

# MINUTES

## **Board of Directors Meeting**

**Date: August 30, 2022**

**Location: Zoom Meeting**

Present: Cristal Logan, Debbie Braun, Jeff Bay, Donnie Lee, Rose Abello, Nina Eisenstat, Cari Kuhlman, Dan Bartholomew, Michael Goldberg, Lisa LeMay, Maria Morrow, Kathleen Wanatowicz, , Bill Tomcich, John Rigney, Dave Ressler, Patti Clapper, Henning Rahm, Sam Barney, Andrew Ernemann, Heather Steenge-Hart and Heather Kemp, Absent: Charlie Bantis, Alan Fletcher, David Baugh, and Mayor Torre Staff: Kathy Eberhardt, Eliza Voss, Liz Cluley, Sarah Reynolds Lasser, Nichole Hellinger, Susan Bantis, Alycin Bektesh and Jessica Hite Press: Megan Tackett Guests: Katie Langenhuizen

### Call to Order

Chair Cristal Logan called the meeting to order at 8:32 a.m.

### Approval of July 26<sup>th</sup> Minutes

Approved

CECE Presentation: Katie Langenhuizen, Confluence Early Childhood Coalition Director  
Presentation attached.

### **Director Discussion and Q&A:**

Kathleen Wanatowicz asked if the coalition has heard if there is a regional potential funding ask for housing.

Katie Langenhuizen responded that yes, there is a regional housing group that is trying to be put together. They are no interested or authorized to tax.

Cari Kuhlman asked if the coalition has looked into working more with the existing childcare services.

Katie responded that this district for the coalition would not be trying to come up with a new childcare center but support the network that already exist, formal and informal. The coalition



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DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

is and has been advocating at the state level. The state of Colorado has created a new department, Department of Early Childhood. This department will set all the licensing rules

### Chair Update – Cristal Logan

Summer went well for many of the arts and culture non-profits. There will be the quarterly meeting as a group in September. Challenges that many are facing are the rising cost of doing business, air fare, lodging, restaurants, and audio visual. Aspen Institute will be hosting an event on September 29<sup>th</sup> with the City of Aspen and the state of Colorado, celebrating the global meeting of the mountain partnership. This event will have 100+ plus delegates coming from around the world to discuss how to take action to protect the mountain communities when it comes to water and climate sustainability issues. Save the date as an initiation will be extended to the board.

### President Update – Debbie Braun

To allow time for the committee reports, Debbie asked for the board to review the staff report.

### Executive Committee Update – Cristal Logan

See attached minutes

### MAC Update – Jeff Bay

See attached minutes

### Public Affairs Committee Update – Donnie Lee

See attached minutes

With council moving forward with ballot language for short term rentals, Debbie asked why an across the board increase in lodging tax wasn't established and how do we move forward with the different taxing structures to help mitigate tourism? And if council decided that they won't start collecting taxes until May, with another election in March. Why not put it on the March ballot so everyone has time to understand the data. If it's tourism impact, why aren't fractional included in the conversation?

The committee spent a lot of time putting together data to support the current narrative within the community, but it is currently unknown how the mitigation will get conveyed to the customer. There was polling that informed council that this would be supported, and they should proceed. There is an opportunity to educate the community on some of the discrepancies being used to justify this.



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DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

Maria Morrow asked if it's too late to have an alternative ballot measure that has the tax structure that is directly correlated to what is have on impact.

September 9<sup>th</sup> is certification date for ballot questions, and it would have to happen quickly.

### Directors Comments:

Donnie Lee: It has been a good summer. Winter is booking well and good to see international demand is coming back. Battle continues with inflation but it's a challenge. Everyone is working hard to support our staff and community.

Nina Eisenstat: The services sector had a strong summer. There is some concern about what could happen this fall. The services members continue to worry about having enough labor and housing for their workers to keep up with this high level. She attended the MAC and PA meetings and felt there were a lot of great discussions.

Andrew Ernemann: Transactions and overall interests are starting to slow down across our valley. This was predicted and happening nationwide. Thanked Debbie, Eliza, and the ACRA team for providing great communication and being a good resource of information.

Patti Clapper: New growth community management committee had an incredible kickoff meeting. The group worked well together immediately. The county will have a ballot question on property tax on the Aspen ambulance district. The committee will be titled "help is on the way".

Maria Morrow: Thanked Patti for the group being put together for growth management. She would like to be able to share with our current members know dates of their meetings and who and what sectors the members of the committee come from.

Sam Barney: Construction activity continues to be busy in Aspen, Pitkin County, and TOSV. Material price increases appear to be stabilizing. Local labor price increase as workforce deals with inflation and more jobs than people to fill the positions. Cost of concrete is up while Portland cement supply is low and concrete mixer truck drivers are in short supply making it harder to get and schedule locally. Fire protection ordinances appear to be taking effect in multiple jurisdictions and reducing building size for exemption. Electrification code updates pending or in place in nearby jurisdictions. Nationwide (AGC), construction employment surpassed February 2020 levels and value of construction starts increased year over year by almost 20%. Floods in Texas and Mississippi areas are likely to have an upcoming effect on insurance and building materials.



