



NYS Olympic Regional Development Authority
Board Meeting Minutes
January 27, 2020
Corrected and Revised

Present: Andy Lack, Vice-Chair
Robert Stegemann, DEC
Steve Hunt, ESD
Chris Pushkarsh, OPRHP
Bill Beaney
Cliff Donaldson
Arthur Lussi
John Parete

Excused: Jill Broderick

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

Introduction: Vice-Chairman, Andy Lack called the meeting to order at 11:00 am and asked for a roll call to confirm a quorum was present.

Vice-Chairman: The Vice-Chair welcomed Ed Weibrecht, former ORDA Board member, Roger Catania from Lake Placid Central School, members of Coalition for Belleayre and thanked everyone for attending. Andy then welcomed and thank Bob Stegemann, representing the DEC.

Agenda: The Vice-Chair stated that an agenda was included in the board packet

Minutes: On a motion by Cliff Donaldson, seconded by John Parete, the minutes of the Board of Directors meeting held on November 22, 2019 were approved.

President's Report: The Vice-Chair then asked Mike Pratt to give the President's Report

Mike acknowledged and thank the ORDA staff that was here in the room for their great work and effort they have been giving. The season is off to a great start with the RFID gates and the e-commerce site tying into our points of sales system working well. Scrambled to get our venues opened Thanksgiving weekend went well until Saturday night. All of a sudden the Whiteface Mid Station Lodge burned down. Sales this winter very strong. Christmas a challenge with weather but still kept growth going. MLK weekend was very strong, snow before the weekend. Events in Lake Placid were huge. Bobsled track was challenged with Calgary closing track this winter and Park City having refrigeration issues we took on an extra World Cup. Scheduled back to back World Cup weeks. Well received by the bobsledding community. During Christmas week with all of the power outages and weather issues we hosted over 3,100 guests at this facility. Capital projects were as busy as we have ever been.



The Belleayre Discovery Lodge was opened the day after Thanksgiving with bathrooms, food service and seating areas.

By the middle of December opened children's areas and new bar and seating area. This is fully opened now. Very well received by the skiers.

All 3 mountains had significant snowmaking upgrades this year.

Lodge at Mt. Van Hoevenberg is coming along, being worked on through the winter. New frost rails at the Ski Jumps are online. Jumping community is very excited. The new Gondola opened mid-December and has 6 cabins. The Luge training facility is being populated now. Grand opening later this spring.

Very proud of the announcements this winter. Whiteface came on-line with 2.6 megawatts solar following on the shirt tails of Gore that has been online for 2 1/2 years' now.

Lake Placid Olympic Region was designated a Gold Leaf Community in partnership with School, Town, Village, and Olympic Authority.

Olympic sites have new websites that are live now. There are web cams, tv (resort channel) tied into hotels and the community.

The end of January we still have events coming up beginning with the Empire State Winter Games this weekend and concluding the first week in April with the Synchro Skating World Championships. Gore is hosting a NorAm for Ski Boarder with the US Ski Team. Many events at all venues. Museum came online with a new exhibit. 40 Anniversary of the 1980 Olympics will include the 1980 figure skating team. Will be a 5K skating event.

Cliff Donaldson was glad to see the town and ORDA worked together for the Gold Leaf. Mike commented on how there has been much work involved in this process. Art Lussi asked where the solar farm is. Mike commented that Whiteface's is just above Plattsburgh.

New Business:

Resolutions:

Resolution #364 – Resolution Granting Approval for the President & CEO to Invest for Expenses Related to the Whiteface Mid-Station Lodge Replacement Project.

Art stated that this would be the first time the Board would authorize the President/CEO to spend over \$250,000.00 and asked Mike how he would proceed on this project. Mike stated we have only 280 days of construction and we will use a traditional design/bid/build process and act as the construction manager. We will break the project out into smaller pieces and assume the responsibility of ordering components, so we stay ahead of the game. It's a very aggressive and demanding job to coordinate everything but this is the best way to be successful within the short time frame. Bill Beaney asked if ORDA will act as the construction manager? Mike replied yes. John Parete asked if there will be a project manager? Mike stated we will use Gilbane Construction and assign project management staff devoted to this



project. The goal is by Nov. 1 to have a fully enclosed shell with functioning bathrooms and open space for a warming area then finish the following summer for food service. Bill Beaney asked if it gives ORDA enough time for competitive bidding?

