

Waterfront Organizations of Oregon Board Meeting Minutes (draft)

Date: June 3, 2026

Place: Portland Yacht Club and Zoom

Board Members in Attendance:

Kelly Butler Holtz (President) - *Presiding*
Dan Comfort (Vice President)
Quinn Flanigan (Secretary)
Tim Gorman (Treasurer) - *Excused*
Kellyn Gorman (Technology Officer) - *Excused*
Doug Romjue (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.) - *Excused*
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. A formal welcome was extended to both in-person attendees and those joining via Zoom. President Holtz acknowledged and thanked the Portland Yacht Club for hosting the board and providing a spring mixer lunch to celebrate the changing season and recognize the recurring contributions of the members.

2. Proceedings

- **Roll Call:** Secretary Quinn Flanigan conducted the roll call and confirmed that a quorum was present to conduct formal organizational business.
- **Approval of Previous Meeting Minutes:**
 - **MOTION:** Dan Comfort moved to approve the minutes from May 2026.
 - **SECOND:** Rick Nelson seconded the motion.
 - **DISCUSSION:** None.
 - **VOTE:** Passed unanimously.

3. Governmental & Agency Reports

- **Sheriff's River Patrol:** Not present due to active deployment handling fleet operations downtown.
- **Portland Fire & Rescue:** Not present. Harbormaster Sean Whalen was unavailable. President Holtz noted she reached out regarding the recent fire at Pier West Moorage, but did not receive a response due to Sean's caseload.
- **Dept of State Lands (DSL):** Reported by Josh Mulhollem.
 - **Procurement Operations:** DSL is midway through a procurement process to secure a dedicated contractor for the seizure and disposal of small-to-medium recreational vessels across Multnomah County. This structural contract aims to streamline ad-hoc processes and expedite enforcement. The contract is projected to close by mid-July.
 - **Slough Cleanup:** Field teams are actively managing a cleanup operation near St. Helens regarding a burned dock and vessel complex.
 - **Lower Willamette Initiatives:** DSL is collaborating with the City of Portland and the Mayor's office to clear unauthorized ADVs around Ross Island. Social services are working concurrently with enforcement teams to transition individuals into housing compliance.
 - **Derelict Sternwheeler *Mark Twain* :** Procurement plans to address the dismantling of the derelict sternwheeler, *Mark Twain*, located on Marine Drive, remain complex due to specialized operational risks reported by potential contractors.
 - **Lease Rulemaking:** The waterway lease rate rulemaking adopted by the State Land Board is formally scheduled to take effect on July 1, 2027.
 - **Hadley Landing Violations:** Extensive unauthorized structures—including the sternwheeler, Jean, a dry dock, and a houseboat complex—remain in a non-compliant state. Remediation estimates range between \$4M and \$6M, requiring external state funding. DEQ has been formally engaged regarding environmental concerns on the adjacent upland property.
- **Oregon State Marine Board (OSMB):** Reported by Phil Hudspeth.
 - **McGuire Island Pass-Through Signage:** Staff is coordinating with Metro in the field to install missing downstream pass-through signage. Site inspections are scheduled for this Friday, with installations targeted at M. James Gleason Boat Ramp and Chinook Landing Marine Park.
 - **Agency Outreach:** Director Warren and Phil Hudspeth will present an agency update to the Oregon Sustainability Board this Friday.
 - **Rulemaking Schedules:** Public comment windows remain active. Following the public hearing on May 21st, a board work session and public comment meeting are set for June 17th in Newport.
 - **Enforcement Training:** The law enforcement Marine Academy concluded its session at Lake Billy Chinook. Specialized drift boat and jet boat training are ongoing along the Rogue River corridor.
 - **North Portland Harbor Wake Infrastructure:** In response to inquiries from Director Ron Schmidt regarding missing wake zone postings and property

damage risks, OSMB will coordinate internal assessments with boating safety teammates, Brian Paulson and Randy Sigman.

