



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

BOARD OF DIRECTORS MEETING
Olympic Jumping Complex, Lake Placid, NY
September 20, 2024
1:00 p.m.

AGENDA

- I. INTRODUCTION
 - a. Roll Call
 - b. Approval of Minutes from June 26, 2024 Board Meeting

- II. DISCUSSION
 - a. Executive Committee Report
 - b. President's Report

- III. NEW BUSINESS
 - A. Resolutions
 - Resolution #541 - Resolution Committing Operating Funds and Authorizing the President & CEO to Enter Into an Electricity Supply Agreement for Gore Mountain
 - Resolution #542 - Resolution Committing Operating Funds and Granting Approval for the President & CEO to Enter Into Agreements for Policies of Insurance
 - Resolution #543 – Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into an Agreement for the Purchase of Snowmaking Equipment for Whiteface Mountain
 - Resolution #544 - Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into Agreements for Replacement of Lift 10 at Gore Mountain
 - Resolution #545 - Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into Agreements for Mt Van Hoevenberg Sliding Track and Refrigeration Plant Improvements Project

- IV. ADJOURN



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Board Meeting Minutes June 26, 2024

Present: Bill Beaney
Cliff Donaldson
Jenn Holdereid
Steve Hunt
Betty Little
Art Lussi
Diane Munro
Chris Pushkarsh
Joe Zalewski
Elinor Tatum

Also Present: Ashley Walden, President & CEO
Edward Kowalewski, Jr., Assistant Counsel

Introduction: Art Lussi called the meeting to order at 1:03 p.m. and welcomed everyone in attendance.

Art Lussi explained that the meeting was being videotaped and a link to the recording would be made available at www.orda.org.

Art Lussi then asked for a roll call, and confirmed a quorum was present.

Minutes: On a motion by Betty Little, seconded by Cliff Donaldson, the minutes of the Board of Directors meeting held on April 12, 2024, were approved without changes.

New Business: Resolutions:

#536 Resolution Approving Policy Makers for 2024/2025

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

10 in favor, 0 opposed, 0 abstained, Resolution #536 adopted.

#537 Resolution Adopting Certain Policies and Procedures

Motion to adopt proposed Resolution by Betty Little and seconded by Cliff Donaldson.

On a motion by Betty Little, seconded by Cliff Donaldson, and carried unanimously, pending resolution #537 was amended to update the Paid Family Leave Policy to be appended to the Resolution.

The Board then voted on the motion to adopt proposed resolution #537, as amended.

8 in favor, 1 opposed, 1 abstained, Resolution #537 adopted. Elinor Tatum opposed the Resolution and Diane Munro abstained from voting.

#538 Resolution Approving Olympic Regional Development Authority Annual Report

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

10 in favor, 0 opposed, 0 abstained, Resolution #538 adopted.

#539 Resolution Approving Independent Auditor's Report

On a motion by Cliff Donaldson, seconded by Elinor Tatum.

10 in favor, 0 opposed, 0 abstained, Resolution #539 adopted.

#540 Resolution Committing Capital and Granting Approval for the President & CEO to Enter Into Agreements for the Purchase of Snowgrooming Equipment

On a motion by Diane Munro, seconded by Cliff Donaldson.

10 in favor, 0 opposed, 0 abstained, Resolution #540 adopted.

Chair:

Art Lussi announced that the meeting's business had concluded.

Adjournment:

On a motion by Cliff Donaldson, seconded by Diane Munro, the meeting of the Olympic Regional Development Authority Board of Directors was adjourned at 2:36 p.m.



