

**ASPEN CHAMBER RESORT ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 25th, 2019**

Call to order: Cristal Logan called the meeting to order at 8:34 a.m.

Attendance: **Present:** Debbie Braun, Cristal Logan, Charlie Bantis, Andrew Ernemann, Dave Ressler, Donnie Lee, Rose Abello, Sam Barney, Jeff Bay, Patti Clapper, Jeanette Darnauer, Nina Eisenstat, Alan Fletcher, Rob Ittner, John Kinney, Cari Kuhlman, Maria Morrow, Riley Tippet, and Torre **Absent:** John Rigney, Alinio Azevedo, Heather Kemp, Lisa LeMay, Heather Steenge-Hart, and Bill Tomcich **Staff Present:** John Davies, Eliza Voss, Claire Sacco, Susan Bantis, Sarah Reynolds Lasser, and Jennifer Albright **Guests Present:** Scott Gilbert, Jon Peacock, and Bryan Hannigan

Approval of prior meeting minutes: Approved

Presentation: Basalt Vista Housing Project

Jon Peacock – Pitkin County: I'm very excited to be here to discuss this project. The county realizes that affordable housing is such an important issue. We are hoping this housing project is a model for additional housing opportunities, such as rebuilding Phillips mobile home park. The Basalt Vista project has taken a long time to get partnerships together to utilize strengths of the county, Habitat for Humanity, and others. Quick update on fireworks – There is a meeting tomorrow to vote on an ordinance giving the sheriff power to implement fire / fireworks ban.

Scott Gilbert – President of Habitat for Humanity Roaring Fork: We are slated to have a 5700-unit housing shortage by 2027. I was a teacher for 5 years and realized that profession wasn't going to work out due to money, so this project has personal meaning to me due to the cost of living and teachers' wages. The salary needed to purchase a home here is \$217k, yet teachers only make \$53k. We are building 27 homes with community collaboration for teachers and workforce members. The homes are priced from \$270-395k and are based on income. There are numerous programs such as sweat equity, providing \$25k for the down payment, to assist in purchasing these homes. Home ownership is aspirational, so we are trying to build nice homes rather than tiny boxes. The project is designed to be extremely energy efficient, including solar and electric utilities. There is an open house on this Saturday at 11:00 a.m. for anyone wanting to learn more.

Bryan Hannigan – Holy Cross Energy: We are aiming to have 70% clean energy by 2030 and are working at all levels to make supply and demand balance. The Basalt Vista project will be a model to study, as it uses solar and batteries to operate each house individually or as a group, and we can manage the energy usage. Net zero energy means net zero revenue, so utility companies are going to have to evolve. We've had legislators and other utility companies excited to visit and study this project.

Chair's Comments: Thank you for the presentations and the fruitful conversations. Food & Wine was a great success and I've heard great feedback. We are continuing the mobility task force with The Aspen Institute and are working with the EOTC to see recommendations carried forward. There is a workshop in July that is open to the public. Aspen Ideas Festival is off to a great start, with the first few days focusing on health. Tomorrow we have an event in the music tent featuring special guest Mark Zuckerberg. The event is sold out but will be live streamed online. We have been working on reaching out to businesses in the valley for a federal grant to build a Garfield County operational transit center. Please reach out to Dan Blankenship to show support. Bauhaus celebrations continue and have been in the press.

President's Comments: Thank you everyone for a great Food & Wine and for the recognition of my 20 years of service to the organization. I've received emails from city council members asking who pays for Food & Wine, and tomorrow there will be an editorial in the paper with comments and more information. I met with the former chairs of the Board to review our bylaws, as it has been more than 10 years since the last review. We are making sure they get updated for our strategic planning and will need Board approval for any changes. There has been talk of making the Board smaller, but no rush on changes. I'm looking forward to enjoying Aspen Ideas Festival.

Old Business: None

New Business: None

Director's Comments:

Alan Fletcher: Aspen Music Festival conducted our opening convocation yesterday and Mayor Torre spoke. Concerts will be every Thursday through August. Ticket sales are pacing ahead of last year's numbers. ACRA staff have been working with non-profits on an economic impact study, which will be a yearlong activity.

