



NYS Olympic Regional Development Authority
Board Meeting Minutes
November 20, 2020

Present: Kelly Cummings, Chair
William Beaney
Cliff Donaldson
Stephen Hunt, ESD
Thomas Keegan
Andrew Lack
Arthur Lussi
Diane Munro
Christopher Pushkarsh, OPRHP
Jeffrey Stefanko, DEC
Elinor Tatum (joined at 1:19pm due to technical issues)

Also Present: Michael Pratt, President/CEO
Michelle Crew, General Counsel

Introduction: Chairperson Kelly Cummings called the meeting to order at 1:04 p.m. and welcomed everyone in attendance.

Ms. Cummings then asked for a roll call, and confirmed a quorum was present. Ms. Cummings explained that the meeting was being videotaped and a link to the recording would be made available on www.orda.org.

Minutes: On a motion by Mr. Hunt, seconded by Mr. Beaney, the minutes of the Board of Directors meeting held on September 25, 2020 were approved without changes.

All in favor, motion carried unanimously.

President's Report: Mr. Pratt informed the board about the hard work in progress as ORDA prepares for winter. He explained the track at Mt. Van Hoevenberg has been open for training in luge, bobsled, and skeleton. Construction projects are wrapping up and staff training and refreshers for safety, policy, risk management and COVID-19 protocols have been underway.

Mr. Pratt recognized Tony Kilburn from the Olympic Center and Phil Baumbach from the IT Department who have upcoming retirements.

Mr. Pratt provided an overview of recent projects and activities at the venues. Belleayre's patio in front of the Discovery Lodge will allow for more year-round outdoor seating, and the resort has begun making snow. Gore's Sunway Chair terminals are in and the cable is spliced, and the



High Peaks Chair is progressing nicely as well. Gore has also begun making snow. The impressive Whiteface Mid-Station Lodge progress includes the patio installation and floor installation. The Lift C replacement at Bear Den is concluding, with the terminals placed and the certification planned for shortly after Thanksgiving.

At Mt. Van Hoevenberg, the site work, drop-off area, the awards plaza, and access bridge are complete. The Mountain Pass Lodge features lighting themed after the Olympic torches and rings.

All areas are getting underway with snowmaking, which features updated technology to increase efficiency and standardize operations.

Mr. Pratt also shared an overview of ski area plans. Guest communications, assurances and guidelines have been communicated. The season pass numbers are on the increase, as the core customer base of ORDA's facilities continues to grow and add to the economic development of the region.

ORDA venues have been open throughout the summer and fall, with offerings such as retail, ticketing, lifts, and foodservice. Winter-specific operations will add on capacity controls, date-specific reservation requirements, health screening and support for contact tracing, and additional signage. The emphasis is on the outdoor experience. The websites are equipped with a variety of health and safety details about the various aspects of visiting the venues.

Mr. Lussi asked about capacities based on how many lifts are available. Mr. Pratt responded that the smallest capacity will be during the earliest part of the season when terrain is minimal. Conservative carrying capacities have been developed based on historical data, season passholder numbers, and available acreage.

Ms. Cummings asked about opening dates, which are presently tentative due to snowmaking weather, but the day after Thanksgiving is targeted. She also inquired about available amenities at the Mid-Station Lodge at Whiteface, which will offer two floors of space, restrooms, and grab-and-go food.

Ms. Munro inquired about ticket pricing and availability. It was confirmed that e-tickets would be available the week following the meeting, and these would offer discounts for booking in advance and for reserving off-peak times.

Mr. Lussi inquired about the Cliffside Coaster. This attraction has been very popular and is operating on long weekends. The schedule will be expanded after the construction at Mt. Van Hoevenberg concludes.



New Business:

Resolutions:

#397 Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for the Olympic Center Revitalization – 1932 Rink/Jack Shea Arena & the 1980 Rink/Herb Brooks Arena Construction and Construction Administration and Phase One Construction Management

On a motion by Mr. Beaney, seconded by Ms. Munro.

Mr. Pratt explained the arenas are antiquated, and this project would replace air handling, dehumidification system, and seats, while remodeling locker rooms, showers, restrooms, and athlete and public spaces. A significant amount of modernization and rehabilitation work would bring the facility into line with current code compliance and ADA requirements, and would also include upgraded media areas, concession spaces, and drug testing areas. The 1932 Rink requires abatement work. The resolution includes all aspects and phases of the project, including but not limited to construction/management services, schematics, bidding, drawing submittals, testing, and contractor communications. This involves several infrastructural aspects including plumbing, mechanical, and electrical work.

