

## **MOUNT SAN JACINTO WINTER PARK AUTHORITY**

Minutes of the study session of the Mount San Jacinto Winter Park Authority held December 10, 2018 at the Palm Springs Aerial Tramway, Palm Springs, CA.

### **Authority Members:**

Brian Conley  
Bary Freet  
Sandra Magana-Cuellar  
Jerry Ogburn  
Jeff Ohlfs  
Nancy Stuart

### **Staff:**

Nancy Nichols, General Manager  
Jim Whitmore, Executive VP  
Gary Aberg, VP Technology  
Tara Meinke, VP Finance  
Greg Purdy, VP Marketing & Public Affairs

### **Absent:**

Brian Nestande

### **Legal Counsel:**

Robert Hargreaves

### **Guests:**

John Fritch, Elevated Experiences  
Chris Mills, Prest-Vuksic Architects  
Jeffrey Jurasky, Jeffrey Jurasky & Assoc.  
Mike Fontana, Project Manager  
Allison Barnes, MSJWPA  
Michael McCulloch, Former Board Member

## **CALL TO ORDER – STUART**

Meeting called to order at 9:30 a.m.

## **ROLL CALL - PURDY**

## **BOARD MEMBER SELF INTRODUCTIONS – OHLFS, CUELLAR, CONLEY, FREET, OGBURN and STUART**

## **PUBLIC COMMENTS**

None.

## **MOUNTAIN STATION UPGRADE**

**Project in review** – Nichols gave a brief history of Tram finances and upgrades, with specific detail on the Valley and Mountain Stations, the planning for which commenced in 2011. She then reviewed the most-recent actions regarding the Mountain Station upgrade. Fontana then elaborated on the contractor selection process.

**Budget** – Meinke reviewed the Tram's current cash status and the impact construction may have on revenues/net income. Estimating a possible 13% reduction in Tram revenue during the 23-month construction process, she projects the Tram will have adequate cash reserves to complete the project.

**Architectural Design** – Mills discussed design objectives. He explained that the underlying intent of the remodel is to create a refreshed experience without compromising the original integrity of the building and to correct the “Band-Aid fixes” of the past. He stated that there will be a complete infrastructure upgrade to include HVAC, plumbing, electrical and mechanical. He then reviewed the project design packet and fielded questions.

**Interior Design** – Jurasky invited board to review design boards on display and fielded questions. Regarding furniture and fixtures, he said there would be an emphasis on woods and natural materials to retain the mountain lodge feel.

**Schedule and Construction Phases** – Fontana reviewed construction schedule. He stated that construction documents are scheduled to be delivered to the County by February 1. He hopes to receive permits by May 1 with actual construction to begin May 6. He then reviewed proposed phasing of project. The Francis Crocker Room becomes the ‘swing space’ throughout the construction process with multiple uses planned.

#### **AUTHORITY MEMBER COMMENTS**

Conley asked if we could create a plaque on Tramway property showing the City, County and State emblems, so visitors know we are a public authority with responsibility to all three entities.

Ohlfs inquired about how we would handle communications during (and about) the construction process. Purdy described the preliminary plan he and Nichols have discussed, which will have both internal and external components. Nichols added that our messaging will emphasize that we are honoring our past. He had further questions about the hazardous materials abatement process. He asked that no mileage changes be made on his account. Ohlfs stated how impressed he was with the Tram staff and extended his congratulation on the Tree Lighting event.

Cuellar asked if we had considered time-lapse photography of the construction process. Staff will investigate.

Stuart suggested we utilize our mobile tour app to communicate construction status.

Ogburn expressed his appreciation to the new board members for their questions and observations with a “new set of eyes.”

Conley asked if the board would consider starting the meetings one hour later, at least for January and February when weather may impact travel time from his mountain residence. Nichols suggested that a hotel accommodation possibly be considered along with a change to the bylaws to permit this. Ogburn suggested teleconferencing be considered as well. Staff will bring

back recommendation(s) to next meeting. He also stated how impressed he was with the Tree Lighting event and the wonderful Tram staff.

Freet suggested off-site meetings be considered, but Nichols explained our enabling act requires on-site meetings except under certain circumstances.

Stuart stated how happy she was to now have a full complement on our board and thanked everyone for their participation. She is looking forward to having everyone participate in this 'journey of reconstruction.'

Whitmore announced that a behind-the-scenes tour led by Fontana would commence immediately follow adjournment.

Nichols announced that the new member orientation would also follow adjournment.

#### **ADJOURNMENT**

Hearing no further business, Chair adjourned the meeting at 11:30 a.m.

  
(Attest: Secretary)