Jeff Bay: Gave occupancy update and mentioned a fairly positive outlook for 4th of July. Aspen is pacing 6% down compared to last year. There has been compression in the market with Snowmass lodging. Looking forward to a strong summer. The press highlighting the extended ski season is a bit of a double-edged sword, as it can negatively impact summer travel. We are facing challenges throughout the community and working to increase the perception of value for events, such as Food & Wine.

Torre: In my two weeks as Mayor, I've been working to learn how to best help this group. I will be judging the 4th of July parade. Food & Wine was a great event, but I think we can improve by increasing offerings and drawing bigger crowds. There is a meeting this evening at 4:00pm to discuss the new city offices. Next Monday and Tuesday we have a retreat planned and will be going over policy direction and priorities for city council. I'm excited for the new council and believe they represent different areas of the community. I'm trying to get ACRA involved in the planning for the new city building, as there is space available.

Maria Morrow: We have a Public Affairs meeting scheduled for July 2nd. I really appreciated today's presentation as it ties in with all of the talks about affordable housing we've had over the years. We've learned through the housing study that we have a commuter workforce, and we need to figure out ways to build more projects such as this.

John Kinney: Shared the Visioning Process was progressing. Although the community involvement is valued by local Aspenites, the FAA is frustrated that we are not turning dirt on the airfield since they issued PC Aspen and finding of no significant impact for a new terminal and to move the runway. The Commissioners have not yet voted - December is the target. We have only a few Visioning meetings to go and issues to dissect and review - thank you for your participation to date, please keep participating. Stay close to the issues as there will not be a staff recommendation and there are several voices and groups who having varying opinions so make sure you stay connected and share your perspectives and voices by attending the meetings.

Rose Abello: Heritage Fire dinner during Food & Wine saw record ticket sales. Gave occupancy update for Snowmass. Winter finished up 17% but summer is currently down 2%. Gondola opened Friday and it is Passholder Week through Sunday. Farm to Table dinners are starting next Tuesday and we have many activities planned. Reach out if you know of any non-profits that would like to get involved with Rock for A Reason.

Nina Eisenstat: I've heard comments that this year's Food & Wine luncheon was the best one yet. I'm working with the communications team to pick the best moments from Aspen Ideas Festival. The programming has been excellent, and just a quick reminder that videos are up on The Aspen Institute's YouTube page.

Donnie Lee: The lodging market as a whole is seeing softness, so it's bigger than just Aspen. Last minute bookings will have an impact and should make for a good summer.

Cari Kuhlman: Globally we are seeing a bit of a slowdown, including the U.S. housing market. Mortgage rates are the lowest they've been in two years, and we are expecting to see 3 rate cuts this year.

Sam Barney: No updates on permits. Pitkin County working group met last week and the BOCC work sessions from May and June are available on the BOCC website. August 10th is a volunteer day for the Basalt Vista housing project. Support the Holy Cross Brush Creek project, it will be positive for our local energy grid.

Rob Ittner: The weather during Food & Wine was a negative factor this year. There was a lot of buzz around the liquor license law that created a bit of havoc with distributors and restaurants, as they had to purchase product and then sell it back. We saw mixed restaurant performance. I will be working with the restaurant community to see how ACRA can best help. Gave sales tax update. Numbers are up compared to last year, but we have to consider that last year was a very bad year. Compared to the last 4 years, we are only up around 3-5%. Kudos to Aspen for its recognition of Bauhaus. I was in Germany and there was very little mention of Bauhaus, so I'm excited to see Aspen proudly featuring it.

Andrew Ernemann: Gave real estate update and discussed the record number of high dollar sales. The market has been all over the place and it's hard to accurately forecast. The rental market is incredibly strong. Seem to be on the upper end of an economic cycle which may result in market slowdowns. Excellent job with Food & Wine this year; I had friends in town who were blown away.

Adjournment: Meeting was adjourned at 10:50 a.m.