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Resolution #541

**RESOLUTION COMMITTING OPERATING FUNDS AND
AUTHORIZING THE PRESIDENT & CEO TO ENTER INTO AN
ELECTRICITY SUPPLY AGREEMENT FOR GORE MOUNTAIN**

At a meeting of the Board of Directors of the Olympic Regional Development Authority (“Olympic Authority”) held on September 20, 2024, the Chair offered the following resolution:

WHEREAS, pursuant to and in accordance with Board Resolution #513 adopted by the Board of Directors on September 22, 2023, the Olympic Authority currently has an agreement for the supply of electricity to Gore Mountain, which agreement is in effect until December 31, 2024;

WHEREAS, due to a highly volatile futures market, the Olympic Authority has retained the services of an independent energy consultant who will coordinate the bidding for eligible suppliers for Gore Mountain; and

WHEREAS, the terms of the electricity supply contract will be determined by the best value to the Olympic Authority; and

WHEREAS, the Olympic Authority’s energy consultant will advise the President & CEO of the point at which the market reflects the most advantageous price structure for the Olympic Authority to negotiate a new electricity supply contract for Gore Mountain; and

WHEREAS, once pricing is received, it could be available for less than twenty-four (24) hours such that the President & CEO must be ready and have the authority to act on its availability by entering into a new contract at that time; and

WHEREAS, the President & CEO has requested the authority to negotiate and execute an electricity supply contract for Gore Mountain at the point at which the Olympic Authority has been able to obtain the best value for Gore Mountain’s electricity needs without having to wait until the next meeting of the Board to obtain approval to do so; and

WHEREAS, the projected value of the electricity supply contract will be in excess of \$250,000.00; and

WHEREAS, pursuant to the Olympic Authority’s By-Laws, Art. VI § 2, which requires that the President & CEO obtain Board approval prior to entering into agreements the value of which will be in excess of \$250,000.00 or more over the life of the contract, the President & CEO has requested the authority to enter into the proposed electric supply contract at the point at which the price structure provides the best value for the Olympic Authority based upon the advice of the Olympic Authority’s energy consultant;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby authorizes the expenditure of funds and commits the capital for the electricity supply contract for Gore Mountain, as is described more fully herein; and

BE IT FURTHER RESOLVED that the Board of Directors hereby authorizes the President & CEO to enter into the proposed energy supply contract under the circumstances

provided for herein.

SO RESOLVED,

MOVED BY: _____

SECONDED BY: _____

and

ADOPTED BY the following vote:

In Favor:	Excused/Abstained:	Against:
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Renee Fitzgerald, Secretary to the Board, being duly sworn, deposes and says:

The above Resolution #541 was duly passed by the Board of Directors on September 20, 2024.

Signature: _____

Title: Secretary to the Board of Directors

Sworn to before me this ____ day of September, 2024.

Notary Public, State of New York



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Resolution #542

**RESOLUTION COMMITTING OPERATING FUNDS AND GRANTING
APPROVAL FOR THE PRESIDENT & CEO TO ENTER INTO AGREEMENTS
FOR POLICIES OF INSURANCE**

At a meeting of the Board of Directors of the Olympic Regional Development Authority (“Olympic Authority”) held on September 20, 2024, the Chair offered the following resolution:

WHEREAS, pursuant to Public Authorities Law § 2611 (7), the Olympic Authority is authorized to enter into contracts and execute all instruments necessary or convenient for the conduct of authority business; and

WHEREAS, pursuant to Public Authorities Law § 2611 (15) the Olympic Authority is authorized to procure insurance against any loss or liability in connection with the use, management, maintenance, and operation of the Olympic Authority venues; and

WHEREAS, pursuant to Article III, Section 2, of the Olympic Authority By-Laws, the Executive Committee shall assume the responsibility for recommending to the Board an adequate program of insurance; and

WHEREAS, pursuant to Article III, Section A, Subsection 1, of the Executive Committee Charter, it is the responsibility of the Executive Committee to review the scope and terms of the Olympic Authority’s insurance policies and liability coverage on an annual basis, and based on such review recommend a program that includes policies of insurance for comprehensive general liability, property, cyber liability, crime, auto, and such other programs of insurance as are necessary to address the Olympic Authority’s legal and operational needs, and the Olympic Authorities obligations under its agreements with other governmental and nongovernmental entities; and

