

Colorado Association of Ski Towns

January 23, 2015

Dillon

Meeting Minutes

The following were in attendance:

Barry Crook	Aspen	Bob Lenz	Jackson, WY
Jennie Fancher	Avon	Carl Pelletier	Jackson, WY
Scott Wright	Avon	Maureen Murphy	Jackson Hole Chamber
John Warner	Breckenridge	Jeff Golightly	Jackson Hole Chamber
Tim Gagen	Breckenridge	Anna Olson	Jackson Hole Resort
Aaron Huckstep	Crested Butte	Michael David	Ketchum, ID
Todd Crossett	Crested Butte	John Howe	Mountain Village
Carri McDonnell	Dillon	Joe Fitzpatrick	Mt. Crested Butte
Matt Miano	Dillon	Joe Gierlach	Nederland
Kevin Burns	Dillon	Carl Cockle	Ouray
Tom Breslin	Dillon	John Strandberg	Ouray
Jeanne McQueeney	Eagle Co.	Bruce Butler	Silverthorne
Bill Pinkham	Estes Park	Ryan Hyland	Silverthorne
Wendy Koenig	Estes Park	Markey Butler	Snowmass Village
Peggy Smith	Fraser	Deb Hinsvark	Steamboat Springs
Jeff Durbin	Fraser	Sonja Macys	Steamboat Springs
Kim Cancelosi	Frisco	Walter Magill	Steamboat Springs
Bill Efting	Frisco	Leanne Toler	Stifel Nicolaus
Gary Wilkinson	Frisco	Gary Martinez	Summit Co.
Kathy Lewis	Grand Lake	Karn Stiegelmeier	Summit Co.
Jim White	Grand Lake	Stu Fraser	Telluride
Matthew Birnie	Gunnison Co.	Greg Clifton	Telluride
Jim Myers	Winter Park	Andy Daly	Vail
Steve Foster	Formerly with Teton Co.	Stan Zemler	Vail
Joyce Allgaier	SE Group	Paul Wisor	Ehlers Inc.
Mark Sabatini	Galena Street Planning Group		

The meeting was called to order by Vice-President Aaron Huckstep at 8:00 am.

Approval of Minutes

There was a motion and a second to approve the October 2014 meeting minutes, which was passed unanimously.

Dillon Welcome and Presentation

Dillon Town Manager Tom Breslin and Mayor Kevin Burns welcomed the group and gave a presentation updating the group on Town of Dillon projects, events and economy.

Alan Henceroth - Arapahoe Basin

Vice President and Chief Operating Office of Arapahoe Basin, Alan Henceroth, gave a presentation on the history of the ski area, what kind of season they've had so far, current projects and expansions, and future projections.

Kelli McDonald - Town of Vail

Kelli McDonald, Economic Development Manager for Town of Vail; Barry Davis, Chairman of the Commission on Special Events; and Sybill Navas, Special Events Coordinator gave a presentation on Vail's special events program. The Special Event Commission was formed in 2002 and is a 7-member citizen board tasked with delivering year-round diverse events calendar compatible with the "Vail Brand." No events are produced by the Town of Vail - event producers are utilized - and events are funded by business license fees and general fund dollars. Some of Vail's more well-known and successful events include GoPro Mountain Games, Vail International Dance Festival and Burton U.S. Open. This year, they're host to the FIS Alpine World Ski Championships which will bring in 700 athletes from 7 nations, 1,500 members of the media, broadcast to more than 75 countries with nearly 85 million viewers, at a cost of about \$58 million.

Melanie Rees and Wendy Sullivan - Housing Consultants

Melanie Rees of Rees Consulting and Wendy Sullivan of WSW Associates co-presented on workforce housing and the impacts of the rent-by-owner market. Wendy started with some background and a presentation on the "Community Benefits of Workforce Housing" using Breckenridge as a case study. Melanie then talked about the proposal on a study and best practices guide on RBO's that would survey CAST member communities. The CAST board has been in discussions and considering Melanie and her team's - including Wendy Sullivan and Chris Cares from RRC Associates - proposal. Rental availability in our towns is the worst ever seen and this could be the result of impacts of companies such as VRBO and Airbnb. Nobody has studied this yet and the issue is broader than revenue, i.e. regulations, safety, property taxation, neighborhood impacts, etc. CAST communities wishing to participate would pay a fee, and the CAST Board has agreed to fund seed money toward the study. An informal poll was taken of CAST members present at the meeting to gauge interest in participating in the study/best practices guide, and the show of hands was in favor.

Resort Development Panel Discussion

The panelists were Alex Iksendarian, former VP & COO of Vail Resorts Development Company; Harry Frampton, Managing Partner of East West Partners and Principal of Slifer Smith & Frampton Real Estate; and Greg Finch, President of Dundee Resort Development and owner of Arapahoe Basin. Aaron Huckstep, CAST Vice President, moderated the discussion and covered topics such as major changes since the recession; what will new resort development products look like; the future of condos, hotels and timeshares; working with municipal elected officials and staff; and strategies and tactics to keep projects compatible with community values. Housing market is coming back but resort housing is still lagging and current products are getting old. Generational change means millennials impacting what future products

are going to look like and developers need to figure out what this generation wants. New products will most likely be smaller, “niche” products that are phased and built over time. Renting will be more popular than buying as millennials prefer to rent. More collaboration is needed with towns as developers can’t be expected to solve every issue.

Marijuana Panel Discussion

The marijuana panelists were CAST members Tim Gagen from Breckenridge, Matthew Birnie from Gunnison County, Joe Gierlach from Nederland, and Stu Fraser from Telluride. CAST Vice President Aaron Huckstep was the moderator. Topics discussed were the reality of legalization vs. expectations, are town ordinances working, is the current tax structure appropriate or too high or too low, zoning and location of retail establishments, and the impact on Colorado’s “brand.” There’s still much to be worked out, but most municipalities who allowed retail marijuana have good relations with their stores, ordinances seem to be working and have seen increased revenues. Guests have no problem paying with current tax structure, but too high taxes may fuel black market. Concerns over marijuana legalization are edibles, lack of research on effects of marijuana, increase in transients in some of our towns, education and grow operations located within towns.

Updates

Tim Gagen, Breckenridge Manager, updated the group on the team of housing specialists that visited Estes Park January 19 to help them with their housing situation. The team consisted of Tim; Laurie Best, Long Range Planner for Town of Breckenridge; and Wendy Sullivan of WSW Associates. They met with various Estes Park officials and agencies, toured the town, and came up with a report on their observations along with recommendations. Peer site visits such as this will be offered by CAST in the future and become part of our member benefits.

The meeting was adjourned at 12:15pm