



**NYS Olympic Regional Development Authority  
Board Meeting Minutes  
May 16, 2023**

Present: Joe Martens, Chair  
Cliff Donaldson  
Stephen Hunt, ESD  
Betty Little  
Arthur Lussi  
Diane Munro  
Chris Pushkarsh, OPRHP  
Jeff Stefanko, DEC  
Cliff Donaldson  
Elinor Tatum

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

Introduction: Chair Joe Martens called the meeting to order at 1:00 p.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 Cliff Donaldson, seconded by Betty Little, the minutes of the Board of Directors meeting held on March 24, 2023 were approved without changes.

Audit Committee: Cliff Donaldson explained that the Audit Committee met on June 10<sup>th</sup> and reviewed the timeline for the annual independent audit. The Committee will meet again on June 14<sup>th</sup> with the Olympic Authority auditors to review the draft report. The report will be brought to the full board for approval on June 23<sup>rd</sup>. The Committee reviewed preliminary numbers of what looks like an extremely successful year for the Olympic Authority. Cliff thanked Mike Pratt, Peggy Evatt, and their staff on several positive results.

President's Report: Mike Pratt discussed some of the events that took place since the last Board meeting. The Olympic Authority hosted the International Bobsled Skeleton Federation's North American Cup and the World Championships for Synchronized skating.

The ski areas finished incredibly strong with record numbers. The growth continues and the Olympic Authority is in demand.

Mike reviewed the operational revenue and explained that over the past six years there has been a jump from \$46,000,000 to \$60,000,000. This is due to some of our decisions to bring profit centers in-house, managing the capacity limitations, and the ski areas have had tremendous growth.

The net income grew to almost 11.5 million of cash profit. We decreased our debt and have maintained that.

Mike reviewed some of the line items from the profit centers that have allowed us to see this growth. Snowsport admissions, Snowsports lessons, attractions and activities, equipment rentals, food and beverage, and retail revenue have all contributed to this.

Mike Pratt thanked the Board members for their support and making it possible for the Olympic Authority to be successful.

Per the suggestion of Cliff Donaldson, Board members voted on each resolution after Mike provided a description.

New Business: Resolutions:

**#479** Resolution Approving and Adopting Revised 2023/2024 Budget & 2022-2027 Financial Plan

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

Mike Pratt discussed the Financial Plan and explained that the biggest change is the increase in the future capital maintenance line item that went from 12.5 million to 20 million. Over the last six years the assets that are insured have doubled in value, and we need to take care of these assets.

This year's budget calls for 12.5 million of capital maintenance line items and 80 million in new capital. The new capital is an increase from what was projected so an amendment to the financial plan is required. Mike noted the actual funding availability will be determined on an annual basis subject to the state budgeting outcomes.

9 in favor, 0 opposed, 0 abstained, Resolution #479 adopted.

**#480** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Snowmaking Improvements Project

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

Mike Pratt explained that this resolution is for the Pine Hill Pumphouse. The Pine Hill Pumphouse supplies the water to Belleayre and if it is not functioning reliably, they will not be able to make snow.

9 in favor, 0 opposed, 0 abstained, Resolution #480 adopted.

**#481** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Snowmaking Infrastructure Improvements Project

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

Mike Pratt explained that this resolution is for pipe replacement particularly for the lower mountain. The new efficient snow guns are required to operate at a high pressure, and the older pipelines are not reliable and will not sustain with the higher pressures.

9 in favor, 0 opposed, 0 abstained, Resolution #481 adopted.

**#482** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Snowmaking Reservoir Project

On a motion by Art Lussi, seconded by Diane Munro.

Mike Pratt explained that this resolution is for the engineering and permitting for a future snowmaking reservoir. The UMP was modified to avoid building a previously approved reservoir that required a large dam to impound the water. This strategy is a dug reservoir that will not require a dam.

9 in favor, 0 opposed, 0 abstained, Resolution #482 adopted.

**#483** Resolution Amending Board Resolution # 459 and Committing Additional Capital and Granting Approval for the President & CEO to Enter into Amended Agreements for Belleayre Mountain Lift 8 Modernization Project

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

Mike Pratt explained that this resolution is an upgrade to an existing lift to make it more reliable and efficient. This will be shifting previously approved funds from beginner lift #9 to lift #8 and adding \$250,000 to the project budget.

9 in favor, 0 opposed, 0 abstained, Resolution #483 adopted.

**#484** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Electrical Distribution and Services Upgrade Project

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

Mike Pratt explained that this resolution is electrical improvements for Belleayre including installation of a fourth 13,000-volt underground distribution line. This project allows us to alleviate the loads on the older lines and power some other things for lift 7. This would make the facility more reliable and give management more flexibility for addressing issues safely by being able to isolate different zones.

9 in favor, 0 opposed, 0 abstained, Resolution #484 adopted.

**#485** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Lodges Improvements Projects

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

Mike Pratt explained that this resolution is to get authorization for engineering, architecture, ordering long lead-time items, and bidding. We expect to come back to the Board in December to ask for authorization to enter into contracts for next year's construction.

9 in favor, 0 opposed, 0 abstained, Resolution #485 adopted.