WHEREAS, at a duly called meeting of the Executive Committee held on September 20, 2024, the Executive Committee recommended the approval of policies of insurance for Abuse and Molestation, Auto, Commercial Property, Comprehensive General Liability, Crime, Directors and Officers Liability, Drone, Equipment Breakdown, Fuel Storage Tanks, Health Insurance for Olympic Authority employees and retirees, Kidnap and Ransome, Museum, NY Fire Surcharge, Property/Inland Marine, Umbrella, and Workers Compensation; and

WHEREAS, the Olympic Authority desires to enter into agreements for the above insurance coverages; and

WHEREAS, the anticipated cost of most premiums will fall below \$250,000.00 and others will exceed \$250,000.00; and

WHEREAS, the policies of insurance will be obtained through a competitive process conducted by the Olympic Authority’s insurance representatives in multiple insurance markets through a process that is designed to obtain the best insurance products for the Olympic Authority’s interests at the most competitive prices available under the circumstances; and

WHEREAS, based on the recommendation of the Executive Committee, the President & CEO has requested that the Board commit the requisite operating funds to enter into the policies of insurance set forth above; and

WHEREAS, pursuant to the Olympic Authority’s By-Laws, Art. VI § 2, which requires that the President & CEO obtain Board approval prior to entering into agreements the value of which will be in excess of \$250,000.00 over the life of the contract, the President & CEO has requested authority to enter into the proposed agreements;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby authorizes the expenditure of funds and commits the operating funds for the proposed policies of insurance, as is described more fully herein; and

BE IT FURTHER RESOLVED that the Board of Directors hereby authorizes the President & CEO to enter into the required agreements under the circumstances described above.

SO RESOLVED,

MOVED BY: _____

SECONDED BY: _____

and

ADOPTED BY the following vote:

In Favor:	Excused/Abstained:	Against:
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Renee Fitzgerald, Secretary to the Board, being duly sworn, deposes and says:

The above Resolution #542 was duly passed by the Board of Directors on September 20, 2024.

Signature: _____

Title: Secretary to the Board of Directors

Sworn to before me this _____ day of September, 2024.

Notary Public, State of New York



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Resolution #543

**RESOLUTION COMMITTING CAPITAL AND GRANTING APPROVAL FOR
THE PRESIDENT & CEO TO ENTER INTO AN AGREEMENT FOR
THE PURCHASE OF SNOWMAKING EQUIPMENT FOR WHITEFACE MOUNTAIN**

At a meeting of the Board of Directors of the Olympic Regional Development Authority (“Olympic Authority”) held on September 20, 2024, the Chair offered the following resolution:

WHEREAS, the Olympic Authority desires to enter into a proposed Agreement that calls for the purchase of new snowmaking equipment for Whiteface Mountain from Snow Economics, Inc. d/b/a HKD Snowmakers (the “Agreement”); and

WHEREAS, the Agreement includes the purchase of high efficiency snowguns with related equipment (the “Snowmaking Equipment”); and

WHEREAS, the Olympic Authority has determined that HKD Snowmakers is the sole source provider of the Snowmaking Equipment and that entering into the Agreement on a non-competitive basis is warranted and in the best interest of the Olympic Authority; and

WHEREAS, the purchase of the Snowmaking Equipment is part of a continuing effort to provide upgrades and improvements to Olympic Authority facilities, which include increasing energy efficiency and snowmaking capacity at Whiteface Mountain; and

WHEREAS, pursuant to the terms of the Agreement, the price of the Snowmaking Equipment will be \$617,972.96; and

WHEREAS, the President & CEO has requested that the Olympic Authority commit the requisite capital for the purchase of the Snowmaking Equipment so as to enable entry into the Agreement; and

WHEREAS, pursuant to the Olympic Authority’s By-Laws, Art. VI § 2, which requires that the President & CEO obtain Board approval prior to entering into agreements the value of which will be in excess of \$250,000.00 over the life of the contract, the President & CEO has requested authority to enter into the Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby authorizes the expenditure of funds and commits the capital for the Agreement as is described more fully herein; and

BE IT FURTHER RESOLVED that the Board of Directors hereby authorizes the President & CEO to enter into the Agreement under the circumstances and upon the terms and amount provided for herein.

