**BOARD OF DIRECTORS MEETING**

**Tuesday, October 18, 2016**

**Treasure Mountain Inn**

**8:30 a.m. - 10:00 a.m.**

**Mission statement:**

To promote, enhance and encourage an atmosphere that is beneficial to the businesses of Historic Park City and the community, while informing and building consensus among property owners, merchants and governmental agencies.

**HPCA Regular Meeting**

I. Roll Call (Sandra) *8:30am*

II. Minutes from September 20, 2016 (Sandra) *8:45am*

III. Public Input (Any matter of business not scheduled on agenda) (Sandra/Michael) *8:50am*

IV. Marketing Update and Review of Arts Festival and 4th of July survey results (L. Phinney) 9:00am

V. SEAC Committee update (John Weidenhamer, Jason Glidden, Judy Cullen) 9:15am

VI. Sundance Permitting Criteria and Reminders (Jason Glidden) 9:25am

VII. Overview of Draft Housing Plans for Lower Park Ave, public mtg / review schedule 9*:30am*

(John Weidenhamer and Craig Elliot)

VIII. Questions on Items included within the Written Update Section (Michael Barille) *9:45am*

IX. Adjourn Regular Meeting *10:00am*

**Future Meetings**

Note: This future meeting schedule is TENTATIVE and subject to change.

November 15, 2016

Event Contract Updates

SEAC Committee Update

Formula Based Business Strategy Update

December 20, 2016

Pending Discussion Items:

* Swede Alley Development
* Taxis and Shuttles
* Workforce Shortage
* Future Olympic Bid

**DRAFT**

**Minutes of the Board of Directors Meeting**

**Tuesday September 20, 2016 8:30 a.m.**

**Treasure Mountain Inn**

**BOD Attendance:** Michael Barille (Executive Director), Sandra Morrison, Lori Harris, John Kenworthy, Chris Retzer, Karen Flinn, Christine Aguirre, Puggy Holmgren, Emerson Oliveira, Melissa Berry, Judy Cullen, Ken Davis, Susan Meyer, Craig Elliott, Mike Diamond, Scott Thompson and Alison Kuhlow (Ex- Executive Director, present for Closed Door Session only)

**Absent:** Greg Ottosan

**Others present:** Whitney Wall (ex-officio), Georgia Anderson (ex-officio), Ginger Ries (ex-officio), Meisha Lawson, Tim Henney, Jonathan Weidenhammer, Michael Kaplan, Ron Wedig, Lynn Ware Peek, Bob Kollar, Jesse Shelton, Davy Ratchford, Mark Stemler, Kate McChesney, Thea Leonard, Angela Moschetta, Blake Funnesbeck, Andy Beerman, Monty Coates, Nate Rockwood, Mike Sweeney, Lisa Phinney

**Closed Session 8:30 a.m.**

Alison Kuhlow, with her resignation, has terminated the contract between the HPCA and her company Go Further Inc. In August 2015, the HPCA’s Executive Committee approved additional help for administration tasks. The Executive Committee is pursuing a 1099 contract with Lisa Phinney to continue to provide that work for the organization. Lisa’s contract would run from September 16, 2016 – March 17, 2016 and will be at the same compensation rate that was outlined in the previous contract with Go Further, Inc.

Sandra introduced Michael Barille, new Executive Director of the HPCA. Michael introduced himself stating he has been in Park City for 16 years and has a great deal of experience in planning and worked with PlanWorks Design, Jack Johnson Company and was the Planning Director for Summit county.

Lori made the motion to approve the contract for Michael, which is for three years. John Kenworthy motioned to approve. Puggy seconded.

Sandra made a motion to approve Lisa’s 6-month contract that will now be with the HPCA and no longer with Go Further. Judy motioned to approve. Karen seconded the motion.

Board Meeting Opened at 8:45 a.m.

**Minutes from August 16, 2016 Meeting**

Sandra asked for a motion to approve the minutes from August 16, 2016. Karen Flinn motioned to approve the minutes. Puggy seconded the motion. The minutes were unanimously approved.

**Public Input**

Angela Moschetta from Future Park City would like to address the HPCA Board in the future to discuss changes in the Formula Based Businesses on Main Street. John asked if she would be prepared to present at the October 18th Board Meeting, Angela said she would. Sandra will get back to Angela and let her know if she will be on the agenda.

