

TOWN COUNCIL STAFF REPORT

Subject: Authorize a professional services agreement with Lisa Wise Consulting Inc. for Mammoth Mountain Main Lodge Redevelopment project management

Meeting Date: March 16, 2022

Written by: Sandra Moberly, Community and Economic Development Director

RECOMMENDATION:

Authorize the professional services agreement with Lisa Wise Consulting, Inc., subject to the Town Attorney's approval and finalization of the agreement, for project management support as described in the agreement which is included as **Attachment A**.

BACKGROUND/ANALYSIS:

In 2019, approximately 35.7 acres of land was transferred from the United States Forest Service to Mammoth Main Lodge Redevelopment LLC (MMLR). The land is currently located within the municipal boundary limits of the Town of Mammoth Lakes (Town). In January 2021, MMLR submitted a Pre-Application to the Town that included a conceptual land use plan and project description. The project includes two hotels, for-sale residential, club amenities, retail, dining, and skier services.

On May 13, 2021, the Town received a Concept Review Application from MMLR. Staff presented the MMLR Concept Review Application and provided detailed information about the entitlement process at a joint Town Council/Planning and Economic Development Commission meeting on June 16, 2021. Since June, staff has been working with the applicant on the preliminary CEQA/NEPA analysis that will inform the formal entitlement application. Staff anticipates that submittal in the next several months.

This project was previously managed by Senior Planner Chandler Van Schaack who resigned in December 2021. The Town is currently working to backfill the senior planner position but anticipates the need for outside project management support for this project due to current entitlement workload. Staff reached out to Lisa Wise Consulting, Inc. to procure the services of Jen Murillo (Daugherty) who worked for the Town for over 10 years and is familiar with the Town's planning policies, zoning code, and permit review procedures. Bringing Ms. Murillo in to manage the project will allow Town staff to focus on the current entitlement/workload while still providing a high level of project management for the MMLR project.

OPTIONS ANALYSIS

Option 1: Authorize the execution of a professional services agreement with Lisa Wise Consulting Inc., for the Main Lodge Redevelopment project management subject to the Town Attorney's approval and finalization of the agreement.

Option 2: Do not authorize the execution of a consulting agreement with Lisa Wise Consulting Inc.

FINANCIAL CONSIDERATIONS:

The costs will be billed on a time/materials basis and the project applicant will cover all costs related to this contract. The Town will track and invoice costs on a monthly basis.

LEGAL CONSIDERATIONS:

The Town Attorney has reviewed the attached consulting agreement and will work with staff and the consultant to finalize the agreement.

ATTACHMENTS

Attachment 1: Draft Consulting Agreement: Lisa Wise Consulting, Inc.