



Waterfront Organizations of Oregon-Board of Directors Meeting

Wednesday, January 8, 2025 at 12:00 PM – APPROVED

Portland Yacht Club or online via Zoom

1241 NE Marine Drive, Portland Oregon 97211

Call to Order / President Ron Schmidt

Thanks and recognition of PYC for their support

Roll Call by VP Kelly Butler Holtz

- X PRESIDENT Ron Schmidt (The Planning Group / Oarboard)
- X VICE PRESIDENT Kelly Butler Holtz (Oregon Yacht Club)
- SECRETARY Maura Alice Hayes (Macadam Bay)
- TREASURER Stan Tonneson (Rocky Pointe Marina)
- TECHNOLOGY OFFICER Kellyn Gorman (Bridgeton Harbour)

DIRECTORS

- X Doug Romjue (Executive Director CRYA)
- Harry Braunstein (Portland Yacht Club)
- Marlon Bump (Riverplace Harbormaster)
- X Mark McCuddy (McCuddy's Marinas)
- X Pascal Le Guilly (Schooner Creek Boat Works)
- X Justin Teutsch (Columbia Crossings, Inc.)
- X Don Gire (Tomahawk Destiny)
- Randy Phillips (CRYC)
- X Bernie Bacon (2025 President CRYA)
- Dan Comfort (JBMI)
- X Mike Schumann (Rose City Yacht Club)
- X Rick Nelson (The Islands Moorage)
- Bob Wilson (TYEE)

Quorum of 4 was met.

Welcome & Introductions / President Ron Schmidt

(Those Zoom participants not identified will be removed from the meeting)

New Board Members

Bernie Bacon - CRYA 2025 President - Gave a quick update of herself, and was looking forward to working close with WOOO this year.

Mike Schumann - RCYC, has been impressed with the WOOO leadership team and the results. His goal was keeping the Environmental aspects of our work front and center to help protect the rivers.

Rick Nelson - The Islands Moorage, Hopes that WOOO can help to create a better Financial situation for all moorages as he is the Treasurer. Helping to keep costs down is the goal.

Guests

Ken Tennefoss - PYC - Ken is the PYC delegate to CRYA. He has a long history as a broker, boat delivery and training captain.

Dave Grant - Dikeside Moorage - He has concerns about the DSL Lease rate increase issues.

Lori Laupmanis - JBMI - Is an integral part of just about every aspect of JBMI. Her list was extensive of things she is involved in.

Justin Teutsch - JBMI - Very tied to the DSL lease issues.

Approval of Prior Month's Meeting Minutes

Kelly Butler Holtz moves to accept December minutes, Mike Schumann seconds the motion. December Minutes accepted

Treasurer's Report / Stan Tonneson

No Report as he was unable to attend.

NEWS AND INFO FROM OUR GOVERNMENTAL ALLIES

Portland Fire Harbormaster - Sean Whalen

Mentioned that the moorage Standpipe inspection issue is moving along with private contractors. He is not permitted to suggest a company to work with and encouraged marina operators to reach out to other marinas to see how the work went in certifying their systems.

Talked about the soft winter so far in our area. Felt like the odds were that we would not skate through untouched, but hoped so. Be prepared was his word for all.

A question was raised about changes to standpipe rules, and the answer was the only change was it was private contractors doing the testing.

Multnomah County Sheriff's Office-MCSO River Patrol

Officer Matt Adams gave an update of recent things. Supported the Christmas Ships parade each night they paraded in December. He mentioned issues at Toe Island, ongoing things that they try to monitor. Asked about a plan for Officer Dock Walks. The plan would be that the Moorage/Marina owner stakeholder would contact the RPU for a specific time to come and do the safety/compliance checks with them. Questioned if that might work.

Q: Weekends? A: With adequate notice, about any time could work.

Q: What might be the citation or infraction process?

A: Education First is the goal. Identify issues and get them resolved. It's safety awareness.

Q: OYC This time of year has few boats in the water, they are trailered on land. A: A safety/compliance check can be done in the parking lot. They don't have to be in the water for the inspection.

The response was positive for the plan based on those present.

Q: If you find a violation what is the process? A: Typically an unpleasant sticker is attached to the boat describing the violation to be addressed. It's

possible given the violation that a letter might be sent to the owner. Again, if the violation is addressed in almost all cases the ticket/warning will be dismissed.

Q: What if the boat is in the water but never used? Isn't it moored on private property? A: No, if a boat is in the water it is expected to be licensed and safe. It was noted that if some of these boats are in the water for 10 years without use, they are the issues RPU deals with now for sinking and derelict boats. All vessels must be made safe and legal.

Q: Who is enforcing the DSL mandate of making sure an anchored boat is moved at least 5 miles every 30 days? A: That is a DSL mandate so ask them the question. Although MCSO might help, it is not their issue to enforce.