**Community/District Topics and Issues**

**None**

**Written Update**

Meisha discussed fall advertising campaigns. The goal of the campaign is to promote everything that is going on in Historic Park City in the fall shoulder season. We combine the messaging with a free parking voucher which is available on our website as well as a postcard was mailed. The parking voucher is valid a bit longer this year, 9.15.16 – 11.15.16

Lisa discussed the Film Code Revisions, which should be adopted at the next City Council meeting. The revised guidelines require film permits must be submitted a minimum of 7 days prior to requested date to film. While more notice would help, the standard operations of filming require last minute requests. Michael Barille will receive the requests and approve based on set guidelines.

In-Lieu Parking Fee Presentation and Change in Use Discussion – Jonathan Weidenhamer

Park City Municipal started its fee in-lieu program in the early 1980’s. This program assessed each property owner and established a Special Improvement District (SID) to address parking demand. The program applies to commercial uses with the Historic Commercial Business district (HCB), located on upper Main Street (south of Heber Ave.), Swede Alley and several other properties.

Park City’s Land Management Code requires developers to provide a minimum amount of parking spaces as a condition of zoning approval. The minimum parking requirement for non-residential use in the City’s Historic Commercial Business District (HCB) is 6 parking spaces per 1,000 sq. feet of building floor area. This requirement is set forth in The PCMC Municipal Code Chapter 15-2.6-9. This requirement applies to all new construction with some exceptions provided for in PCMC Municipal Code 15-2.6-9.

Parking-in-lieu fees are currently tracked using a unique revenue code and deposited into a fee-in lieu Capital Improvement (CIP) account where they are maintained until expended on construction of additional parking or other mitigation of parking needs. The use of the CIP account enables the balance of unexpended fee-in-lieu revenue to be carried forward each year.

Prior to 2014 the fee was $14,000 per space as set forth in the City’s adopted Fee Schedule. In December 2014 the [City Council passed Resolution 25-14](http://parkcity.org/Home/ShowDocument?id=14290) that increased the fees from $14,000 to $40,000 to reflect the true cost of constructing new parking in the Old Town area. The increased fee was based on site suitability and cost analysis conducted by FFKR Architects that evaluated potential for new structured parking in the Main Street core. It should be noted that this did not include the cost of land acquisition.

Planning and Finance records indicate that developers have not utilized the fee-in-lieu over the past several years. This month (September 2016) an informal audit was conducted on the fee-in-lieu account and found that developers had opted to pay the fee-in-lieu on three (3) occasions in 2003 resulting in a collection of $42,000 and one (1) occasion in 2008 resulting in the collection of $14,000 for a current total fund balance of approximately $56,000. No fees have been collected since the passage of Resolution 25-14 that raised the fees from $14,000 to $40,000 per stall.

Discussion

Ken started with his opinion that the parking doesn’t respond to the needs of the street. Ken stated that The City removes parking and doesn’t replace it. He suggested unique forms of transportation, a gondola, for example.

John K. began the discussion on the in-lieu fees and asked Craig to speak.

Craig Elliott discussed whether or not we are losing parking spots on Main Street. Craig stated two properties on Main Street have added parking spaces. John countered that when businesses expand, they do not pay additional fees and pointed out the loss of parking from Kimball Art Center.

Mark Stemler provided history on parking and stated that planners estimated Main Street at a 19% shortage in the 70s and still maintain a 300-400 parking spots shortage.

Tim requested the meeting stay current and on task while City Staff is present and not discuss the history of parking for too long.

Sandra asked the group if they think the in-lieu of program is good and effective or do we want a different approach?

Susan responded that it doesn’t appear that the money is being collected correctly and perhaps should be used for a bus or used in Park City.

Sandra asked the group to read the position paper and asked the staff if they believe it is still working?

Lori asked how many parking spaces are private vs. public? How many spots should we have?

Blake discussed the study that focused on customer parking, which conflicts with employee parking, demand based pricing, satellite lots and the new transit center at Kimball.

Andy reminded the group that two years ago the HPCA agreed to focus on managing existing parking, not build new parking. We need to collectively decide if this is still the focus.

John shared his opinion that the existing program is not working.

Andy responded that we need to look forward and come up with a solution, not look back.

