



NYS Olympic Regional Development Authority
Board Meeting Minutes
June 25, 2021

Present: Kelly Cummings, Chair
Frank Cardinale
Cliff Donaldson
Stephen Hunt, ESD
Andy Lack
Betty Little
Arthur Lussi
Diane Munro
Andy Fyfe, OPRHP
Jeffrey Stefanko, DEC
Elinor Tatum

(Note: Frank Cardinale and Diane Munro abstained from voting as they were unable to participate from a previously announced location open to the public.)

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

Introduction: Chair Kelly Cummings called the meeting to order at 1:07 p.m. and welcomed everyone in attendance.

Ms. Cummings explained that the meeting was being videotaped and a link to the recording would be made available on www.orda.org.

Ms. Cummings noted the unexpected passing of ORDA Board and Audit Committee Member Tommy Keegan, who was remembered fondly. She extended ORDA's sympathies to his family.

Ms. Cummings welcomed new Board Member Frank Cardinale, and noted Andy Fyfe was representing the Office of Parks, Recreation, and Historic Preservation.

Ms. Cummings then asked for a roll call, and confirmed a quorum was present.

Minutes: On a motion by Ms. Little, seconded by Mr. Donaldson, the minutes of the Board of Directors meeting held on April 23, 2021 were approved without changes.

President's Report: Mr. Pratt and Ms. Cummings acknowledged the attendance of Kevin Penn, Business Development Director for the United States Olympic & Paralympic Committee. ORDA hosted an



Olympic Day on June 24, 2021 to share recent sport facility improvements with media and members of the USOPC, IOC, and national governing bodies of sport.

Mr. Pratt noted that the 2020/2021 annual report was complete and ready for approval, and that the year featured several positive financial highlights including increased revenue, reduced debt, and an improved bottom line. Visitation to the highway was already up 11% over 2019 numbers, and he mentioned new activities like Mt. Van Hoevenberg's wheeled bobsled rides and a concert series at Belleayre.

Construction projects in progress include the revitalization of the 1980 and 1932 rinks, the Link Building, refrigeration work, reconstruction of the James Sheffield Oval, the outruns at the Jumping Complex, finish features at Mt. Van Hoevenberg; paving, deck, and snowmaking work at Belleayre; lift, snowmaking, and Legacy Lodge work at Whiteface; masonry at the Veterans' Memorial Highway; and reservoir, wastewater treatment, and trail work at Gore.

Mr. Pratt discussed positive recent results from concession partner Centerplate in the area of guest satisfaction and management communication. He explained a resolution to extend the foodservice and rental contract with Centerplate at the ski mountains for the 2021/2022 winter season. This would provide a longer window of time for businesses to recover from the pandemic and therefore more likelihood of a stronger response to ORDA's upcoming concessionaire Request for Proposals (RFP).

Mr. Pratt discussed ORDA's strategic approach to maximizing its snowmaking efficiency, and how the organization carefully tracks its capacities, outputs, and snowmaking infrastructure at each venue. Belleayre is presently lacking in its number of high-efficiency guns due to its antiquated low-pressure system of the past. Because of recent infrastructure modernizations ORDA has made at Belleayre, more high-efficiency guns can now be purchased and installed with Board approval of the resolution on the agenda. The purchase includes a \$535,126 rebate from NYSEG for energy efficiency.

A similar organization-wide approach is applied to grooming; maintenance needs, acreage of grooming, and age of tractors is monitored among venues to optimize the return ORDA receives on its equipment. ORDA has identified opportunities for retiring some tractors, exchanging others among venues, and purchasing new. Among the groomers that ORDA is seeking to purchase for Belleayre, Gore, Whiteface, and Mt Van Hoevenberg are two e-cats, which are hybrid machines that operate with increased efficiency and use less fuel.

Ms. Little acknowledged the phenomenal support New York State has provided and commended Mr. Pratt for keeping so many successful projects organized. Mr. Lack noted the surprising level of vitality of Lake Placid after the pandemic. Mr. Lussi commented on the positive international attention within the world of sport that has been received from ORDA's improvements.