SO RESOLVED,

MOVED BY: _____

SECONDED BY: _____

and

ADOPTED BY the following vote:

In Favor:	Excused/Abstained:	Against:
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Renee Fitzgerald, Secretary to the Board, being duly sworn, deposes and says:

The above Resolution #543 was duly passed by the Board of Directors on September 20, 2024.

Signature _____

Title: Secretary to the Board of Directors

Sworn to before me this ____ day of September, 2024.

Notary Public, State of New York



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Resolution #544

**RESOLUTION COMMITTING CAPITAL AND GRANTING APPROVAL FOR
THE PRESIDENT & CEO TO ENTER INTO AGREEMENTS
FOR REPLACEMENT OF LIFT 10 AT GORE MOUNTAIN**

At a meeting of the Board of Directors of the Olympic Regional Development Authority (“Olympic Authority”) held on September 20, 2024, the Chair offered the following resolution:

WHEREAS, as part of the Olympic Authority’s continuing effort to provide upgrades and improvements to Olympic Authority facilities that are necessary to ensure the continued success of the Olympic Authority operations, the Olympic Authority proposes to remove Lift 10 at Gore Mountain known as the Topridge Chair and replace it with a fixed grip quad chairlift (the “Project”); and

WHEREAS, the Project will necessitate the Olympic Authority entering into contracts for the materials, services, and work necessary to construct the Project; and

WHEREAS, as a result, multiple contracts for design, construction management, and/or construction will be required to complete the Project, with the possibility of one or more contracts exceeding the amount of \$250,000.00; and

WHEREAS, all chosen proposals for Project materials, equipment, and services will be solicited through Requests for Proposals via the New York State Contract Reporter and awarded by means of Best Value; and

WHEREAS, all chosen proposals for Project construction work will be solicited through design-bid-build Requests for Bids via the New York State Contract Reporter and awarded to the lowest responsible bidder; and

WHEREAS, this procurement will be carried out in accordance with the State Finance Law, Public Authorities Law, Economic Development Law, and the Olympic Authority’s Procurement Guidelines, and notice of all contract awards will be posted in the New York State Contract Reporter as applicable and required by the Economic Development Law; and

WHEREAS, the anticipated cost of the Project is approximately \$8,000,000.00; and

WHEREAS, the President & CEO has requested that the Board commit the requisite capital for the Project; and

WHEREAS, pursuant to the Olympic Authority’s By-Laws, Art. VI § 2, which requires that the President & CEO obtain Board approval prior to entering into contracts, the value of which will be in excess of \$250,000.00 over the life of the contract, the President & CEO has requested authority to enter into the proposed contracts to ensure timely completion of the Project;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes the President & CEO to invest the necessary capital for expenses related to the Project as is described more fully herein, including, but not limited to, the authority to enter into contracts whether or not any contract amount exceeds \$250,000.00; and

BE IT FURTHER RESOLVED that the Board of Directors hereby authorizes the President & CEO to enter into the proposed contracts under the circumstances and upon the terms and amounts provided for herein.

SO RESOLVED,

MOVED BY: _____

SECONDED BY: _____

and

ADOPTED BY the following vote:

In Favor:	Excused/Abstained:	Against:
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Renee Fitzgerald, Secretary to the Board, being duly sworn, deposes and says:

The above Resolution #544 was duly passed by the Board of Directors on September 20, 2024.

Signature: _____

Title: Secretary to the Board of Directors

Sworn to before me this ____ day of September, 2024.