Michael Barille said we would start by getting some facts together. What is the nature of the problem, i.e., employee parking vs. customer parking? Parking need considering uses and whether a code that does not consider use still has consensus as the right strategy. He stated that the City should be encouraged that the main thrust of the discussion is that the district wants to have funds available to contribute to solutions and some leverage in choosing the best solutions for our membership. But that even the most dissatisfied voices are not suggesting that this must result in a parking garage project downtown. The HPCA wants to contribute to the solution and is open to working with The City and is open to ideas on satellite lots, etc.

Jesse complimented The City on its transit efforts.

Thea asked the group to be a part of the solution by getting out of their cars.

Sandra wrapped it up by stating that the committee with obtain more info from The City and on parking demand.

Position Statement Adopted on June 21, 2016

Transportation and Parking Management

Goal: To provide access to Historic Park City for locals, guests and employees.

It is the objective of the HPCA to promote Historic Park City as a fun, friendly and vibrant destination. We wish to foster an atmosphere that encourages visits by providing convenient transportation options to allow access into Historic Park City, as well as provide ample and convenient parking for those that wish to drive to the district. We believe that prolonged exposure to our businesses will increase sales (and thereby sales tax revenues) and diversify revenues overall.

Transportation options and parking durations should encourage longer stays that give pedestrians sufficient time to circulate throughout the district as well as allow options for skiers to easily visit Main Street after skiing instead of requiring the need to shuttle equipment to a remote parking lot.

The HPCA agrees upon the following:

* A balance needed between increasing parking capacity and maintaining traffic flow in town.
* Paid parking is a tool to discourage driving to a destination. Adequate alternatives must be provided as part of a holistic system and should not be implemented as an individual measure.
* Employee parking must be addressed. Alternatives should include measures that address early morning and late night hours, safety, and ease of use.
* Delivery regulations and short-term spaces accommodating quick access are supported.
* Use free parking on Main Street is an acceptable use in promotions.
* The City’s parking enforcement’s actions should be customer service oriented while still enforcing time limits.
* The Main Street Trolley should reduce the scope of its route and provide more frequent service up and down Main Street to shuttle guests.

Recommendations: As the City discusses parking and transportation options the HPCA will seek input from members and recommend measures that encourage a healthy traffic flow that encourages visitation.

Actions: The HPCA will continue to examine the impact of parking policy and transportation options to offer recommendations and to consider long-term strategies and communicate these to the City.

Workforce Housing Discussion – Moved to next meeting.

Lori Harris motioned to adjourn the meeting. Craig Elliott seconded.

Meeting adjourned at 10:00 a.m.

**Next meeting October 18, 2016 at 8:30 am at the Treasure Mountain Inn**

**October 18, 2016**

**Board Packet**

**Written Updates**

**Parking Plan Implementation (Employee Parking, Demand Based, Parking / Transportation Adjustments)**

Michael Barille, John Kenworthy, and Lisa Phinney attended the most recent meeting of the Parking Implementation Committee with a host of City Staff from the Parking, Transit, Transportation, Public Information, Planning, and Economic Development offices. A brief summary of the latest information from our ongoing implementation discussions with the City are as follows:

1. No immediate changes are planned for paid parking and management of the Suede Alley and adjacent City Owned lots for the upcoming winter season. For a reminder on details of pass costs, parking locations, and preferred employee strategies please read the attached **Parking Fact Sheet.**
2. The City is still committed to implementing a coordinated strategy that will include new parking technology, demand based pricing, shorter maximum hours, additional transit route frequency, implementation of additional satellite employee parking and ride share lots, and other strategies as recommended by the committee. The current plan is for a full scale test of these strategies to occur late spring / early summer of 2017
3. The committee also encouraged the identification of some Phase I implementation steps that could still be tested during some portion of the Winter 2017 season. (Test locations for satellite parking, test transit routes, test messaging / PR strategies, flat fee or valet parking for peak weekends) The City agreed to work through the committee to identify some early test strategies and a schedule for communicating both Phase I and Full Implementation strategies to the HPCA and the broader community.
4. Key Dates – City is re-advertising to solicit proposals from firms to plan, select, and implement additional parking technology in China Bridge and other key locations – hope to be under contract by Mid November
5. There is a commitment from the City to take fees collected from additional paid parking and demand based pricing and re-invest in additional incentives, transit improvements, and parking strategies that help address particularly employee needs on an ongoing basis.