Mike stated with ORDA's ability to order materials and by breaking it into smaller pieces this should enable the contractors to devote their expertise to the construction of each project and as this is a very challenging location with a tight construction window there will be some contractors who will not want to bid. Bill asked if there will be local contractors involved? Mike replied he hoped so. Bob Stegemann asked Mike to speak about waste management for this building? Mike stated we will be moving wastewater down the mountain to a new leach field which was reviewed and authorized by the Board last summer. John Parete asked if it would be more accessible to skiers? Mike stated it will be. There will be a slight shift north to the building and potentially regrade some trails. John Parete then asked about the insurance? Mike stated that ORDA has not settled yet, but the insurance company had been very good to work with. The actual re-build costs will determine the final insurance payment. Art Lussi stated that he was not comfortable with the resolution unless some conditions were added and that a project of this magnitude should have some Board supervision and offered his working group to meet with Mike on a monthly basis. Andy Lack said that sounded reasonable with all the caveats Art suggested. It is a very important project with significant cost involved and it will be helpful to consult with the working group.

Bill Beaney asked if this is a self-imposed time table? Mike stated the goal is to have a warming area and working bathrooms by November. Bill asked if this would cost ORDA more money in the long run? Mike stated the savings would not be that dramatic and the Governor announced it will be built this year. Bill asked if there are enough safeguards in place to prevent contractors from taking advantage? Mike stated that is why ORDA will act as construction managers which will save money and time with no mark-up and materials being delivered as needed. Andy stated the information flow needs to be robust.

Discussions opened regarding committee or working groups to oversee. No amendment necessary as long as Mike updates the Board on a regular basis. Vice-Chair commended Mike for the work he has done to get to this point.

On a motion by Cliff Donaldson, seconded by John Parete, the Board unanimously adopted Resolution #364.

Resolution #365 - Resolution Approving a Two-Year Extension of the Current ORDA Workers Compensation Insurance Policy

On a motion by John Parete, seconded by Bill Beaney, the Board unanimously adopted Resolution #365.

Safety has become safety first for all employee at ORDA, resulting in a lower Worker's Compensation rate.

Vice-Chairman: The Vice-Chair asked for motion to go into Executive Session to discuss a contractual matter and asked Mike Pratt and Michelle Crew to stay. On a motion by Bob Stegemann, seconded by Bill Beaney, the Board entered into Executive Session at 11:36 am.

At 12:00pm on a motion by John Parete, seconded by Bill Beaney, the Board resumed regular session.

The Chairman stated no action had been taken in Executive Session



The Vice-Chair asked if there were any questions or comments from the audience? Rosina Montana from the Coalition for Belleayre and asked about solar energy as part of Belleayre is in Delaware County where NYSEG can provide solar power. Mike stated that a study was conducted to install our own system to service Belleayre but ORDA and the developer couldn't find a location which satisfies utilities infrastructure and zone. Rosina then stated that Senator Seward is responsible for the medical facility at Belleayre which also serves as an evacuation center for Western Ulster County. Senator Seward will not be seeking re-election she asked for a formal thank you or dedication to the Senator. Mike stated he 100% agreed and we will make it happen.

Adjournment:

Before asking for a motion to adjourn, Vice-Chair Andy Lack offered Monday, March 16 at 11 am for the next ORDA board meeting and asked for discussion for the Tuesday, April 14th date. The Vice-Chair added that these dates are critical and asked the Board members to make every effort to attend either in person or via Skype. After some discussion on the April 14th date the Vice-Chair asked Mary to poll the Board for the most convenient date for all Board members.

John Parete asked the Vice- Chair to consider a meeting at Belleayre in the new Discovery Lodge and added it would be very nice for the community. The Vice-Chair stated the request was duly noted. The Vice-Chair then stated if there was no new business, he would welcome a motion to adjourn.

On a motion by Art Lussi, seconded by Bill Beaney, the meeting of the Olympic Regional Development Authority Board of Directors was adjourned at 12:08pm.