Executive Session: Ms. Cummings requested a motion to go into executive session for the purposes of discussing the financial and employment history of a particular person, and matters leading to the appointment of a particular person.

On a motion by Mr. Donaldson, seconded by Mr. Lack. All in favor, motion carries unanimously.

Public Session: Ms. Cummings announced that the meeting was back in public session following a motion and vote to resume public session, and that no action was taken during executive session.

Audit Committee: Mr. Stefanko provided an update from the Audit Committee, introducing Doug Zimmerman and Dave Gable from ORDA's auditing firm, EFPR. He said the that audit identified no material weaknesses in ORDA's accounting process, and the auditors provided a brief overview of their process.

New Business: Resolutions:

#417 Resolution Approving the Chair's Appointment of the Members of the Committees of the ORDA Board of Directors

On a motion by Mr. Lack, seconded by Mr. Donaldson.

Ms. Crew explained that ORDA is required to have three committees: Audit, Executive, and Governance. She gave a brief overview of each, and this resolution would confirm the membership of the committees.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #417.

#418 Resolution Approving the Olympic Regional Development Authority Annual Operating Budget and Capital Appropriation for Fiscal Year 2021-22 and to Take Related Actions

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

Ms. Crew explained that the budget is required to be approved by the Board of Directors and posted to ORDA's website.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #418.



#419 Resolution Approving Independent Auditor's Report

On a motion by Mr. Donaldson, seconded by Mr. Stefanko.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #419.

#420 Resolution in Recognition of Outstanding Employee Performance by ORDA Staff Throughout the COVID-19 Pandemic

On a motion by all board members, seconded by all board members.

Ms. Cummings explained that the Board of Directors wanted to formally recognize the achievements of the ORDA staff, and thank them for their efforts through a very challenging year. She read the resolution in full.

All in favor, motion carries unanimously, adopted Resolution #420.

#421 Resolution for Approval of the 2020/2021 Olympic Regional Development Authority Annual Report

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

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #421.

#422 – Resolution Approving Policy Makers for 2021/2022

On a motion by Mr. Donaldson, seconded by Mr. Lack.

Ms. Crew explained the criteria for which employees are designated as policy makers, and that this resolution is for the purpose of updating the annual list.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #422.

#423 – Resolution Granting Approval for the President & CEO to Enter Into a Renewal and Amendment of the Centerplate Concession License



On a motion by Mr. Lussi, seconded by Ms. Little.

Ms. Munro inquired about the exclusivity within the RFP for a concession license. Mr. Pratt explained that depending on the special situation or venue location, some considerations have been made. He noted an example of using food trucks during the pandemic to provide increased social distancing among guests. Information about exclusivity is included in the RFP.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #422.

#424 – Resolution Committing Capital and Granting Conditional Approval for the President & CEO to Enter Into an Amended Agreement for the Olympic Sports Complex – Mt. Van Hoevenberg Base Lodge & Sliding Sports Facility Project

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

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #424.

#425 – Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into an Agreement for the Purchase of Snowmaking Equipment

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

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #425.

#426 – Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into an Agreement for the Purchase of Grooming Equipment

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

Mr. Lussi commended the transparent and multi-venue approach to the grooming plan.

9 in favor, 0 opposed, 2 abstentions from Mr. Cardinale and Ms. Munro, adopted Resolution #426.

Chair:

Ms. Cummings announced that the next meeting was anticipated for August, and that the date would be announced when it was confirmed.



Ms. Munro asked that ORDA's recruitment of skilled workers remain a topic of discussion for the Board. She wanted to know the organization was competitive in that area, and extended her appreciation of Resolution #420.

Mr. Lussi acknowledged ORDA's help to the community in providing parking for the horse show events. He also noted Dot Nebel's accomplishments in skiing, and appreciated one of the Belleayre trails having her name.

Adjournment:

On a motion by Mr. Donaldson, seconded by Ms. Tatum, the meeting of the Olympic Development Authority Board of Directors was adjourned at 2:30 p.m.