



**NYS Olympic Regional Development Authority  
Board Meeting Minutes  
June 23, 2023**

Present: Joe Martens, Chair  
Bill Beaney  
Betty Little  
Arthur Lussi  
Diane Munro  
Chris Pushkarsh, OPRHP  
Joe Zalewski, DEC  
Elinor Tatum

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

Introduction: Chair Joe Martens called the meeting to order at 11:01 a.m. and welcomed everyone in attendance.

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

Joe Martens then asked for a roll call, and confirmed a quorum was present.

Minutes: On a motion by Betty Little, seconded by Diane Munro, the minutes of the Board of Directors meeting held on May 16, 2023 were approved without changes. Joe Zalewski abstained from voting on account of not being present at the meeting held on May 16, 2023.

Governance Committee: Chris Pushkarsh provided a report of the Governance Committee meeting held on June 14, 2023. During executive session, the Committee reviewed and discussed the 2023 confidential Board evaluation, as well as the confidential summary that the Committee is required to compile and submit to certain oversight entities listed in the law. In public session the Committee voted to separate the comments from the confidential summary form that is required to be submitted. The comments are internal and deliberative and will be retained as an internal discussion document to assist the Board in using the evaluation process as a learning tool.

The Committee also discussed the designated policy makers for 2023/2024 and proposed resolution #500, Olympic Authority's Background Check Policy and proposed resolution #501, and the new extraordinary circumstances policy and procedures for remote attendance at Board meetings and proposed resolution # 502. The committee recommends that the Board adopt Resolution #500, #501, and #502.

Audit Committee: Joe Martens explained that the Audit Committee met on June 14, 2023, and a representative from EFPR Group presented the 2022-2023 annual independent auditor's report. Overall, the audit went well. The auditors did not identify any material weaknesses in internal controls, there were no instances of noncompliance material to the financial statements, and they found that the Olympic Authority's books and records were maintained in a clear and orderly fashion.

The Audit committee voted to recommend that the Board approve Resolution #504, approving the independent auditor's report.

Executive  
Committee:

Joe Martens explained that the Executive Committee met on June 14, 2023, and discussed the Olympic Authority's insurance and electricity. Prices have been on the rise, but we will continue working diligently to secure the best rates possible. Approval to make these purchases will come before the Board by the September meeting.

The Committee also reviewed the annual report and investment policy. The Committee recommends that the Board approve the resolutions for renewing the investment policy without changes, as well as approve the 2022/2023 annual report.

President's Report: Mike Pratt discussed construction projects at the venues. At Belleayre they have started installing towers for the new lift. The new lift at Whiteface is moving along and they have poured concrete to prepare for the new towers. Over the last four years the Olympic Authority has reduced the number of lifts that are over 30 years old from fourteen lifts down to nine. The average age of lifts has dropped from 28 years to 21 years.

At Belleayre, the Overlook lodge had a lot of issues from the age and design of the lower-level logs. The bottom two courses of logs were removed, and concrete knee walls were poured to support the building.

At the Whiteface Highway the castle is having the chimney removed, putting the membrane use on, and trying to address a lot of the flashing issues.

Mike Pratt announced that the first passage of bills to amend the Forever Wild clause of Article 14 was passed for Mt. Van Hoevenberg. This addresses some of the historic non-conforming developments at the facility and would establish the parameters for future developments on intensive use lands.

The Olympic Authority has been receiving a lot of positive press and communications. There has been local, state, and national press.

Mike explained that staff have overcome a lot of challenges with projects and operations due to inflation. We are still seeing spikes in certain locations and are really analyzing the schedules for construction and the budgets. We continue to work through projects and trying to identify supply chain issues, labor shortages, and the inflationary challenges.

The Olympic Authority has had a lot of recognition for sustainability projects highlighted by the solar for Gore and Whiteface. The Olympic Authority buildings are more sustainable than ever. We now have electric grooming tractors, electric Zamboni's, installation of EV chargers, and low energy snow making equipment.

At the Olympic facilities one of the main goals was to transform them from winter venues to all season venues. The Olympic Authority has already hosted the United States National teams for Biathlon, Luge, Bobsled Skeleton and Nordic. These venues that once sat vacant are now in demand.

The Legacy Sites Passport is now up for sale. This was a product that was stopped during the pandemic. These are used to cross promote the different attractions and facilities.

Mike discussed the economic impacts of the Olympic Authority. The impact is powerful, and the visitors account for over thirty-three million dollars in lodging revenue, over twenty-six million dollars in Food and Beverage revenue, and twenty million in retail revenue.

The total economic impact has increased over 119% from six years ago. It has grown from over 156 million dollars a year to over 342 million dollars a year. This includes the Catskills and the Adirondacks.

New Business:

Resolutions:

**#500** Resolution Approving Policy Makers for 2023/2024

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

8 in favor, 0 opposed, 0 abstained, Resolution #500 adopted.

**#501** Resolution Adopting Certain Policies and Procedures

On a motion by Betty Little, seconded by Art Lussi.

8 in favor, 0 opposed, 0 abstained, Resolution #501 adopted.

**#502** Resolution Permitting the Members of the Board of Directors to Attend Meetings by Videoconference, in Non-Public Locations Under Extraordinary Circumstances

On a motion by Diane Munro, seconded by Elinor Tatum.

8 in favor, 0 opposed, 0 abstained, Resolution #502 adopted.

**#503** Resolution Approving Olympic Regional Development Authority Annual Report

On a motion by Art Lussi, seconded by Betty Little.

Mike Pratt discussed the annual report and noted that it represents the accomplishments of the last year. The big thing that it shows is how much the revenue has grown.

8 in favor, 0 opposed, 0 abstained, Resolution #503 adopted.

**#504** Resolution Approving Independent Auditor's Report

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

8 in favor, 0 opposed, 0 abstained, Resolution #504 adopted.

**#505** Resolution Approving Amendment to Agreement with the Town of Johnsburg for North Creek Ski Bowl

On a motion by Betty Little, seconded by Art Lussi.

Mike Pratt explained that the Town of Johnsburg held a special meeting approving the extension of the current agreement by 25 years until April 16, 2062.

8 in favor, 0 opposed, 0 abstained, Resolution #505 adopted.

**#506** Resolution Amending Board Resolution #'s 449, 450, 451 & 457 and Committing Additional Capital and Granting Approval for the

## President & CEO to Enter Into Amended Agreements for the North Creek Ski Bowl Projects

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

Mike Pratt explained that there are four main components that include replacing the historic ski lodge destroyed by fire in 1999, installing a summer anchor attraction, replacing the Hudson chair with a detachable, and electrical improvements.

8 in favor, 0 opposed, 0 abstained, Resolution #506 adopted.

Executive Session: On a motion by Joe Zalewski, seconded by Betty Little, the Olympic Authority Board of Directors entered into Executive Session for the purpose of discussing the appointment or employment of a particular person or corporation with respect to the process for hiring the next President & CEO.

After a motion and second, the Olympic Authority Board of Directors voted to exit Executive Session and resumed public session. No action was taken during Executive Session.

Chair: Joe Martens announced that the meeting's business had concluded.

Adjournment: On a motion by Art Lussi, seconded by Joe Zalewski, the meeting of the Olympic Regional Development Authority Board of Directors was adjourned at 12:51 p.m.