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DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

City of Aspen - Search for new CBO continues while Bonnie Muhigirwa is interim CBO. The temporary moratorium on new residential building has ended. Six annual demolition permits already have applications submitted for them. In general, there was not an overall run on permitting after the moratorium expired, approximately 8 in the first week but there was steady demand for exemptions and plenty of work in the permitting queue. More information here: <https://aspen.gov/1384/Residential-Building-Regulations-Update>. Short term rentals moratorium is in effect until 9/30/2022. New ordinance in effect, more information here: <https://aspen.gov/1407/Short-term-Rentals>. Work on Dolinsek Gardens (new Lift 1 area) work underway as the Dolinsek buildings were demolished earlier this year. Paepcke Transit Hub has an October projected completion - <https://www.codot.gov/projects/paepcke-transit-hub-improvements-aspen>

Pitkin County - Growth Management committee meetings underway, <https://pitkincounty.com/1449/Community-Growth-Advisory-Committee>. With focus areas:

- TDRs
- Community benefits & GMQS
- Growth/square footage
- Intensity & impacts
- Climate change

Town of Snowmass Village has a lot of construction activity along Wood Road. The Town Park project will be delayed a year to August 2023. There is a potential tax question (expand use of marketing taxes to allow them to be used for workforce housing) may be going to council soon.

Town of Basalt

- Sustainable Building Regulations – more information: <https://www.basalt.net/132/Building>
  - Project classifications, Beneficial electrification, LEED, HERS, check list like old EBP in Pitkin Co & Aspen, incentives, mandatory energy requirements from 2021 IECC

Rose Abello: Town council for Snowmass will be discussing STR. The advisory board that is appointed by the council that is issuing two opinions. They are recommending they move forward with a permitting system while implementing a three-strike enforcement system. Council will also review ballot language for expanding the use of taxes to include workforce housing. Occupancy is looking good in Snowmass. January is strong and up 29% year over year with help from international travel. Busy September with JAS Labor Day Music Festival, balloon festival and wine festival.



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## ASPEN CHAMBER RESORT ASSOCIATION

DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

Jeff Bay: Celebrated the topping out of the new Molly Gibson Lodge with a projected opening in August or September of 2023. They will be closing the Hotel Aspen property and turning it over to White Elephant Resorts on October 3<sup>rd</sup>. August will finish a little behind and under forecast from budget. September will be close to what was achieved in 2021. He will be looking at shifting existing hourly staff to other parts of the organization but may have some team members looking for employment with possible contract work. While retaining their whole inventory for employee housing and may have one or two unit available for the winter and could consider an ACRA member with housing needs but cannot guarantee.

Lisa LeMay: On the retail front, people are having a decent summer. Most retailers in the core are having a strong summer. Many European travelers in town.

David Ressler: Clarified that the Aspen Ambulance District is governed by its own district governed by the board of county commissioners. It is independent with regards to its funding with the need of the mill levy to maintain its expanded operations. Aspen Valley Hospital is proud to be the operator of its services. The hospital has a new internist, Dr. Katherine Meers.

Cari Kuhlman: Congratulated Aspen Valley Hospital for their recent fundraiser. For the finance community, like most, there is still a struggle to hire employees with being limited in wages that can be paid. Have been able to hire a few new staff by allowing the flexibility of working in the down valley office a couple days a week to limit days of commuting into Aspen.

Dan Bartholomew: Starting to get into shoulder season. The airport advisory board had a productive retreat with a primary focus on emissions and how to measure and model them at the airport in both the existing and long-term to meet the vision to 30% reduction by 2030. Budgeting for terminal design for the 2023 budget cycle for a new passenger terminal.

Heather Kemp: Busy August with events and weddings picking up. Retailers throughout the core and community had a great July but not as strong year over year. Overall, great summer.

Henning Rahm: Cristal congratulated Henning on his new role managing the Little Nell. Agreed with Jeff and Donnie with international travel on the horizon as well. Staffing continues to be a challenge.

Maria Morrow: Thanked Debbie, Eliza, and the ACRA team for their substantive work for the community.

Michael Goldberg: It was noticeable of Aspen locals who took advantage of traveling internationally. July and August were strong for most of the sector and believes that the



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## ASPEN CHAMBER RESORT ASSOCIATION

DESTINATION MANAGEMENT | MEMBER SERVICES | SPECIAL EVENTS | VISITOR SERVICES

increase of menu prices helped play a part. There is a concern of how long the increased menu prices can be sustained.

Kathleen Wanatowicz: The Aspen work force is still spread thin with questions of if this is a new normal. There seems to be consistent level of stress however from the many focus groups being conducted, there are many people from the commercial core taking great pride in serving their customers. Two more months left of the Paepcke Transit Hub has been a very impactful project for the business around that area.

Bill Tomcich: Delta has doubled down with Atlanta to Aspen, twice daily this winter. United came through by added extra flights that were need for early December. Regarding airfares, domestically, airfares peaked in May and are beginning to drop. There is a strong capacity through September. International demand is coming back strong.

John Rigney: Daily summer operations at Aspen Mountain and Snowmass to wrap up after Labor Day but will continue Friday, Saturdays, and Sunday's operations until October 2<sup>nd</sup>. Buttermilk construction is coming along nicely and will be awesome. Ski passes are on sale with the first deadline of September 16<sup>th</sup>. The afternoon blend is on September 19<sup>th</sup> at the Aspen Meadows.

Cristal adjourned the meeting at 10:22 a.m.