Notary Public, State of New York



NEW YORK STATE

OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Resolution #545

**RESOLUTION COMMITTING CAPITAL AND GRANTING APPROVAL FOR THE
PRESIDENT & CEO TO ENTER INTO AGREEMENTS FOR MT VAN HOEVENBERG
SLIDING TRACK AND REFRIGERATION PLANT IMPROVEMENTS PROJECT**

At a meeting of the Board of Directors of the Olympic Regional Development Authority (“Olympic Authority”) held on September 20, 2024, the Chair offered the following resolution:

WHEREAS, as part of the Olympic Authority’s continuing efforts to provide upgrades and improvements to the Olympic Authority facilities that are necessary to ensure the continued success of the Olympic Authority operations, the Olympic Authority proposes to construct the Mt Van Hoevenberg Sliding Track and Refrigeration Plant Improvements Project, which includes, but is not limited to, replacement of the Refrigeration Plant & Distribution System, replacement of the “Start 3” Building, repairs to the Track curves, upgrades to existing Track sunshade and roofing systems, installation of a people mover, addition of a new building to house Track operations and timing systems, and improvements to the Track utility infrastructure (water and wastewater services), the “Start 1” building, and Track accessibility for spectators and maintenance staff, including site improvements to provide better spectator experiences at “the Heart” and “Curve 10” (the “Project”); and

WHEREAS, the Project will necessitate that the Olympic Authority enter into contracts for the materials, services, and work necessary to construct the Project consisting of the following:

- Professional services contracts for the Project design, bidding, construction administration, and construction management,
- Contracts for long lead materials and equipment required for the construction phase, and
- Construction contracts; and

WHEREAS, as a result, multiple contracts for design, construction management, and/or construction will be required to complete the Project, with the possibility of one or more contracts exceeding the amount of \$250,000.00, and others falling within the authority of the President & CEO to sign without the necessity of Board approval; and

WHEREAS, due to ongoing challenges including supply chain disruptions, labor shortages, and strict Project completion deadlines, the President & CEO must be ready and have the authority to act by entering into the contracts for the Project as soon as they are ready; and

WHEREAS, all chosen proposals for Project materials, equipment, and services will be solicited through Requests for Proposals via the New York State Contract Reporter and awarded by means of Best Value; and

WHEREAS, all chosen proposals for Project construction work will be solicited through design-bid-build Requests for Bids via the New York State Contract Reporter and awarded to the lowest responsible bidder; and

WHEREAS, this procurement will be carried out in accordance with the State Finance Law, Public Authorities Law, Economic Development Law, and the Olympic Authority’s

Procurement Guidelines, and notice of all contract awards will be posted in the New York State Contract Reporter as applicable and required by the Economic Development Law; and

WHEREAS, the anticipated cost of the Project is approximately \$96,000,000.00; and

WHEREAS, the President & CEO has requested that the Board commit the requisite capital for the Project; and

WHEREAS, the requisite capital for the Project will be allocated pending availability of New York State funding; and

WHEREAS, the scheduling of the Project will be subject to Lake Placid being selected as a potential alternative location for the sliding sports of the Milano Cortina 2026 Olympic Winter Games; and

WHEREAS, pursuant to the Olympic Authority’s By-Laws, Art. VI § 2, which requires that the President & CEO obtain Board approval prior to entering into contracts, the value of which will be in excess of \$250,000.00 over the life of the contract, the President & CEO has requested authority to enter into the proposed contracts to ensure timely completion of the Project;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes the President & CEO to invest the necessary capital for expenses related to the Project as is described more fully herein, including, but not limited to, the authority to enter into contracts whether or not any contract amount exceeds \$250,000.00; and

BE IT FURTHER RESOLVED that the Board of Directors hereby authorizes the President & CEO to enter into the proposed contracts under the circumstances and upon the terms and amounts provided for herein.

SO RESOLVED,

MOVED BY: _____

SECONDED BY: _____

and

ADOPTED BY the following vote:

In Favor:	Excused/Abstained:	Against:
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Renee Fitzgerald, Secretary to the Board, being duly sworn, deposes and says:

The above Resolution #545 was duly passed by the Board of Directors on September 20, 2024.

Signature _____

Title: Secretary to the Board of Directors

Sworn to before me this _____ day of September, 2024.

Notary Public, State of New York