Ms. Cummings inquired about what would be open to public during the construction, and Mr. Pratt responded that ORDA has been strategic with the scheduling to limit interference with the operation. April and May 2021 would likely have the largest impact on access to ice, but one rink could be made available if needed.

Ms. Munro asked about the project progression and the different roles involved. Mr. Pratt explained the architect ensures compliance with the design intent and code review. He explained that a good team has been established around this project and the planning has been done in cooperation with other state entities.

All in favor, motion carries unanimously, adopted Resolution #397.

#398 Resolution Committing Capital and Granting Approval for the President & CEO to Enter into an Agreement for the Olympic Center Revitalization – Refrigeration Plant Project

On a motion by Ms. Tatum, seconded by Mr. Beaney.

Mr. Pratt explained that the refrigeration is from 1978 and it has exceeded its life expectancy. This project would provide new, more reliable refrigeration capabilities.

Mr. Lussi asked if this refrigeration was different from the Oval. While the Oval's temporary refrigeration would be handled under a separate resolution, this project would include the



entire ice facility, including the three rinks and the Oval. Mr. Beaney asked if this project would offer longer-term use out of the Oval. 174 more tons of refrigerant will be able to be pumped through the facility, offering more reliability against climate change and temperature swings.

All in favor, motion carries unanimously, adopted Resolution #398.

#399 Resolution Committing Capital and Granting Approval for the President & CEO to Enter into an Agreement for the Olympic Center Revitalization – Temporary Refrigeration

On a motion by Ms. Munro, seconded by Ms. Tatum.

Mr. Pratt discussed that after exploring different options to ensure the operation while the refrigeration is offline, a temporary electric service will best service the needs of the more remote Oval location. It avoids operating and piping costs, as well as the noise and environmental effects of a diesel-powered option. The resolution covers a maximum of two years, but will likely necessitate less time.

Mr. Lussi inquired about the cost of electricity. Electricity is less than diesel due to the needs for powering a compressor only, rather than renting a compressor and generator.

All in favor, motion carries unanimously, adopted Resolution #399.

#400 Resolution Committing Operating Funds and Granting Approval for the President & CEO to Enter into an Agreement for the 2020-2021 Annual Policy of Health Insurance

On a motion by Ms. Munro, seconded by Mr. Donaldson.

Ms. Crew explained that after an RFP process and collecting of quotes from a variety of providers, it is recommended that the same provider be renewed. This provider includes sufficient network providers in the region, and the rates are the same as last year.

Mr. Lussi asked about how ORDA determines the percentage of a policy the organization will cover, given the rise in health care costs in recent years. ORDA's HR Director David McKillip explained that ORDA has moved to high-deductible health plans which have saved on costs and helped with controlling renewal rates.

Ms. Munro asked about when the coverages are reviewed. A review of benefits typically takes place over an 18-month period with an insurance broker. Mr. McKillip explained that the bargaining unit agreement expires this March, and that coverages will be maintained during the negotiations.

Mr. Keegan asked about how many people are insured under the resolution, which is 351. This number could fluctuate based on new hires or people leaving. He commented that the costs



were significant, but felt that it was a high-quality plan.

All in favor, motion carries unanimously, adopted Resolution #400.

#401 Resolution Approving and Adopting a Property Disposition Policy and Approving and Adopting the State of New York Equal Employment Opportunity Rights and Responsibilities Handbook as the ORDA Discrimination and Sexual Harassment Policy

On a motion by Mr. Lussi, seconded by Mr. Hunt.

Ms. Crew said that ORDA currently has both a property disposition policy and sexual harassment policy, but both needed to be updated. The new property disposition policy identifies a Contracting Officer and includes a checklist that shows employees the necessary steps they will need to follow to keep property records maintained.

The State of New York Equal Employment Opportunity Rights and Responsibilities Handbook is relied on by the Governor's Office and other state agencies in evaluating compliance with discrimination and sexual harassment policies. It was recommended by the NYS Governor's Office of Employee Relations that ORDA adopt the handbook as their updated policies.

Ms. Munro commended Ms. Crew on her attention to detail and for taking care of the important policy work.

All in favor, motion carries unanimously, adopted Resolution #401.

Chair:

Ms. Cummings announced that the next meeting is presently scheduled for Friday, January 22, 2021 at 1:00pm.

In closing, Mr. Lussi inquired about the new snowmaking at Mt. Van Hoevenberg. Mr. Pratt explained that there has been a successful start to the snowmaking season both there and at the Olympic Jumping Complex.

Adjournment:

On a motion by Ms. Munro, seconded by Ms. Tatum, the meeting of the Olympic Development Authority Board of Directors was adjourned at 1:51 p.m.