**Parking Fee-in-lieu, Parking Code, Customer Parking Strategy Follow-up**

1. Michael Barille has met with key City staff and reached a tentative agreement on a set of first steps to clarify goals of program, improve transparency and coordination in the application of parking ordinances / codes, and reinvigorate discussion on appropriate future parking and transportation improvements to serve the Business Improvement District.
2. City has agreed to a more robust voluntary audit of prior parking in-lieu fees collected, how they were utilized, and from a practical standpoint why fees are not regularly being generated. Nate Rockwell in the City Budget Office and Jonathan Weidenhamer in Economic Development are coordinating on these tasks and will schedule a time to review findings either at the committee or board level.
3. City has agreed to assist with a review of existing documents to make sure we have an accurate inventory of both public and private parking in the District.
4. The City continues to feel that parking standards based on FT2 of space regardless of use and with the exemptions provided for historic preservation, smaller spaces, etc. are maintaining an effective inventory. To assess our inventory according to use we will either have to go back further to older studies, self fund a new targeted assessment, or convince the City that this information if collected would be utilized as a tool only for assessing the demand and metrics for progressive forward thinking strategies on how to deliver destination visitors, local customers, and employees to the District consistent with trip management and sustainability goals. Michael will work with the Parking / Transportation Committee to identify a path forward on this piece of the overall puzzle.
5. Michael Barille has had multiple meetings with City Staff and Parking and Transportation issues with various city staff and feels there is a renewed commitment to identifying short and long-term implementation goals that address the parking, transportation, and economic health goals of the HPCA. We will move forward to build on this good will and try various implementation solutions for both parking and transportation based on frequent and open dialogue with the HPCA membership and best foot forward participation from our membership, and agreement to make changes to address what is not working as we progress. Opportunities to continue this dialogue with Executive, Transportation, Planning, Economic Development, and Parking Managers are being advanced concurrently and regular progress reports will be forthcoming.

**Tenant Mix, Vacancies, Formula Based Businesses**

PCMC Staff and an ad-hoc Economic Development Committee including HPCA members made recommendations to City Council at their October 6th work session. The initial focus was on vacancies with further research and recommendation on strategies to address Formula Base Businesses and Tenant Mix to follow. A summary of the Council Discussion follows:

**Vacancies**

* An informal inventory of vacant spaces in the district revealed that a number of the long standing vacancies of concern have either been leased or will be leased before the start of the 2016/17 winter season
* Council supported staff suggestions to look at several tools for addressing vacancies in the future despite the recent improvements in the market. Council requested that certain enforcement aspects proposed include either an appeal process or defensible metrics. Solutions proposed for follow up include:
  1. Intentional Vacancies - Investigate a mechanism to preclude conversion of year round business license to convention sales licenses (CSL) without year round occupancy. Also investigate restrictions of temporary permits or liquor permits on the same basis.
  2. Construction Related Vacancies - Work towards more consistent and predictable enforcement of building permit requirements to deal with construction related vacancies. Strategies to include: more severely limiting partial certificate of occupancy plans, more specific requirements and “teeth” in use of right of way permits, harder look at what constitutes continuous progress under a permit.
  3. Market Related Vacancies – PCMC staff to work with HPCA executive leadership, real estate community, and directly with owners to better understand the circumstances surrounding specific vacancies. Work to match potential businesses with available space through an administrative monitoring process and improved outreach.
  4. Consider use of Main Street RDA or Public Art funds to beautify and add vibrancy to vacant spaces
  5. 30 day target for returning with specific code changes, policy changes, and other implementation strategies for Council Approval

New HPCA Executive Director, Michael Barille, offered public comment suggesting that if there was once consistent message from HPCA membership on this set of issues it would be that it is time to try out some additional tools and see which are successful with continuous feedback from the HPCA, Owners, and the real estate community.

