

Waterfront Organizations of Oregon Board Meeting Minutes (draft)

April 2026 WOOO Board Meeting Minutes (DRAFT)

Date: April 1, 2026

Place: Portland Yacht Club and Zoom

Board Members in Attendance:

- Kelly Butler Holtz (President)
- Dan Comfort (Vice President)
- Tim Gorman (Treasurer)
- Kellyn Gorman (CTO)
- Doug Romjue (CRYA)
- Rick Nelson (The Islands Moorage)
- Abby Boudouris (RCYC)
- Spencer McCuddy (McCuddy's Marina)

1. Call to Order

President Kelly Holtz called the meeting to order at 10:49 AM. The meeting began with a Best Practices discussion session, followed by the regular board meeting. Acknowledgement was given to the Portland Yacht Club for hosting the meeting.

2. Proceedings

- **Roll Call:** A quorum was confirmed with board members and guests present both in-person and via Zoom.
- **Approval of Previous Meeting Minutes:**
 - **MOTION:** Tim Gorman moved to approve the March 2026 minutes as presented.
 - **SECOND:** Rick Nelson seconded the motion.
 - **DISCUSSION:** None.
 - **VOTE:** Passed unanimously.

3. Governmental & Agency Reports

Multnomah County Sheriff's Office

Captain Jennifer Ciobanasiu announced her promotion to Captain and her transition to patrol operations elsewhere in the department. She introduced RPU replacement Lt. Jason Pearce (previously with Portland Police Bureau). Sgt. Matt Adams reported:

- Increase in boat thefts in the area, including from within marinas.
- Preparations underway for Rose Festival Fleet Week in June.

Portland Fire and Rescue

Sean Whalen, PFB Harbormaster, provided updates:

- Upcoming marina safety inspections scheduled.
- Rose Festival events and Fleet Week activities planned for June.

Department of State Lands (DSL)

Josh Mulhollem reported:

- No significant progress on Ross Island ADV removal initiative.
- Provided updates on live-aboard boats and small boat removals.
- New DSL lease rates expected to take effect July 1st, 2027.

Oregon State Marine Board (OSMB)

Phil Hudspeth provided updates:

- 2026 Legislative session completed.
- McGuire Island slow-no-wake zone petition details: public comments due April 1st by midnight. Rulemaking process and timeline explained by Rick Nelson.

4. Officer and Committee Reports

Columbia River Yachting Association (CRYA)

Doug Romjue reported:

- Recent grants received to repair and preserve the dock at Hadley's Landing through collaborative work with the OSMB.
- Saturday, May 2nd, Opening Day parade upcoming. Parade route starts at Hayden Island, travels east past Salty's, then turns and parades by the Vancouver Waterfront.

River Community Advisory Committee

Dan Comfort discussed the RCAC's ongoing work with Title 28 regulations (Portland city code governing floating structures):

- Focus on float reconstruction and permit requirements.
- City Inspector indicated a flexible approach to 50% threshold determination (maintenance vs. new construction).
- The Committee is working with the City Public Information Officer to enhance the city website with additional information and photos about floating homes.
- Collaborate with WOOO to organize a forum in the fall to address questions about float construction and inspection processes.

Treasurer

Tim Gorman reported:

- WOOO spent \$460.97 on tax filings for the first time in 15 years (indicating loss of 501(c) tax-exempt status).
- Working on reinstating 501c status to avoid future excise taxes.
- Developing a document retention policy for stored paperwork.

Social Committee

Jane Gire proposed October 24th for the WOOO Annual Dinner & Meeting, pending confirmation of no other scheduling conflicts. Plans for a small celebration, with a potential soup and salad menu, were discussed for the June meeting.

- **ACTION ITEM:** Jane Gire to get bid for June opening day lunch/celebration.
- **ACTION ITEM:** Jane Gire to secure date for annual dinner (October 24th) with PFB fireboat.
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5. Old Business

Wake Zone Signage Funding

Discussion of wake signage for Class Harbor and potential contributions from various moorage associations:

- Dan Comfort is proposing a \$760 contribution per moorage to help fund insurance costs for signage.
- Class Harbor Moorage is already covering all costs.

- Robin Smith agreed to take proposal to the Tomahawk Island board for consideration.
- Discussion of creating GoFundMe page to help smaller contributors support this initiative.
- Annual insurance costs: \$2,200 (liability coverage for sign).
- **ACTION ITEM:** Dan Comfort/Tim Gorman to set up GoFundMe account and share link.

DSL Lease Rate Increase

Discussion of upcoming State Land Board meeting on April 14th regarding DSL's submerged land lease rate increase proposal:

- Steve Harkins criticized the DSL proposal, particularly the use of real market value (RMV) for the basis and the \$150,000 cap.
- Concerns about the negative impact on equity (potentially making floating homes unaffordable for current residents).
- Written comments deadline: April 13th.
- Land Board meeting with oral testimony opportunity: April 14th.
- The Oregon Land Board consists of the Governor, the Secretary of State, and the Treasurer.
- **ACTION ITEM:** Steve Harkins to prepare talking points for board members.
- **ACTION ITEM:** Kelly Holtz to publish talking points to board members.
- **ACTION ITEM:** All members to submit written and/or oral testimony.

6. New Business

BPS Environmental Overlay Zone Expansion

Kelly provided extensive update on BPS's proposed environmental zone expansion:

- Opposition from multiple neighborhood associations.
- Positive engagement with City Councilors, including Dan Ryan and Sameer Kanal.
- **ACTION ITEM:** Kelly to continue efforts opposing expansion and update group on progress.

Boating Facility Improvements

Paige Stoyer representing Willamette River Community Coalition presented on her group's efforts to improve boating facilities and safety:

- Focus on Willamette Park and Cathedral Park boat ramps.
- Portland Parks meeting scheduled for April 14th.

- Paige will update group after the April 14th Portland Parks meeting about boating facility advocacy efforts.

High-Voltage Power Line Project

Ann Walker (Big Eddy) raised concerns about a future high-voltage power line project planned for the Columbia River. Discussion included environmental impacts and public comment deadlines.

Float Inspection Forum

- **ACTION ITEM:** Dan Comfort to plan float inspection forum for September 2026.

8. Adjournment

The meeting was adjourned at approximately 1:35 PM.

Minutes submitted by acting Secretary, Kelly Holtz