Eaglecrest Planning Committee Meeting Minutes
April 22nd 5:30pm

1. **Roll Call:**

   Members present: Mike Satre, Dave Hanna, Jon Dale, Shawn Eisele, Megan Gregory and Kevin Krein

2. **Review of the Eaglecrest Public Development Corporation Document**

   Dave Scanlan gave a brief over view of the previous planning process and what lead to the creation of the Public Development Corporation Concept.

   Shawn Eisele asked how far along we are in pursuing the Public Development Corporation. Mr Scanlan replied that we are still in the early stages and all options to raise the needed capital for summer and winter development are still on the table and some discussion ensued.

   Shawn Eisele asked if the goal with creating the Public Development Corporation was to bring in investors as opposed to using a revenue bond. Mr. Scanlan replied that the structure of the Public Benefit Corporation would allow both avenues to be pursued in parallel. This structure could allow private investor's capital to be leveraged to guarantee a revenue bond lessening the amount of equity that would be given up to a private investor.

   Kevin Krein asked if there are other examples of other ski areas that are operated under a public development corporation. Mr. Scanlan said that he has not found other ski areas utilizing this model. He likes the ability for the City of Juneau to retain the majority of the voting rights within the Corporation as well as allowing small investment to individual community members in an effort to retain much of current community ownership values while being able to bring in private capital to provide funding needed to maximize the potential of the ski area without burdening the tax payers.

   Jon Dale commented that the Findings and Purpose section of the document carried the highest importance for him and would like to see the replacement of aging infrastructure as an additional purpose statement. He also mention the two large components of developing summer tourism attractions and expanding winter tourism.

   Mike Satre commented that where we left off in the discussion with the summer task force of evaluating various investment and development scenarios, the Public Development Corporation was our least developed concept at that point. It will be important to then reorient the Summer Task Force to those other options and highlight the need for future investment in Eaglecrest even to sustain our status quo operations.

Kevin Krein commented on the trade off that would need to happen if we bring in investment partners, we will need to give up a level of control and power over the ski area. Some addition discussion ensued. Shawn Eisele commented on the stability that has been created by the community support and the safety net of General Fund support from CBJ and was cautious about moving away from that model.

Mike Satre asked about the risk of going down the Public Development Corporation model with the City in the Class B shareholder position and not participating in the down side of the business. Mr Scanlan acknowledged that there is some risk in pursuing a new business model. In this model, the class A partners would be exclusively responsible for any financial short falls of the area. Dave Hanna discussed the financial hardship that the City is facing right now with the declining sales tax revenues. Discussion ensued around finding the balance and ensuring that winter operations are a guarantee.

Kevin Krein asked if the Class C shareholders would also be able to participate in distributions. Dave Hanna talked about the typical hierarchy of the distributions. After some discussion, it was agreed that changes should be made to ensure that Class C shareholders are able to participate in distribution.

There was conversation on how the Class C share holders would elect their representative

Kevin Krein asked about where the 12 year term came from in relation to the tax increment financing. Some discussion ensued

There was conversation around the size of the Eaglecrest Public Development Corporation Board to weight it in favor of the City. Some conversation ensued around striking the balance that would maintain enough control to the City while still being attractive to investors.

Mr Scanlan asked if there were other financial and ownership models that interested committee members. Shawn Eisele commented that he would favor models that would maintain all or a majority of public ownership. There was good conversation of how that could still be achieved under the Public Development Corporation.

Motion: Mike Satre made a motion to move the conceptual document to the full board for continued discussion and further development with the Eaglecrest

Summer Task Force. The motion was seconded by Jon Dale and approved by unanimous consent.

3. Review of the process for a small conversion with the LWCF

Mr Scanlan gave a brief overview on the process to perform a land swap of 150 acres of Eaglecrest Land with a comparably valued parcel of CBJ land to remove the conservation designation at Eaglecrest in turn placing the conservation designation on the traded parcel. Mr. Scanlan discussed the first step in the process would be performing a ground survey and appraisal of both parcels for being considered for conversion

4. Review of draft agenda for the Eaglecrest Summer Task Force and discussion on our goals for the task force

Jon Dale commented that we will need to replace Bruce Garrison's previously held seat on the Summer Task Force. Mr. Scanlan discussed the process for replacing Mr. Garrison. The City Manager felt that the Board could nominate a replacement for consideration by the Mayor. Some discussion ensued. Mike Satre recommended that Shawn Eisele be the nominee to replace Mr. Garrison's seat on the Summer Task Force. The Planning Committee agreed to bring Shawn's Nomination back to the full Board for a Board Motion.

The Meeting was adjourned at 6:30pm