FALLEN LEAF LAKE COMMUNITY SERVICES DISTRICT

DRAFT MINUTES OF SPECIAL MEETING
NOT BOARD APPROVED
Saturday, February 4, 2023
Teleconference
10:00 AM

President Cathcart called the meeting to order at 10:00 am

ROLL CALL

President Cathcart, Director Malley, Director Hart, Director G. Calof and Director Kramer via tele/video conference

PLEDGE OF ALLEGIANCE

Chief Gerren led us in the pledge of allegiance.

Public Comments: An Opportunity for Public Comments Regarding Items **on** the Agenda. *(Note: Comments Will Be Limited to Two Minutes. Board Members May Respond or Engage in Discussion with Those Making Comments.)*

None

OLD BUSINESS

A. Recommendation of the Committee to review the proposal from Big Blue Hospitality for a concessionaire contract for the operation the Store, Café, and Marina starting in 2023.
Requested Action / Suggested Discussion and Possible Motion(s): To review the proposal from Big Blue Hospitality and approve the concessionaire contract starting 2023.
Responsible Staff: Chief Gerren
President Cathcart referred this subject matter over to Director Hart who is the Chair of the Committee. Director Hart gave a recap from December's meeting and added to the most recent activity on this subject matter. An interested party Luke Johnston, who is the owner of Tahoe Keys Deli of South Lake Tahoe, which is under the limited partnership of Big Blue Hospitality. General Manager, Gary Gerren has discussed with Luke the operation of the store, café and marina in detail. Luke understands what would be expected as a Concessionaire for the CSD. Director Hart asked for input from the committee members.
Director Kramer reported that he wanted to make sure the community was well informed regarding this proposal from Big Blue Hospitality, as concessionaire, and would like them to have the opportunity to provide their in-put on this matter. Director Hart requested their in-put be heard after General Manager, Gary Gerren described the proposal and information about Luke Johnston.
General Manager, Gary Gerren gave a background of Luke Johnston and went over the Proposal for Fallen Leaf Lake Community Services District for management of store,

cafe and marina operations starting March 2023. Luke will hire staff for the store and café. Luke will hire management to run the marina.

Mike Casey went over some items of Luke's proposal especially items under the Enhanced Services which he felt the Board would not be interested in for the community, such as: Ferry Service and Live Music and other items for the immediate future.

Director Hart opened the subject up for Community in-put and stated that a Ferry Service and Live Music are not being considered in the proposal and was only a wish list that Luke Johnston was suggesting.

Community concerns were discussed regarding advertising, enhanced services, store products, sale of beer and wine relating to on-site or off-site sales, concern for environment, compensation to District, parking situation and contract length. Director Hart and General Manager Gary Gerren responded on above items as to: advertising – no advertising is in contract; enhanced services – was a wish list that is not included in contract; store products – will be discussed with further with new concessionaire; sale of beer and wine relating to on-site or off-site sales – a discussion was held regarding on-site sales and off-site sales and that Tahoe Keys Deli (Luke Johnston) already has a beer and wine license and will apply to add the Store/Café to its license for off-site sales. Green Operations Exhibit and compensation to District are listed in the contract. Parking situation and issued around parking were addressed in contract. No Parking signs and cones have been posted to help with parking issues on the street. The contract length is 5 years.

After community in-put and concerns the Board discussed Luke Johnston's (TKD/Big Blue Hospitalities) background and financials. Luke is from Tahoe, and he understands the service industry in the Tahoe basin. Director Hart made a motion for the Board to have General Manager Gary Gerren after legal counsel review enter into a contract similar to RRM/CLM's pending proof of financial capability and background check. Motion was seconded by Director Malley. After a further discussion that a ferry service will not be included in contract along with other activities that were mentioned in proposal under Enhance Services. Motion was then passed unanimously.

The Board reported that there is a Community Area Advisory Committee (CAAC) that is mentioned in one of the exhibits to help with ideas and suggestions from the community and will be discussed further at the next regular board meeting March 4, 2023.

With no other further business, President Cathcart adjourned the meeting at 11:07 am.