Department of State Lands-DSL - Blake Helm

He jumped into the last conversation of "Trespassing Boats on DSL land". He would like to have more information on a couple of boats/structures mentioned. He said that DSL has inadequate resources to enforce the rules that they already have in place.. Enforcement is the issue and they need to use partners such as MCSO, State Police and such. He mentioned Coos Bay is getting some relief from a couple of boats that have violated this policy for years. It comes at a high cost though of over a million dollars as these boats will be removed and destroyed.

Q: Is there a form that can be filled out that can help to keep track of boats that are trespassing? He said no, but get pictures with timestamps to verify that the vessel or structure has been there for over 30 days.

NOTE: later in the meeting Bernie Bacon noted that she found a form online that could be used for this. The link is [Report Abandoned and Derelict Boats](#)

Next topic was the DSL Submerged Land Lease changes. The next Rule Advisory Committee (RAC) meeting is scheduled for Jan. 22nd. Meetings are open to the public, but unless on the committee you have little opportunity to comment. More discussion on this later in the meeting.

New DSL Removal/Fill (dredge) rules have been proposed and the public comment period will be through Feb. 17th. They involve Rocky Shore Habitat issues as well as Fill and Removal rules. All information is on the rulemaking website - Oregon DSL rulemaking [website page](#).

DSL Lease/Rates RAC - moved item in agenda to here

Ron Schmidt - started off by asking Blake Helm about the legalities of increasing the Submerged Land Lease fees by such a large amount. He noted that if it were for rental housing it would for sure be limited in the amount that could be raised over time.

Justin Teusch - was given the floor by Steve Harkin - Justin was trying to understand the concept of tying submerged land value to upland land value. He noted that land can be developed in many ways to recover the higher cost of that land value, but not submerged land leases. Establishing incentives for the lease owners to be good stewards of the water and the land would be a good start.

Blake's answer was that tying higher value areas to higher fees was in the best interest of the land owners, or people of the state.

Justin countered with a 3% Land Lease fee based on value on land is very reasonable, but on submerged lands with that value based on the land value is the issue.

Blake said that a flat rate fee which came up undervalues the land in many cases being used. He stated that there is not enough information to make a good analysis, but didn't say how to get the information.

At this point, a lot of back and forth discussion took place with the final verdict being that this all needed to be talked about at the upcoming RAC meeting on the 22nd. It was noted by Jim Ryan that at the last meeting this was on the agenda but time limits didn't get to it.

Q: Is derelict vessel removal part of this fee increase, and why are marinas and floating home communities being targeted to get the funds? A: The State Land Board asked DSL to meet the higher funding needs by taking on the ADV issues. That the public owns this land and should be compensated accordingly.

Jim Ryan said that he will send a list of questions to Blake so that he can have answers by the next RAC meeting. One question will be what is the goal to achieve for revenue? It seems like there must be a number.

A: There is no goal in mind for revenue, just good value for the leases of public land. Rates should fit the location and use of the asset. It was noted that this doesn't fit with the answer of Oregon Land Board asking DSL to meet operating fund needs without some kind of number.

Jim Ryan said he was working to contact the rest of the RAC committee as at the last meeting most were basically silent. Justin jumped in to ask about Lease Duration issues. Lenders are in need of predictable lease rates and terms to fund projects. Blake said that renewals can be done for more than the standard 5 years. but that every 5 years the value or rate of that lease can be assessed.

Topic switched to Floating home insurance by Ron Schmidt. He said that at the next Best Practices meeting on February 5th at 11am, an Insurance Forum will be held to talk about options. Agents will present coverage options available and will answer questions. Underwriting requirements are almost unreal at this time to get coverage.

Time limitations changed more reports as we were well past the 1:30 end time. Conversations continued about the Lease Rates.

Jim Ryan said that the formula being used by DSL is flawed as the results don't make any sense. Values just picked out of the air it seems in many cases as well as credit percentages on leases. Jim also commented that the common school fund has \$2.5 billion in assets and has been growing well over the last few years. He felt this was where some of the funding efforts for DSL should come from, and again lots of discussion.

Oregon State Marine Board-OSMB

Not Present

RCAC - Kelly Holtz

COMMITTEE REPORTS

Columbia River Yachting Association/CRYA-Doug Romjue

CRYA

Skipped for time

WOOO Member Directory/ Website/More

Kellyn Gorman, WOOO CTO

Not present.

WOOO WAC Wake Advisory Committee

Kelly Butler Holtz

Skipped for time

WOOO DAG Dredging Advisory Group

DSL Fill/Removal Rules and Rates & RACs

No report, but these are up on the RAC rule changes site noted above.

Social Committee-Jane Gire Chair

Meeting Adjourned at 1:53 pm. Kelly Holtz made the motion, Doug Romjue seconded and the meeting closed.

Minutes Submitted by acting Secretary, Doug Romjue.