



**NYS Olympic Regional Development Authority  
Board Meeting Minutes  
February 25, 2022**

Present: Kelly Cummings, Chair  
Cliff Donaldson  
Frank Cardinale  
Stephen Hunt, ESD  
Betty Little  
Arthur Lussi  
Diane Munro  
Chris Pushkarsh, OPRHP  
Joseph Zalewski, DEC  
Elinor Tatum

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

Introduction: Chair Kelly Cummings called the meeting to order at 1:03 p.m. and welcomed everyone in attendance.

Kelly Cummings explained that the meeting was being videotaped and a link to the recording would be made available on [www.orda.org](http://www.orda.org).

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

Minutes: Kelly Cummings explained that there was a revision to the meeting minutes to clearly reflect a request by Board Member Diane Munro regarding discussion of capital spending priorities.

On a motion by Diane Munro, seconded by Elinor Tatum, the minutes of the Board of Directors meeting held on December 17, 2021 were approved.

President's Report: Mike Pratt explained that the venues are still operating with various COVID health and safety protocols. Some of the restrictions have been reduced allowing people to not wear a mask.

This winter has been difficult with seven rain events since Thanksgiving. Despite the various challenges at the venues, year-to-date revenue is up by 26%.

Gross retail revenue is up 62% over last year. This is ORDA's first season managing retail operations.

ORDA has hosted multiple events at various venues. Some of the events that have taken place are the Ski Jumping Trials, the NENSA SuperTour, Empire



State Games, Section 2 Nordic Champs, USCSA Division 3 Race, NYSPHAA State Championships, and HoleShot and Futures Tour. March is also a busy month with multiple events scheduled.

The World University Games starts in 318 days. Every host venue has been holding test events and preparing the field of plays.

Mike Pratt discussed the impact that the pandemic has had on the capital projects. There have been multiple challenges and they are not letting up. These include a shortage of skilled labor and limited availability of supplies.

Multiple global Olympic assets are in disrepair. In contrast, ORDA has done a nice job of maintaining its assets. During the Olympic Games in Beijing, Lake Placid received a lot of media coverage.

Mike Pratt discussed the Worker's Compensation Policy and extending it for two years. Due to the commitment of staff and insuring we have a safe working environment the premium has gone down over half a million dollars over the past five years.

ORDA would like to enter into a Cost Reimbursement and Escrow Account Agreement with the New York State Office of General Services (OGS). They have a construction and design department and have stronger buying power than ORDA. ORDA would need to start an Escrow Fund of \$750,000 and maintain a minimum balance of \$250,000.

Mike explained that this would give ORDA improved access to prequalified bidders and state contract pricing, with ORDA still having the final decision on its projects. An example of a project that could utilize this account is fuel tank removal.

ORDA would like to upgrade the electrical system at the Olympic Center. The upgrade would allow an auto-remote main service disconnect, emergency transfer switch replacement, and upgrades to equipment and materials.

ORDA would like to purchase 774 low-energy, high performance snow guns, and related equipment. These snow guns have proven to be very effective, use less energy, and maximize pumping capabilities.

Cindy Dady was asked to provide additional information on the Workers Compensation Policy. Cindy explained that ORDA receives monthly reports that include each venue, the work group that was injured, and the type of claim. These reports help to develop measures to reduce incidents from happening.

Mike Pratt provided an additional presentation concerning ORDA's inventories and financial planning. The State is scheduled to enact the state budget by April 1<sup>st</sup>. If there are any changes to the state budget that affect ORDA the changes



will be brought to the board as soon as possible. Mike reviewed some of the key items in developing the Budget and Financial Plan.

Mike Pratt discussed the size and scope of venues, some of the inventory at the venues, summer/fall operations, and future focuses at the venues.

There was a discussion after Mike Pratt's presentation with questions and comments by Board members, including a question from Diane Munro about whether or how the Board is involved in capital investment priorities. Mike Pratt explained that ORDA reviews the organizational needs as a whole, its infrastructure, its events, and balances priorities with capital planning, and both he and the Chair stated that any Board members with concerns about capital investment priorities are invited to speak with Mike Pratt at any time.

