



ACRA DEFY ORDINARY

ASPEN CHAMBER RESORT ASSOCIATION

DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

MINUTES

Board of Directors Meeting

Date: January 25, 2022

Location: Zoom

Present: Cristal Logan, Debbie Braun, Charlie Bantis, Jeff Bay, John Rigney, Dave Ressler, Donnie Lee, Rose Abello, Henning Rahm, Patti Clapper, Sam Barney, Nina Eisenstat, Andrew Ernemann, Alan Fletcher, Heather Kemp, Michael Goldberg, Dan Barthomelew, Lisa LeMay, Heather Steenge-Hart, Kathleen Wanatowicz, Maria Morrow, and Bill Tomcich Absent: Mayor Torre, David Baugh, Cari Kuhlman Staff: Kristen Anderson, Eliza Voss, Jennifer Albright Carney, Jessica Hite, Liz Cluley, Nichole Hellinger, Alycin Bektesh, and Maureen Poschman Guests: Rana Dershowitz, Kimbo Shirato-Brown, Megan Tackett, Sally Sparhawk, Jami McMannes, and Michael Miracle Guest Presenters: Jon Peacock, Kara Silbernagel, Philip Supino, Tracy Sutton

Attachments:

Pitkin County COVID, Road to Recovery & STR Presentation

City of Aspen STR Presentation

ACRA STR Presentation

Call to Order

Chair Cristal Logan called the meeting to order at 8:30 a.m.

ACRA Board of Directors 2022 Election

Chair Emeritus Donnie Lee reviewed the NOMCOMM memo, all seats were approved and welcomed Kathleen Wanatowicz. Donnie then reviewed committee chairs, motion to approve, chairs were approved. Cristal thanked Riley Tippet for his time and service on the board.

Short Term Rental Presentation

Presentation was hosted by representation from Pitkin County, City of Aspen, Board of Realtors, Lodging and Real Estate sectors. This gave us a wide robust view of the very hot topic right now in our community. Questions and conversation ranged from; Are we researching what other small destination towns are doing with STR's? This is not an Aspen only problem. What system are we using to get the information from and what role can the stakeholders play in coming up with a solution. Can HOA's play more Do we really think that STR's lead to



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employee housing shortage and traffic congestion? In conclusion, the directors were on the same page. We need to step back, slow down and really scrub the data. We do not want to implement ordinances that will hurt our economy a down market. We are a destination mountain town and people want to come enjoy the lifestyle we enjoy every day.

Chair Update

Cristal Logan, A lot has happened since we last met last September. November was the election and passed the Real Estate Tax question. Covid made its holiday appearance in December. Aspen Institute has been successful with in person events, requiring proof of vaccination in addition to rapid testing at entry. Exciting promotions and changes within ACRA. Congratulations to all, well deserved.

President Update

Debbie thanked the ACRA staff for a successful Wintersköl, show me your button! Congratulations to all our staff and especially to Jennifer Carney Albright, Chief Operating Officer. Jennifer will focus on Operations and Special Events. Jennifer gave a brief update on our move to the Armory. Introduced Nichole Hellinger, Contract Admin Assistant, helping Marketing, Special Events and Membership. Welcome Nichole!

Director Comments

Andrew Ernemann: Real Estate's focus right now is short term rentals. How do we manage our new residents, high demand, and low inventory?

Bill Tomcich: Weather and aircraft availability made the holidays interesting. Ground transportation is a stress at the airport. We are in need ground transportation to and from Denver with losing EPIC Mountain Express.

Charlie Bantis: Great presentation and conversation. We really need to slow down and figure out what problem we really trying to solve and is short term rentals really the issue.

Dan Bartholomew: The Airport Advisory Board had our first meeting last week. moving forward, it will be held monthly. Scheduling pavement repairs in early May, this will be an annual maintaince and airport closure. This is in anticipation for the new aircraft that will be allowed to fly into Aspen, still determining what model aircraft that is.

Donnie Lee: Given the local weather and covid challenges everyone faced, it made for an interesting busy holiday season. We are going through a lot of challenges right now, however,



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we need to remember and realize what a great place to leave and community to live in and be a part of.

Heather Kemp: 2021 was a great year for retail. We still want to encourage visitors; Aspen is a mountain destination town.

Henning Rahm: Proud of Limelight success for being 100% vaccinated. Omicron paid a visit to our staff but were able to shuffle and have a good holiday season.

Jeff Bay: Challenging holiday period with guests travel delays and staffing. 2022 Q1 strongest in the company history. Which is disappointing in the end due to Hotel Aspen closing. Construction with Molly Gibson is under way and looking like a 20-month completion.

John Rigney: Holidays were great, vibrant crowd. Rest of the year looks strong. A lot of staff were out due to omicron. 75th will continue though out the year, winter, and summer. We have heard great feedback on X games, footage looked amazing, and athletes were happy to be back. NBS coming out for their 49th year, excited to have them. Looking forward to finishing the season on a strong note.

Kathleen Wanatowicz: Happy to be a part of the board. Still a lot of small business loans available at 3% or less. If there are businesses looking for funding, great option for them.

Lisa LeMay: Masks, are a huge hot topic. Retail is very busy and positive. People are getting through the season with more business than ever and operating on minimal staff. Excited for NBS to come, great group of people who like to shop.

Michael Goldberg: Restaurants for the most part is back to full operating levels. Most restaurants are seeing challenges with masks, staffing and prices. However, most nights still sold out. Belly up – 100% vaccination required since summer, no testing or masks required.

Nina Eisenstat: Service industry continues to be very busy. Same challenges – hiring, retention and proper training with high standards. Employers do not see an end and anticipate being busy through summer. Welcome Katheryn, happy to have you. We are a diverse group, and your knowledge will be very useful.

Rose Abello: Luminance up until end of February. New restaurants in the base village and on mountain, check out our website for more information



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Sam Barney: Construction Industry Update

- City of Aspen
 - Residential moratorium
 - Vacation rentals (aka short-term rentals)
 - Pace and scale of residential development
 - Affordable housing production
 - Development procedures within the Land-Use Code
 - Community engagement initiatives will be discussed at February 1, 2022 City Council Meeting
 - Permits & applications for exemption form is required. Follow this link for additional information:
<https://www.cityofaspen.com/1384/Residential-Building-Vacation-Rentals>
- Pitkin County
 - Chief Building Official Brian Pawl has moved on. Search for new CBO.
 - Master Plan Updates: <https://pitkincounty.com/1379/2021-Master-Plan-Updates>
 - Short-term rentals: <https://pitkincounty.com/1431/Short-Term-Rentals>
- Town of Basalt
 - Revising their Sustainable Building Regulations (SBR Ordinance) – currently postponed
 - High level of activity – no field days two days per week to address office tasks
- Town of Snowmass Village
 - Appear to not be struggling to keep up like other jurisdictions
- General News/Concerns
 - Material costs AGC link: <https://www.agc.org/news/2022/01/13/materials-prices-soar-20-percent-2021-despite-moderating-december-most-contractors-association>
 - Volatility and unpredictability themes continue – supply chain and labor market concerns but the expectation is that material prices will not accelerate as they have over the last year+.

Adjournment

Cristal Logan called the meeting to an end at 10:40 a.m. Thank you everyone and we look forward to seeing you all at the Aspen Meadows for the board retreat in February.