



NYS Olympic Regional Development Authority
Board Meeting
April 15, 2020

Present: Art Lussi, Chair Pro Tem
Andy Lack, Vice Chair
Steve Hunt, ESD
Chris Pushkarsh, OPRHP
Bill Beaney
Cliff Donaldson
John Parete
Jill Broderick
Jeff Stefanko

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

Introduction: Chair Pro Tem, Art Lussi called the meeting to order at 11:03 am and asked for a roll call to confirm a quorum was present.

Minutes: On a motion by John Parete, seconded by Andy Lack, the minutes of the Board of Directors meeting held on March 16, 2020 were approved with one correction by Art Lussi, page 2, under Executive Session, Art Lussi asked for a motion to go into Executive Session.

All in favor, motion carried unanimously.

President's Report: Mike Pratt reports the response by ORDA to the COVID19 threat has been very profound. We have been aggressive to protect our guest, closed our venues, confirmed sanitation, designated employees as essential or non-essential, working remotely as much as possible. Manuals in place documenting disinfection of facilities and securing facilities. IT team has been tremendously busy supporting efforts to work remotely. Talk to guest via emails, website updates, social media updates. Participated in drive for Ski Goggles for Doctors. Discussed what the new normal will be.

Efforts lead by Jackie Kelly and Rebecca Dayton, primarily initiated by David Allen and Brenda Alford, we have been manufacturing face masks at Mount Van Hoevenberg, making over 100 last week. Working with Essex County Emergency Management Department and Adirondack Medical Center and have supplied mask to the North Country Home Health Association. Building over 200 mask per week to supply to different health organizations and ORDA staff.

Worked remotely had conference calls lead by Peggy Evatt with the Bonadio Group preparing for our annual independent audit this year. We have secure tunnels and processes confirmed. We have the ability to identify if milestones or deadlines are being missed or slipping.



Noteworthy to mention that in 1,001 days we will be hosting the opening ceremony of the World University Games.

Lastly, gave the board an update on the efforts to rebuild the Mid Station Lodge at Whiteface Mountain. Working with the architects and engineering departments we awarded the steel package for supply and erection. Prioritized by the long lead time for materials. The next that was awarded was the foundation package. All but authorized site enabling contract for work roads and site work. Waiting on the administrative permit for the storm water pollution prevention plan. Working on the building envelope package. After that will be contracts for electrical, plumbing and mechanical. Ordered long lead time items required.

This project with many others have been impacted by COVID19. Carpenters seems to be the most impacted. Looking into multiple shifts. Working through the state channels tracking all our costs because ORDA is not quite eligible for Federal Stimulus package opportunities. Art Lussi asked about people that have been laid off concerning the eligibility drawing of \$600/week federal package. Mike stated there is no question about that.

Art Lussi asked if there were any question, and felt that was a very thoughtful report.

Mike stated that last summer the ski jumps were closed and Mount Van Hoevenberg was all but closed. This summer the Ski Jumps will open with a new ride, new elevator, and new zip line. Art asked about the new zip line. Mike stated we are looking into June for completion.

Jill Broderick asked about Mount Van Hoevenberg. Mike stated the site work is coming along as well as the mountain coaster installation has continued. The Lodge work has continued but has been impacted with the carpenters not being able to do inside stuff. So far has not impacted the schedule dramatically, but will soon when the electrical and plumbing to come in and stuff is not ready for them.

Bill Beaney asked about the Oval work. Mike stated the work done on the southern end is the retaining wall at the school that has been on going. Our work has not started yet. The next board meeting we should have details on the Olympic Center.

Old Business:

Correction of the minutes of the January 27, 2020 Board Meeting. Art Lussi asked for a motion to approve the corrected minutes. On a motion by Jill Broderick, Seconded by Andy Lack. All in favor, motion carries unanimously.

New Business:

Resolutions: Mike to give a brief description

#375 Granting Approval for the President & CEO to enter into an agreement for the Olympic Sports Complex – Site Upgrades



On a motion by Jeff Stefanko, seconded by Bill Beaney.

With site work laid a lot of conduit around. Looking to connect to buildings for networking. Combination of low voltage, communications, as well as fiber optics.

All in favor, motion carries unanimously adopted Resolution #375.

#376 Granting Approval for the President & CEO to enter into an agreement for Lift Improvements at Whiteface Mountain and Gore Mountain.

On a motion by Jill Broderick, seconded by John Parete.

At the 3 ski areas we have a total of 36 lifts. We have some orphaned equipment that is hard to service and supply. So we have identified 3 lifts we want to modernize.

All in favor, motion carries unanimously adopted Resolution #376.

#377 Granting Approval for the President & CEO to enter into an agreement with Petersen Equipment for the purchase of used Sprung Instant Structures. On a motion from Jeff Stefanko, seconded by Andy Lack.

A sprung structure is a rust free aluminum substructure, I Beam, light weight, typically fabric sided but can have a lot of glass and panels. A simple structure that meet all the snow loads, wind loads, seismic loads required by codes. They are very flexible where you can adapt the sizes and shapes as needed. Three available; 60' x 132', 70' x 130', 50' x 95'. It's close to 22,000 square feet at about \$38.00 per square foot. Comes with a life safety, heat, air conditioning, fire suppression systems. Multi-purpose typically for events or operations. Jill Broderick asked about transportation and installation costs. Mike stated they are not included. Some engineering, concrete pads, and the erection. Jill Broderick states she does not feel they are aesthetically appealing in keeping with the Adirondacks. Art Lussi stated as an event goer they have these structures around the base of events. Bill Beaney asked for examples. Mike stated they have been used for restaurants, lounges, retail shops, rentals, locker rooms, installed at many ski areas if they suffered a fire, for a quick replacement.

All in favor 8, opposed 1, the Board adopted Resolution #368, by majority.

#378 Granting Approval for the President & CEO to enter into an agreement for the purchase of an Air Compressor and accessories for Belleayre Mountain. On a motion from John Parete, seconded by Jeff Stefanko.

5 years ago Belleayre was 100% committed to rented diesel air, which is very expensive. In the last 4 years we have purchased one electric compressor this size and 4 smaller ones. This has helped reduce snowmaking's energy costs dramatically as well as reducing the contracted rental costs.



Motion carries unanimously adopted Resolution #378.

#379 Granting Approval for the President & CEO to enter into an agreement for Professional Plumbing Services for the Olympic Center. On a motion from Chris Pushkarsh, seconded by Steve Hunt.

Primarily the external commercial plumbing required for our work. Includes waste water, water hooking into the Town and Village utilities as well as a lot of communications and data chases around the buildings that are being impacted by the construction.

Motion carries unanimously adopted Resolution #379.

#380 Granting Approval for the President & CEO to enter into an agreement for Electricity Purchases for the Belleayre, Gore, and Whiteface Mountain Ski Centers. On a motion from Cliff Donaldson, seconded by Andy Lack.

Energy costs are our second highest line item. We have been working very hard to be more efficient. With solar at Gore and solar at Whiteface working good, but we do not have big batteries to store the power, we are receiving credits. It's in our best interest to shop the lowest price for electricity that we can.

Motion carries unanimously adopted Resolution #380.

Chair Pro Tem:

Art Lussi asked if there was any public comment. Mike stated we don't have the capability to do so. Public listening on an 800 muted system. As a reminder the next Board Meeting is scheduled for May 11, 2020 at 11:00 am.

Adjournment:

On a motion by Jill Broderick, seconded by John Parete, the meeting of the Olympic Development Authority Board of Directors was adjourned at 11:43 am.