

# Tahoe Donner Lodge Task Force Subcommittee

## Meeting Minutes - Draft June 1, 2020

### Time and Location

1:30 p.m. via teleconference

The meeting was called to order by the chair at 1:35 p.m.

### Subcommittee Members Present:

Jim Beckmeyer, Steve Mahoney, George Rohrback, Rob McCray, Michael Sullivan, Courtney Murrell and Rob Kautz

### Staff Present:

Jon Mitchell and Robin Bennett

### Board Members:

Jeff Connors and Jim Roth

### Guests Present:

Laura Lindgren, Jeff Shellito and John Maciejewski

Jim Beckmeyer gave a brief reminder of the basic virtual meeting behaviors.

#### 1. Staff Bandwidth/TF Schedule Impact- Jon Mitchell

Jon Mitchell provided an update of the project. He mentioned that it would be required to have input from Robbie and Miguel. Due to staffing issues the analysis is on hold for the next couple of weeks. Jim Beckmeyer briefly spoke on the last action for the task force which was to review the list of questions and the spacing analysis. This information has been provided back to Larry. Jim agreed that we need to have Robbie and Miguel provide their expertise before we waste any one's time and would rather, we do things right the first time. Rob McCray stated that in light of COVID-19 there is no need to rush on a project like this one.

#### 2. Butch's Model – Jim Beckmeyer

Jim Beckmeyer shared the cost sizing model spreadsheet. Butch ran numbers that the task force had talked about with four options 185, 250, 300 and 406 cafeteria seats. Butch provided the calculations that he used for configuring the sizing he mentioned based on the numbers provided by ECOsign. The driver ~~here~~ of square footage in the model is the number of seats in the cafeteria. He assumed a 2% per year inflation escalation rate for calculating cost. Butch has assumed a three-story building. (see document) Rob Kautz agreed with Butch on the square footage but thought with kitchen and storage we would be closer to 3,000 sq feet assuming 400 seats. Courtney Murrell mentioned the various

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options on the spreadsheet Butch prepared and asked if those could be called 1, 2, 3, 4 instead of labelling. Butch agreed. Jeff Connors asked where the ratios come from Butch stated that the ECOsign numbers are where the ratios are coming from and we would like some better numbers from Larry as these are estimated. Rob McCray stated that this is a good educational tool for the committee and staff to use as we go through the process. Jim Beckmeyer reminded the task force that this is just a tool for us to use and not something we want out and about with the membership. We are still following the path of Ward Young. There was a brief discussion on the analysis needed for Larry. Larry is taking all the data, reports, and feedback to date to provide his programming analysis.

Jim Roth asked about the assumption of the model shows revenue loss and he asked the expectation. Jim Beckmeyer stated financial analysis will have to be part of the Task Forces recommendation to the Board.

There was discussion about the project being completed between seasons.

Butch stated his frustration the longer we work on this the more out of reach we get as a committee.

Jim Beckmeyer mentioned that it will come down to the board members decision criterion on what they want to spend on the project. Jim has discussed this with each of them. Without knowing the dollar amount it will be impossible to narrow sizing and prepare a scope of work. Jim Beckmeyer doesn't know how a decision can be made without knowing how much TD can afford. Jim Roth stated that the decision for him cannot be done without knowing the impacts of the revenue and expenses and how much to operate. He hopes that the new interim CFO can weigh in on the impacts. Jeff Connors stated that having this committee come to an agreement on the size and what is necessary would be very helpful for the board to make a decision. Jon Mitchell took the action to engage Brian Dunn.

Courtney stated that we need to wait until Ward Young comes back with their information before we can make a decision.

There was discussion about providing size information to Ward Young. Jim Beckmeyer stated that this was a model from Butch not that the task force is considering a new range. This was just a model for discussion.

Butches model is attached to the minutes. Please do not forward this outside of the attendees. As a reminder, the model does not reflect new direction for the Task Force, it simply drove discussion for todays meeting.

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3. Discuss post WY analysis process - value engineering WY programming results – Jim & Jon

Jim Beckmeyer stated that it won't be a surprise if the Ward Young analysis comes back at somewhere north of our current expectations for square footage. Larry gave us a heads up the last time he met with us. The Task Force should be prepared to conduct a programming re-engineering effort with the Staff, defining options for trimming square footage, including consequences associated with those reductions. Of course, the pure analysis from Larry, plus the re-engineering effort would be shared with the Board. Jim followed with a question and confirmation from Rob K that the Sugar Bowl programming effort included something similar to what's being discussed here.

After discussion Jim Beckmeyer asked guests in attendance if they had any questions or comments. Jim Roth asked what the expectation was for having some information back from Ward Young. Jim stated if we get some input back from Robbie and provide that information to Larry we may receive a response within three weeks from Larry. Hopefully by the end of July we will have a response from Ward Young and be able to present to the Board.

Laura Lindgren thanked everyone for the information.

Future issues to be addressed:

None

Adjournment:

The meeting was adjourned at 2:37 p.m.

Next Meeting:

Monday July 6 at 1:30