**#486** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Buildings Improvements Projects

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

Mike Pratt explained that this resolution is to expand and modernize the administrative offices and construct a Gondola grip room.

9 in favor, 0 opposed, 0 abstained, Resolution #486 adopted.

**#487** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Belleayre Mountain Trails Improvements Project

On a motion by Steve Hunt, seconded by Betty Little.

Mike Pratt explained that this resolution will allow us to address some trail work. The new lift 7 is in the middle of the top of Belleayre Mountain and does not have a blue square trail to immediately go off of it. This will allow us to get a blue square in the middle of the mountain and be able to do some terrain improvements at the base of lift 7.

9 in favor, 0 opposed, 0 abstained, Resolution #487 adopted.

**#488** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Gore Mountain Pump Houses Improvements Project

On a motion by Betty Little, seconded by Elinor Tatum.

Mike Pratt explained that this resolution will allow us to replace underperforming pumps at the Hudson River Pump House and do mechanical work to the manifolds at the reservoir Pump House.

9 in favor, 0 opposed, 0 abstained, Resolution #488 adopted.

**#489** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Gore Mountain Snowmaking Infrastructure Improvements Project

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

Mike Pratt explained that this resolution is for infrastructure improvements to address main line concerns and limitations.

9 in favor, 0 opposed, 0 abstained, Resolution #489 adopted.

**#490** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Whiteface Mountain Snowmaking Improvements Project

On a motion by Art Lussi, seconded by Cliff Donaldson.

Mike Pratt explained that this resolution is for mechanical improvements in various pumphouses, replacing deficient pipelines and problematic coupled pipelines, and valving improvements.

9 in favor, 0 opposed, 0 abstained, Resolution #490 adopted.

**#491** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Whiteface Mountain Race Trail Improvements Project

On a motion by Art Lussi, seconded by Diane Munro.

Mike Pratt explained that this resolution will allow to widen and regrade the training area, hold races and offer training simultaneously, and allow for the racing programs to be more consolidated and controlled.

9 in favor, 0 opposed, 0 abstained, Resolution #491 adopted.

**#492** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Whiteface Mountain Bear Den Lodge Improvements Project

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

Mike Pratt explained that this resolution is for improvements to the Bear Den lodge to add a patio, install gutters, basement improvements, and paving.

9 in favor, 0 opposed, 0 abstained, Resolution #492 adopted.

**#493** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Whiteface Mountain Electrical Improvements Project

On a motion by Betty Little, seconded by Elinor Tatum.

Mike Pratt explained that Whiteface has a lot of upper elevation overhead lines, and this would replace them with new underground lines. This would also be to replace a transformer at the top of the Whiteface Memorial Highway.

9 in favor, 0 opposed, 0 abstained, Resolution #493 adopted.

**#494** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Whiteface Mountain Veterans' Memorial Highway Improvements Project

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

Mike Pratt explained that this would be for electrical, architecture, permitting, wastewater systems, ADA compliance, and the castle chimney.

9 in favor, 0 opposed, 0 abstained, Resolution #494 adopted.

**#495** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Olympic Center Improvements Project

On a motion by Cliff Donaldson, seconded by Art Lussi.

Mike Pratt explained that this Resolution is for masonry restoration in the 1932 rink, drainage improvements, food & beverage storage needs, and repairs to the maintenance garage roof.

9 in favor, 0 opposed, 0 abstained, Resolution #495 adopted.

**#496** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Olympic Jumping Complex Improvements Project

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

Mike Pratt explained that this Resolution is for building a maintenance garage, repairs to the judges' tower, and installation of summer surface on the 48M jump.

9 in favor, 0 opposed, 0 abstained, Resolution #496 adopted.

**#497** Resolution Committing Capital and Granting Approval for the President & CEO to Enter into Agreements for Mt Van Hoevenberg Sliding Track Improvements Project

On a motion by Steve Hunt, seconded by Art Lussi.

Mike Pratt explained that this Resolution is for an engineering evaluation of the 1978 refrigeration plant, and pipe and track improvements.

9 in favor, 0 opposed, 0 abstained, Resolution #497 adopted.

**#498 Resolution Committing Capital and Granting Approval for the President & CEO to Enter into an Agreement for the Purchase of Snowgrooming Equipment**

On a motion by Diane Munro, seconded by Steve Hunt.

Mike Pratt explained that this Resolution is for buying five new groomers. Three will be with winches and two without winches with the ability to apply winches.

9 in favor, 0 opposed, 0 abstained, Resolution #498 adopted.

**#499 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 Cliff Donaldson, seconded by Chris Pushkarsh.

Mike Pratt explained that this Resolution is for the purchase of 438 new high-efficiency snowmaking guns, with hose and related equipment. These will be used to fill in terrain where needed.

9 in favor, 0 opposed, 0 abstained, Resolution #499 adopted.

Executive Session: On a motion by Diane Munro, seconded by Steve Hunt, 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.

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 next Board meeting is scheduled for Friday, June 23.

Adjournment: On a motion by Cliff Donaldson, seconded by Elinor Tatum, the meeting of the Olympic Regional Development Authority Board of Directors was adjourned at 2:53 p.m.