**Tenant Mix and Formula Businesses**

Staff requested an additional 30 days to more thoroughly examine this issue and return with recommended options. Options under consideration continue to include:

* Regulation of form and appearance – signage, maximum size, requirements for entrances to every space
* Consideration of additional permitting requirements
* Consideration of prescribed % of formula to single entity businesses
* Creation or encouragement of additional commercial space in select adjacent locations to incubate local businesses or provide a market based alternative to prime rent location

As your new Executive Director, I would offer that even though the market dynamics are changing quickly and solutions have been developed at a deliberate pace thus far, the HPCA should allow the additional 30 days for PCMC staff to arrive at some options on how to proceed. I would like to re-activate and select representatives for a Tenant Mix sub-committee and work with the staff to vette potential solutions. Future Park City also expresses continued interest in exploring solutions and example programs dealing with Tenant Mix. We should also follow their efforts and invite them to present ideas to the Tenant Mix sub-committee when they are able to articulate a definitive set of recommendations. We should participate in and carefully evaluate all the efforts on Tenant Mix and consider drafting a position paper stating the HPCA’s preferences regarding options that are brought to council as soon as they are available for review.

**Arts Fest and Silly Market License Agreements**

These contracts are still under review by City Staff. It appears most likely that staff will wait for further recommendation from the SEAC committee process and dialogue with City Council before making major changes to these agreements.

**Arts Fest Survey Results – L. Phinney**

The survey was sent via newsletter, email alert and is on the Member Page of the HPCA Website.

**31 Responses**

* 77.4% Think the arts festival is good for Main Street.
* 80% Would be supportive of the Arts Festival returning.
* 51% Felt that business was better last year on the prior weekend. 32% said that it was the same and 16% said business was better this year.
* 62% Felt that extending the hours until 9pm on Saturday night would have a positive impact on business.
* Traffic & Parking issues, excessive congestion and extended street closures are the top three factors that detract from the event.
* 80% feel that parking and traffic is a problem.
* 51% of responders did not attend the Arts Fest as a guest. 29% attended on Local’s Night.

**Marketing and Communications Snapshot** – Information provided by Meisha Lawson Ross

**WEBSITE PERFORMANCE – AUGUST 23 – SEPTEMBER 22**

Website visits for August 23 – September 22 were up 20% compared to the prior year for a total of almost 7,000 visitors.

Website visits compared to the prior month were up 13%.

Overall time on the site decreased by 4% however the page views were up by 12%.

Visits from organic search continue to increase with an 14% increase compared to last year.

**FALL MARKETING EFFORTS**

Our fall advertising campaign began in September. We combined the messaging with a free parking voucher.

**Shoulder Season Support Initiative** - Information provided by Lisa Phinney on behalf of Meisha Lawson Ross

Objective: The marketing committee created a shoulder season merchant support program designed to support merchant promotional efforts during the shoulder seasons. The $500 award grant went to Fall into Fashion. There will be another opportunity to participate in the Spring of 2017.

**Halloween on Main** - Information provided by Lisa Phinney

**HALLOWEEN ON MAIN**

**When:** Monday**,** October 31, 2016

**Time**: 3 – 6 p.m.

**Location**: Historic Park City

**Operational Plan:**

This community celebration attracts community members to Historic Park City. As a community event, the HPCA & PCMC work together to manage the logistics and operations of the event. PCMC will coordinate and manage the street closures and waste management components of the event. The Historic Park City merchants open their doors and their wallets to host the community year after year often with little return on their investment. The schedule below details the ROS for the event.

**Schedule**:

|  |  |  |
| --- | --- | --- |
| **Time** | **Task** | **Responsible** |
| 8 a.m. | Street signed with Street Closure Details | PCMC |
| 2 p.m. | Hard Closure | PCMC |
| 2 p.m. | Street stocked with additional trash cans / poop bags | PCMC |
| 2:00 - 2:30 | Nonprofit | Media Vendors Arrive | HPCA - Lisa Phinney |
| 2:30 - 6:30 | PCFD onsite | PCFD |
| 3:00 p.m. | Staff at China Bridge Barricades | PCMC |
| 3:00 p.m. | Police on site assisting with traffic control and street closures | PCPD |
| 3:00 - 5:00 p.m. | Trick-or-Treating | HPCA Merchants |
| 4:45 p.m. | Dog Parade Staging – Lower Main Street | Colleen McQuinn |
| 5:00 p.m. | Dog Parade Lower Main Street to Heber | Colleen McQuinn |
| 6:00 p.m. | Event Ends | All |
| 6:15 p.m. | PCPD Clear Street | PCPD |

**Dog Parade:**

Colleen McGinn, a local Park City woman is coordinating the Dog Parade.

The Dog Parade will begin on Lower Main Street. Several years ago, we included Lower Main Street in the street closure. Last year the parade changed to this location and it was successful.