Governance Committee: Chris Pushkarsh discussed the committee meeting and the issues that were discussed. The committee unanimously resolved to recommend to the board the edit to the Governance Committee and Audit Committee charters.

There was discussion about the 2011 Mission Statement and the committee felt that the proposed changes reflected the scope of the authority. The Committee did not take a formal resolution or recommendation in respect to the mission statement. Committee members felt that it should go to the full board.

Also discussed was board education and training. The Committee decided that this would be a continuing item of business for the Governance Committee.

The annual board member evaluation was also discussed, and it was decided that the Governance Committee would take a more proactive roll in insuring that the evaluations are completed and compiled.

The final item for discussion was the Governance Committee schedule. It was decided that the committee would have one more meeting this year and if necessary, a third.

Executive Committee: Kelly Cummings explained that there was a brief Executive Committee meeting to discuss the two-year extension of the Workers Compensation Insurance Policy. The committee is recommending that the board approve this policy.

Art Lussi stated that because of ORDA's financial well-being, by paying a premium in advance, ORDA saved over \$20,000.

New Business:

Resolutions:

**#437** Resolution Approving Updates to ORDA Governance Committee Charter and ORDA Audit Committee Charter.



On a motion by Chris Pushkarsh, seconded by Elinor Tatum.

Michelle Crew stated that the updates bring the language of the charters in line with the Public Authority's Law, and with respect to the Audit Committee the Bylaws.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #437.

**#438** Resolution Approving the Chair's Appointment of the Members of the Committees of the ORDA Board of Directors.

On a motion by Diane Munro, seconded by Betty Little.

Michelle Crew explained that the approval of this resolution will bring the committee members to four people on each committee. This will not only increase the expertise, but it will also make it so that members can have discussions without it being considered a quorum.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #438.

**#439** Resolution Approving Update to ORDA Mission Statement.

On a motion by Betty Little, seconded by Cliff Donaldson

After further discussion board members decided to table this resolution to provide additional time for review and discussion.

On a motion by Art Lussi, seconded by Diane Munro the resolution was tabled.

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

On a motion by Cliff Donaldson, seconded by Frank Cardinale.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #440.

**#441** Resolution Approving the President & CEO to Enter Into and Fund an Agreement with the New York State Office of General Services for the Provision of Design and Construction Services and Committing Capital and Granting Conditional Approval for the President & CEO to Enter Into Agreements with the New York State Office of General Services for Improvements to ORDA Venues and Facilities.

On a motion by Diane Munro, seconded by Frank Cardinale.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #441.



**#442** Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into Agreements for Electrical Upgrades to the Olympic Center.

On a motion by Cliff Donaldson, seconded by Betty Little.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #442.

**#443** 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 Diane Munro, seconded by Betty Little.

Mike Pratt explained that the new equipment would utilize less air, require less labor, allow for maximization of the pumping system, and facilitate a quicker start up and shut down.

Diane Munro inquired about what stage the snowmaking improvements are in among the venues, and Mike explained that while ORDA is well along in its overall snowmaking infrastructure modernizations, additional pipe work is needed at Belleayre and Whiteface.

10 in favor, 0 opposed, 0 abstained, adopted Resolution #443.

Executive Session: On a motion by Betty Little, seconded by Cliff Donaldson the ORDA Board of Directors entered into Executive Session for the purpose of discussing (1) matters leading to the appointment or employment of a particular person or corporation, and (2) collective negotiations pursuant to article fourteen of the civil service law.

10 in favor, 0 opposed, 0 abstained, the motion carries.

Public Session: Kelly Cummings announced that the meeting was back in public session following a motion to end Executive Session and resume Public Session. The motion passed. No action was taken during Executive Session.

Kelly Cummings announced that Diane Munro has been appointed by the Governor as the second Vice Chair of the ORDA Board of Directors.

The next Board meeting will be scheduled for April 8.

Art Lussi recognized Steven Vassar an ORDA employee who passed. He worked in the ORDA museum and was a lifelong resident of Lake Placid.

Adjournment: On a motion by Elinor Tatum, seconded by Frank Cardinale, the meeting of the Olympic Regional Development Authority Board of Directors was adjourned at 3:09 p.m.