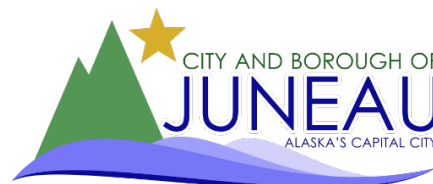


SPECIAL ASSEMBLY JOINT MTG. 2024-02 WITH EAGLECREST BOARD MINUTES

January 10, 2024, at 5:30 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/93917915176> or 1-253-215-8782 Webinar ID: 939 1791 5176

Immediately followed by Assembly Finance Committee Meeting

A. CALL TO ORDER

Deputy Mayor Michelle Hale called the joint meeting to order at 5:30 pm in the Assembly Chambers located at 155 Heritage Way.

B. LAND ACKNOWLEDGEMENT

Assemblymember Greg Smith provided the following Land Acknowledgement: We would like to acknowledge that the City & Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Assemblymembers present: Deputy Mayor Michelle Hale, Wade Bryson, Alicia Hughes-Skandijs, 'Wáahlaal Gidaag (via Zoom), Christine Woll, Greg Smith, Paul Kelly, Ella Adkison, and Mayor Beth Weldon (via Zoom)

Eaglecrest Boardmembers present: Chair Mike Satre, Jonathan Dale, Thomas "TJ" Mason, Hannah Shively

Eaglecrest Boardmembers absent: Stephanie Warpinski, Norton Gregory, Kevin Krein

Staff Present: City Manager Katie Koester, Eaglecrest Manager Dave Scanlan, and Eaglecrest staff members Erin Lupro and Kristin Strom, Municipal Clerk Beth McEwen, Finance Director Angie Flick, Budget Manager Adrien Wendel, Finance Administrative Assistant Tony Perletti

D. AGENDA TOPICS:

Joint Assembly Meeting with the Eaglecrest Board

Deputy Mayor Hale conducted the meeting and asked all the members of the Assembly and Eaglecrest Board to introduce themselves and provide information about their role on each of those bodies.

1. Introduction Board Chair, Mike Satre

Chair Satre said this winter has been difficult, and they haven't been able to open in the time that they had hoped. He noted that this is like what ski areas across the western U.S. have been experiencing this winter, except for Alyeska. He credited Dave Scanlan and his staff for working over their 40 hours/week to open and keep the mountain open while experiencing staffing shortages. He said it is no surprise that Eaglecrest does not have much of a labor pool to draw from and the board appreciates the assistance they have received from the City Manager and Attorney's offices on pursuing the J1 visa workers.

He said Eaglecrest is opening the season from a good financial position. He spoke to the board's plans for summer operations that will help offset the winters that have suffered due to climate change. Mr. Satre's presentation touched on the importance of the gondola project and while the Assembly provided the funding to purchase the gondola, the board knew that it had to come up with the money to install and operate it. They were successful in raising \$10M for that purpose through the agreement with Goldbelt. Mr. Satre then turned the floor over to Eaglecrest Boardmember Hannah Shively who provided an overview of the Eaglecrest Wage Study Report.

2. Eaglecrest Wage Study Report

Eaglecrest Boardmember Hannah Shively explained that unlike most ski areas, Eaglecrest is one of only a few municipally owned and operated ski areas in the country. She gave a broad overview of the current staffing situation and comparisons of Eaglecrest staff wages to other industries in town, as well as a comparison to wages at other ski areas nationwide. Some of the highlights of her presentation included the fact that Eaglecrest wages are approximately 14% lower than most other ski areas and that is compounded by a Cost of Living (COL) rate 25% higher than most other ski areas. She noted that these lower rates automatically rule out Eaglecrest from the searching options for skilled ski area workers.

Mr. Satre emphasized that the board is going to be working on this issue for both long term and short-term solutions. Mr. Satre and Eaglecrest staff then proceeded to answer questions from Assemblymembers including questions related to Eaglecrest employees not being part of the regular CBJ union negotiations. Assemblymembers would like to hear from the Eaglecrest Board about why they are not part of the unions and what it might look like if they became part of the MEBA union similar to other CBJ staff.

3. Projected Year-Round Operations, Revenue, and Expenses

Mr. Satre then gave a presentation on the fiscal status of Eaglecrest including 10-year projections based on the implementation of year-round operations once they start the use of the gondola. Mr. Satre proceeded to answer questions from Assemblymembers about the financial projections, as well as what it would look like once they are up and running with summer operations and the gondola in use.

4. Deferred Maintenance Short-Term and Long-Term Needs

Mr. Satre said that one of the reasons he applied to serve on the Eaglecrest Board was as an avid user of the facility, he was concerned with the aging infrastructure, and he wanted to be able to do something about that. He said the board has heard questions from the community about how and when they intend to replace the Ptarmigan lift. He noted that one of the main reasons they want to implement summer operations is to be able to pay for some of the deferred maintenance needs and replacement of aging chair lifts without having to go to the Assembly and/or voters for bond funds for those projects. Some of the key pieces of infrastructure that need attention include the ski lodge, the chair lifts, the maintenance facilities, and snow making facilities.

Jonathan Dale also spoke to the aging infrastructure and that status quo is no longer going to be acceptable. They will need to eventually replace the Ptarmigan, Hooter, and Black Bear lifts, as well as the various infrastructure needs that Mr. Satre pointed out.

Ms. McEwen noted that Eaglecrest Boardmember Norton Gregory joined the meeting at approximately 6:15 pm.

Mr. Satre then proceeded to answer additional questions from Assemblymembers as they related to grants, funding, employees and J1 visa housing.

Mr. Satre and Deputy Mayor Hale thanked everyone for attending and sharing this information and encouraged the ongoing open channels of communications should anyone from either body have questions or concerns that they wished to communicate to the Assembly or Eaglecrest Board.

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify. For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

No one from the public signed up to testify.

F. SUPPLEMENTAL MATERIALS

Clerk's Note: Eaglecrest presentation materials were submitted as Red Folder/Supplemental Materials at the meeting.

- 1. RED FOLDER: Eaglecrest Presentation to Joint Assembly/Eaglecrest Board Meeting**
- 2. RED FOLDER: Eaglecrest Wage Study - Executive Summary**

G. ADJOURNMENT

There being no further action to come before the Assembly, the meeting adjourned at 6:26 p.m.

Signed: _____

Elizabeth J. McEwen, Municipal Clerk

Signed: _____

Beth A. Weldon, Mayor