

6-4-18 DHSki Resort Task Force Minutes

Task Force Members / Attendees

Frank Aldridge	Jim Beckmeyer
Robert McClendon	John McGregor
Nan Meek	
Courtney Murrell	Kevin O'Neil
George Rohrback	Forrest Huisman
Michael Salmon	Miguel Sloan
Michael Sullivan	Rob McCray
Robb Etnyre	Jeff Connors

Our objective from the first mtg. - for reference & minutes:

Produce a plan for investment that the Board and the town of Truckee will approve that will bring the Downhill Ski Area compliance with the TD vision, without increasing Member assessment. We reminded ourselves this meant bringing the ski area to a service level that provides an attractive and well-maintained facility, leading customer service, and optimized owner satisfaction.

Agenda bolded:

1. Open Discussion On Where We Are At. Review Stage 3 / 4 Framework

The Task Force approved moving to Stage 3 of the CPP in it's meeting on May 21st. The report written for and discussed at that meeting has been provided to the GPC. In its afternoon meeting on June 4th, the GPC unanimously voted its approval to move forward. The Task Force reviewed the CPP Stage 3 framework titled "Conceptual Design, and is ready to work on agenda item #2 below.

2. Identify Stage 3 Work Streams / Deliverables. Prioritize. Assign Tasks.

The balance of our meeting was spent discussing primary tasks or work streams associated with Stage 3. The outline below will drive our Stage 3 work and results. I anticipate work being done in parallel, with TF members dedicating their efforts to volunteered and / or assigned workstreams. More to come here at our next meeting.

Workstreams:

- Lodge Remodel: provide a cascading solution – in phases, including cost of each step of the remodel solution, in priority order, starting with the CASp / ADA absolutely required items, then add in all code compliant items, next add in additional modifications that make business sense ie kitchen upgrade, then add back any new construction solutions ie an annex to bring capacity to where the TF has deemed necessary.
- Lodge Replacement: demo the old lodge and rebuild new. Leverage Stage 2 content & conclusions. Size based on TF analysis.
- Enhance our sizing analysis from Stage 2 to narrow down the recommended lodge capacity demands. Include all variables discussed in Stage 2 ie. Peak day member guest vs public use, competing TD needs for capital, understanding the relationship of lodge size to enable NOR.
- Develop a comparison model (including pro : con) that formats the results from the bullets above. Make a decision / recommendation on a lodge strategy.
- Benchmarking – confined to Tahoe Region.

- Piloting member / public pricing models that help control peak usage, ensuring member satisfaction. Staff driven.
- Regrading portions of Mile Run to improve beginner level enjoyment.
- Expanding snowmaking to Eagle Rock.
- Developing a Resort level Master Plan – vision statement “The Best Place to Begin”.
- Continuing our Communications Plan. Components include Eblast process, Amenity Fair, Discussion Groups, Open House, and other techniques the TF comes up with.
- Parking – needs as a separate workstream to be discussed.

3. Review Decision Lists Below

We did not have time to address this topic.

Decisions That Require Further Analysis

1. **Parking and Transportation options** - will be covered within the business plan and ECOsign's report. Where appropriate, will be included in our final recommendation.
2. **Consider slope improvements** - some considerations may be more long term outside of current scope. ECOsign's final report will be used. Staff will estimate costs.
3. **Timing Options** - will be covered within the business plan.
4. **Snowmaking for Eagle Rock** - currently being investigated. A recommendation for or against Will be included in our Stage 3 result.

Decisions made:

1. Create Master Plan and Feasibility Study for options
2. Maintain identity as the “Best place to begin”
3. Expanding intermediate terrain is not economical
4. Improve member experience without compromising revenues (lots of discussion around this, possibly more to come)
5. Upgrade the Downhill Ski Resort to meet TDA’s vision
6. New Lodge to meet current utilization. 5/23/18 – TF settled on a range of lodge sizes. Utilization can be reduced by targeting public use.
7. Seek Member feedback
8. Snowbird chair replacement, timing and alignment
9. Funding Options
10. Off-season activities - GPC has launched a new TF to work across all TD amenities.
11. List long term items that may impact the lodge option decision - Competing capital improvement items for funds. The business plan will include potential impacts.
12. Our Stage 2 objective was to build the new lodge in 4-5 years. In Stage 3, consideration will be given to remodel within the Conceptual Design process.
13. Given the legal opinion on amenity ADA requirements, the 2017 Engineering and Architectural studies, and TD’s CASp ADA report, the Task Force concluded in Stage 2 a replacement lodge must be built. Reference Stage 3 update in #12 above.
14. Lodge replacement size range was determined in Stage 2. The plan in Stage 3 is to narrow that down.

Next Meeting:

Monday July 9th, 1:30 pm NWCH Mezzanine CR and Conference Line for those not able to be there in person.