they are watching. The OSMB wants to speed up the process for derelict boat removals. They hope for the passage of funding bills for aquatic invasive species management.

Marlon Bump: How much did removing 44 vessels from Portland waterways cost?

Hudspeth: It cost about half a million dollars; much of it went towards the Denali vessel removal. They also pay costly storage fees to hold removed boats. The OSMB has \$150,000 budgeted for boat removal for the next two years for the whole state. DSL takes the lead on ADV removals, especially the larger vessels.

Rick Nelson: Is there any focus or funds for invasive Milfoil issues?

Hudspeth: They are currently focusing more on aquatic species. He will check on invasive aquatic vegetation and report back.

Ron Schmidt: There is a bill that will charge fees to large boats to fund invasive prevention protocols even though they do not tend to trail boats from place to place. Half of the calls for marine patrol help are for non-registered boats, yet the registered boats are paying for waterway services.

Hudspeth: They are looking at additional fees to fund law enforcement needs. Multnomah County receives the bulk of the funding due to its population size.

Ron: Right now, those waterway access fees cannot be used for law enforcement, legislative charges will be required to accommodate those needs.

Hudspeth: Suggests speaking with OSMB Policy & Program Manager Alan Hanson about the legislative direction.

Q: Might there be a way to make boater registration an auto-renew system, thereby generating additional revenue?

River Community Advisory Committee RCAC - Kelly Holtz

No report

OTHERS IN ATTENDANCE

COMMITTEE REPORTS

CRYA Doug Romjue

They are planning the opening day of the boating season and aim to include the Vancouver waterfront. The challenge is in including the sailboats with the high masts. They prefer a route that excludes the need for opening the bridge. The Beacon Rock docks need to be refurbished and reopened to help with their plan.

Opening Day of Boating Season: May 3, 2025

WOOO Member Directory/ Website/More

Kellyn Gorman, WOOO CTO

No report

WOOO WAC Wake Advisory Committee

Kelly Butler Holtz

No report

WOOO DAG Dredging Advisory Group

Update on DSL Fill/Removal RAC

DSL Lease/Rates Rule Advisory Committee (RAC)

RAC WOOO Representative Jim Ryan

RAC WOOO Representative Justin Teutsch of Columbia Crossings

This committee tracks rule changes concerning submerged lands, lease rates, and application fees and processes.

Jim Ryan: On Jan 17 RAC team members Jim Ryan, Justin Teutsch, and John Hie sent a letter to DSL with a series of questions, which have not been answered.

At the Jan 22 RAC meeting, Dylan Paul, City of Portland; John Hie (Astoria), and Mike Dunning, Port of Coos Bay all spoke on the DSL's inadequate lease formula, which is based on a faulty, six-year-old study created by a summer intern.

JBMI's moorage lease is now \$33,000 per year. By lease end in 2032, it would be \$44,000. Using the same formula, if the rate structure continues by 2042, it will tally at \$175,000 per year, about \$1,000 per household.

The proposed 5% annual increase is based on inflation and market value every year. Members pointed out that other DSL leases already stipulate a 3% increase.

Dylan Paul made a strong point about how these rate increases will impact Portland housing affordability due to residential floating home communities. The city has rules about residential rental increases, the same should apply to the floating home residences; they could no longer justify the formula.

By using the current land market rate for JBMI, the formula calculates annual rent at \$1.4 Million per year. DSL claims lease rates will be capped at \$150,000 annually.

DSL managers will meet in early February to revise their rules about lease rates. Hopefully, this will happen before the scheduled Feb 19 meeting. They will likely back off the 5% increase.

Housing increases cannot increase by 10% or reduce housing affordability. Justin Teutsch sent them a detailed letter recommending an alternative funding base, with a two-tiered flat rate based on location. DSL prefers basing their rates on current market rate formulas.

WOOO needs to provide our own language.

Their Red Line will be supplanted by our Red Line.

The DSL managers do not participate in the meetings, they make the final decisions.

Q: Dan Comfort: Lease rates based on total land values?

A: Jim: It reflects the market value of the adjacent uplands. The tax breakdown shows the market value with/without improvements.

The formula is comprised of three factors:

Total sf of rentable "mud"

sf uplands current market value (which is variable),

3%-8% of "market value"

(JBMI =\$34 per sf is the formula outcome.)

They add or subtract percentages based on other factors.

DSL could agree to a 30-year lease, but rates are recalculated every 5 years.

Q: Dan Comfort: Can we do a formal study to appeal to the assessor?

A: Jim: County Assessor raises us 3% a year. It would be best to get away from linking it to the market value, which requires a lot of administrative tracking of real estate values.

The Assessor's Statements are not easy to sort out. They raise it by 3% per year. JBMI tax is currently \$980,000 per year.

Kelly: Clarify the language distinguishing commercial vs non-profit moorages will affect the rate structure.

Ron: What is the value of the submerged land without access to it? Our upland has value because it creates access to the river.

It is the responsibility of all Oregonians to clean up the river, and it benefits them to force DSL lease holders to pay for it.

Josh Mulhollem-Department of State Lands (DSL)-

The money generated for leases is not tied to ADV removal work. ADV removal funds come from a separate source, not from the common school funds. Josh says there is a distinction. DSL is applying for a funding grant of \$10 million from NOAA. The already-established \$150,000 ADV fund is separate.

Ron-We will review this issue again.

Stan Tonneson-In DSL's cover letter announcing their rate increases, removal of vessels was included as a justification. It was clearly listed as one of the reasons for the increases.

DSL Removal/Fill (Dredging) Permits - Proposed rate increase is still in public comment period. Rates state a 5-year rate increase of 60% the first year, increasing to 85% by year 5.

Removal/ Fill Type 2 permit fees will go from \$1,800 to \$2,500.

Look up DSL current rule-making to see your dredge rates.

Social Committee

Jane Gire Chair

Plans for a special June WOOO meeting are in the works. More details will follow soon.

Other Committees

Old Business

Floating Home Insurance Markets -

Recap of the Floating Home Insurance Forum held prior to today's Board Meeting:

Dan Comfort: 4 agents presented their products. The session was well attended, agent's contact info will be available on the WOOO website. (One can also review the WOOO Best Practices notes from this event.)

New Business

House Bill 2982 - OSMB Invasive Species Permit Fee Increase House is in Legislature.

Ron Schmidt: Boat owners are being charged for multiple fees to fund multiple issues. The per foot charge puts a large burden on larger boats which aren't usually transported to other waters. The smaller boats that are trailered tend to spread the invasive species. Is there a better way for equity?

(After meeting Correction: It was clarified that it was an additional \$3 per boat, not per foot which is acceptable. R.S)

Rep. Helm, architect (and Frederickson) is making the HB 2170 and HB 2982 proposal, no hearing as yet.

Josh Mulhollem-DSL: OSMB was not involved with this bill. Rep. Helms is very interested in these issues. Voters and boat owners should track this bill. There are thousands of bills being considered, it is hard to keep track of them.

Stan says that we can sign up to track that bill, as it unfolds.

<https://olis.oregonlegislature.gov/liz/2025R1/Measures/Overview/HB2982>

HB 2982 meets Feb 10 Monday 8 AM, send your letters now. Contact the bill authors with your concerns. Rep. Helm is the primary author.

Multnomah County Budgets

Time to get proactive rather than reactive to support MCSO and RPU. Many departments need to reduce their budgets by 12%, however, the Sheriff's Department and Public Safety will not be cut.

Open Board Discussion

Meeting Adjourned at 1:31pm

Next Board Meeting will be held on Wednesday, March 5 at 12pm.