Colleen is working with staff from the PC Marc on bringing a group of participants in their Thriller dance workshop to the event to lead the Dog Parade.

Colleen is bringing flag banners to block off the parade from spectators walking through.

Participants in the parade will meet on Lower Main Street and march up the street toward Heber Avenue. The parade will organically end once the parade reaches the sheer mass of people.

**Additional Activation:**

Local animal oriented non-profits and KSL’s Read Today program will set up on Main Street at the Post Office.

Each organization will be asked to provide three volunteers to help with crowd control and crowd management.

Participating non-profits will be asked to bring poop bags for distribution.

**Transit | Parking Plan:**

* Swede Alley will be northbound only. Marsac Avenue will be used as the entrance to China Bridge Parking Garage.
* 9th Street will remain open to traffic.
* Officers will be stationed at the intersection of Hillside at Park Avenue. Homeowners will be allowed to access Main Street.
* Parking access has been granted at the Park City High School lot and Park City Mountain.

**Communications Plan:**

The Historic Park City Alliance distributes a media alert informing media of the event and produces posters and digital content to support the event. The HPCA doesn’t conduct any paid marketing efforts to further awareness of the event. The communications are designed to inform of the schedule and answer community questions rather than increase awareness and draw crowds.

**Upcoming Main Street Activation –Supported by Marketing Initiatives November 15 – December 15**

**The Electric Parade** **November 26, 2016 –** Lisa Phinney

This year’s Electric Parade will be on Small Business Saturday, November 26th. Watch for information on how to participate and spread the word.

Prizes for the winning car.

**Small Business Saturday – November 26, 2016**

A great day to promote your business. Lisa will be distributing flyers and signage in November.

**Storefront Holiday Window Decorating Contest – Through December 15, 2016**

Make sure you spruce up your storefront windows to get in the holiday spirit! We will have a contest and prizes will be awarded after December 15th.

We will have carolers, Santa and other festivities in December on Main Street.

**Discussion Topics:  Michael Barille**

**Workforce Housing Discussion**

*Action Requested: Consider drafting a Position Paper regarding HPCA’s goals regarding workforce housing in the community.*

As an international resort community with world class recreational, hotel and leisure service amenities, Park City’s job market is dominated by the hospitality and leisure sector. More than 40 percent of all jobs within the city limits are in this sector. In 2014, the average annual income earned in all employment sectors was $44,052. Wages earned in the leisure and hospitality sector averaged $27,456 – 38 percent below all jobs.

According to the Park City Board of Realtors, the average of median closed sales for single family homes in 2016 since January in Park City is $1,703,071. For Midway and Heber City, the average of median sales for the same time period is $494,989 and $342,736 respectively. For homes in Park City to be affordable to the majority of those employed within City limits, prices would need to range between $200,000 and $500,000 (this range covers both affordable and attainable). Today, approximately 80% of Park City’s workforce lives outside the city limits. High home prices in Park City not only result in the need to import a high percentage of our community’s workforce, it causes problems that range from increased traffic to the risk that Park City could lose vibrancy because of lack of full time residents.

* In December 2014 City Council identified Affordable, Attainable and Middle Income Housing as a critical priority.
* On February 5, 2015 the City’s Community Affairs Manager, and its Housing Specialist, presented a report on the current state of housing in Park City, 2014 accomplishments, a one-year action plan and five year targets.
* On March 5, 2015 Council provided direction to proceed with city-sponsored housing development at 1450/60 Park Avenue. The property is zoned Historic Residential Medium density. There are two lots of .21 acres each. In October, Council directed staff to select a design that would allow for two one-bedroom, single family homes in the two historic properties, five two-bedroom homes and one three-bedroom home on the property. Construction is scheduled to begin in late September of 2016 and conclude in June of 2017.
* PCMC Staff will provide an update during our October agenda on the current options being considered for the Lower Park Avenue neighborhood including the old fire station and several parcels between Park Ave and Empire Ave.

The Executive Committee has previously stated frustration regarding the focus of affordable housing going to single family units versus units that would fit the needs of the employees working on Main Street. The HPCA has not discussed a position on affordable housing previously, but due to the rising difficulty of finding employees the HPCA could consider a position statement that advocates for smaller unit / higher density rental units aimed more specifically at addressing the needs of a part time or seasonal workforce.

**Next meeting November 15, 2016 at 8:30 am at the Treasure Mountain Inn**