4. Officer and Committee Reports

- **President's Report:** President Holtz outlined strategic organizational priorities for 2026, targeting a modernization of WOOO's digital frameworks. The objective is to transition from traditional "mom-and-pop" infrastructure to an automated database system, maximizing Constant Contact and website capabilities for member outreach.
- **Treasurer's Report:** Tim Gorman was excused from the meeting due to travel. A financial report for May 2026 was finalized and transmitted to the executive committee via email and will be distributed to the full board roster.
- **Secretary's Report:** Secretary Quinn Flanigan reported no updates but announced a formal three-month parental leave covering July, August, and September. A temporary volunteer is requested to fulfill minute-taking duties using the new, standardized template.
- **Technology Officer's Report:** Kellyn Gorman was excused from the meeting. President Holtz reminded the board that while the website aesthetic has improved, layout updates are pending board content. All directors must submit a professional photo and short biography.
- **CRYA Report:** Doug Romjue reported that CRYA is revising its foundational bylaws and application procedures to accommodate individual memberships and associate groups, such as the Christmas Ships. Director Ron Schmidt recommended evaluating a combined, dual-membership model between CRYA and WOOO to capitalize on community synergies.
- **RCAC Report:** The latest scheduled meeting was canceled due to a failure to meet the quorum requirement (4 of 6 members). The City of Portland has opened a public application window for the RCAC through June 21st to resolve committee vacancies.
- **Wake Signage Committee:** Vice President Dan Comfort reported that West Hayden Island moorage and JBMI have approved funding to support local wake sign installations. Remaining signage cost (\$3,920) will be split proportionally among the participating moorages. The associated GoFundMe campaign for long-term insurance overhead costs has been paused.
- **Social Committee:** Jane Gire reminded the board to save the date for the upcoming WOOO Annual Dinner and Meeting, scheduled for October 24th at the Columbia River Yacht Club.

5. Old Business

- **BPS E-Zone Expansion Updates:** President Holtz informed the board that the Bureau of Planning and Sustainability (BPS) proposal was passed unanimously by the Portland Planning Commission, including all submitted amendments. The document contained no grandfathering clauses or policy carve-outs protecting floating homes or water-dependent business footprints. The proposal moves next to the City Council.

- **Regulatory Impacts & Advocacy:** Director Ron Schmidt called for synchronized community resistance, drawing parallels to previous victories over municipal tax proposals. Board members noted that over-regulation is causing economic stagnation, highlighting local businesses like Diversified Marine and Schooner Creek Boat Works that face operational constraints due to permit delays and mitigation costs. Marlon Bump proposed launching a targeted public service announcement (PSA) video campaign highlighting the environmental degradation caused by the 300+ derelict hulls on the river to redirect municipal focus toward active enforcement over administrative restrictions.

6. New Business

- **2026 Membership Drive & Rate Structures:** The board reviewed strategies for distributing late-2026 membership invoices.
 - **MOTION:** Ron Schmidt moved that the board immediately issue membership forms to the entire active database roster, preserving current baseline rate structures (\$150 for Voting Members, \$75 for Associate Members) to prevent administrative hesitation late in the fiscal year.
 - **SECOND:** Dan Comfort seconded the motion.
 - **FRIENDLY AMENDMENT:** Ilene Kaplan introduced a friendly amendment to explicitly print both the words "Renewal" and "Application" in the document header to differentiate historical members from new registrants and preserve historical participation values.
 - **VOTE ON AMENDMENT:** Passed unanimously.
 - **VOTE ON MAIN MOTION:** Passed unanimously.
- **Ross Island Superfund Session:** President Holtz reported that local riverfront entities (including Portland Rowing Club, Oregon Yacht Club, and Macadam Bay Moorage) recently hosted an informational session featuring EPA representatives and Mike Houck of the Urban Greenspaces Institute regarding a proposal to place contaminated sediment from the Portland Superfund Site in the Ross Island lagoon. An investment entity operating under the name "Heron Park" has launched a public website and submitted an official expression of interest to the City regarding the purchase and redevelopment of Ross Island.

7. Adjournment

President Holtz adjourned the meeting at 1:32 PM.

Minutes submitted by Quinn Flanigan, Secretary.