

Waterfront Organizations of Oregon Board Meeting Minutes

Date: December 3, 2025

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)

1. Call to Order

President Kelly Butler Holtz called the meeting to order at 12:03 PM. She welcomed the new board members and attendees joining via Zoom and in-person.

2. Proceedings

- **Roll Call:** Secretary Quinn Flanigan conducted the roll call and confirmed a quorum was present.
- **Approval of Previous Meeting Minutes:**
 - **MOTION:** Ron Schmidt moved to approve the minutes from the November 2025 meeting.
 - **SECOND:** Tim Gorman seconded the motion.
 - **DISCUSSION:** None.
 - **VOTE:** The motion passed unanimously.
 - *Note: Draft minutes of the Annual Meeting were distributed for review but will be voted on by the membership at the next Annual Meeting.*

3. Governmental & Agency Reports:

- **Sheriff's River Patrol (Relayed):** Sgt. Matt Adams was excused. President Holtz reported continued focus on Ross Island regarding derelict vessels and criminal activity.
- **Department of State Lands (DSL) - Josh Mulhollem:**
 - **Ross Island:** Progress is slow but a coalition (Mayor, Governor, Harbor Master, Sheriff) is building to address the complex mix of land ownership and social issues.
 - **Unauthorized Camping:** Focus on Sandy River Delta (Troutdale) and Lindbergh Beach (Swan Island) for long-term management rather than temporary cleanups.
 - **Boat Disposal:** Lack of permitted facilities outside Multnomah County (e.g., Coos Bay, Newport) remains a challenge.
 - **Division 82 (Submerged Land Lease Fees):** Adoption of rules for waterway leases, licenses, and registrations was removed from the State Land Board's agenda. Written testimony submitted on this item identified minor adjustments to improve clarity of the proposed draft rule. Moving this item to a future Land Board agenda allows time for the DSL to correct the text and circulate an updated proposed draft rule. **Oregon State Marine Board (OSMB) - Phil Hudspeth:**
 - **Events:** OSMB will be at the Portland (Jan 7-11), Eugene, and Redmond boat shows.
 - **Orca Protection:** Partnering with ODFW to evaluate increasing boat buffers for Southern Resident Orcas (potentially 1,000 yards).
 - **Public Comment:** Open for "Waterway Access Permit" exemption and Lake County reservoir "Slow-No-Wake" request.
- **ODFW - Jennifer Taylor:** Present to maintain connection regarding invasive aquatic plant treatments.

4. Officer and Committee Reports

- **Social Committee (Jane Gire):** The Annual Dinner was a success with approximately 75 attendees. Jane is heading to Mexico for the winter but will attend future meetings via Zoom.
- **River Community Advisory Committee (RCAC) - Kelly Butler Holtz, Chair:** The committee has been in flux due to **changes in the City's** new government structure. Work continues on making permitting user-friendly, specifically regarding Title 28 code applications for float repairs.
- **Best Practices / Website:** The Board discussed creating a resource directory on the WOOO website for floating home services. Jolene Walsh agreed to collaborate by leveraging her industry data and expertise to collect and compile large lists.
- **President's Report (Kelly Butler Holtz):** Expressed gratitude for the election and

acknowledged the Board's work ahead.

- **Vice President's Report (Dan Comfort):**
 - **Interstate Bridge Replacement (IBR):** The project has secured funding. Soil/stability testing is underway at the former ODOT location. Construction will likely start with the main span, with early tolling. Dan suggested inviting an IBR rep to discuss eminent domain.
- **Treasurer's Report (Tim Gorman / Stan Tonneson):**
 - Annual Party: Cost ~\$4,800; Revenue ~\$2,400.
 - Current Balance: ~\$12,616 (down ~\$2,000 from start of year).
 - Transition: Working on 501(c)(6) status reinstatement, Dept of Revenue access, establishing a new bank account, and virtual mailbox setup.

5. Old Business

- **DSL Lease Rates:** Steve Harkins reported that new rules released last Wednesday confirm DSL's commitment to linking lease rates to "Real Market Value" (RMV). Caps are clarified for the first 15 years only. Another public comment period will occur at the next State Land Board meeting.
- **Environmental Overlays & Riparian Zones:** Justin Teutsch and Nathan Schmitt discussed the impact of new FEMA/City requirements (e.g., 170 ft setbacks) on industrial waterfront development in the Columbia Corridor. The Board discussed aligning with the Working Waterfront Coalition.

6. New Business

- **Treasurer Motions:**
 - **Change of Business Address:**
 - **MOTION:** Nathan Schmitt moved to authorize Treasurer Tim Gorman to update WOOO's official business address to Postal Place PDX (Virtual Mailbox) at a cost not to exceed \$20/month.
 - **SECOND:** Justin Teutsch seconded the motion.
 - **VOTE:** Passed unanimously.
 - **New Bank Account:**
 - **MOTION:** Nathan Schmitt moved to authorize Treasurer Tim Gorman to open a new checking account at Chase Bank with several Executive Committee members as authorized signers.
 - **SECOND:** Spencer McCuddy seconded the motion.
 - **VOTE:** Passed unanimously.
 - **East Portland Chamber of Commerce Membership:**
 - President Holtz proposed joining the Chamber to represent East Portland and Columbia River business interests.
 - **MOTION:** Nathan Schmitt moved to approve WOOO membership to the East Portland Chamber of Commerce at a cost not to exceed \$400/year.

- **SECOND:** Unknown
- **DISCUSSION:** Ron Schmidt recused himself from the vote due to a potential conflict of interest.
- **VOTE:** Passed unanimously.

7. Open Discussion

- **Guest Speaker:** Peter Fry (Land Use Consultant) was unable to attend; President Holtz will work to schedule him for the January meeting.

8. Adjournment

The meeting was officially adjourned at 1:46 PM.

Action Items:

- **Organize call with Tanya Hartnett (Working Waterfront Coalition)**
 - **Context:** The board discussed the need to collaborate with the Working Waterfront Coalition regarding environmental regulations.
 - **Assignment:** President Holtz agreed to reach out to Tanya Hartnett directly. Justin Teutsch and Quinn Flanigan were asked to "spearhead" the effort and organize the meeting/call. Nathan Schmitt will assist with introductions.
 - **Deadline:** January 2026
- **Invite IBR Representative to a future meeting**
 - **Context:** During the Vice President's report on the Interstate Bridge Replacement (IBR), it was suggested that a representative come to a future meeting.
 - **Assignment:** Dan Comfort (Vice President) offered to reach out to them.
- **Update Business Address to Postal Place PDX**
 - **Context:** A motion was passed to change the official business address to a virtual mailbox.
 - **Assignment:** Tim Gorman, Treasurer. (Tim mentioned trying to "get things done in the next week").
- **Open new checking account at Chase Bank**
 - **Context:** A motion was passed to authorize the Treasurer to open a new bank account at Chase Bank.
 - **Assignment:** Tim Gorman, Treasurer.
- **Collaborate on website resource directory**
 - **Context:** Kelly discussed utilizing Jolene's experience with publishing to create a resource guide for the website.
 - **Assignment:** Jolene Walsh.
- **Reschedule Peter Fry (Land Use Consultant)**

- **Context:** Peter Fry was invited but could not attend this meeting; Kelly noted he may come "next month."
- **Assignment:** Kelly
- **Join East Portland Chamber of Commerce**
 - **Context:** A motion was passed during "New Business" to join the Chamber of Commerce with a budget not to exceed \$400.
 - **Assigned To:** Kelly Holtz and Tim Gorman (implied, as Treasurer handling payments/memberships).

Minutes submitted by Quinn Flanigan, Secretary.