

An aerial night view of a Vermont town, featuring a large white graphic element consisting of two curved lines that frame the text. The town is illuminated by streetlights and building lights, with a prominent church steeple visible in the background. The sky is a deep blue, and the surrounding hills are dark.

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An aerial photograph of a town at dusk. The sky is a deep blue, and the town's lights are beginning to glow. In the background, a large, forested hill rises. The town features several prominent buildings, including a church with a tall, pointed steeple. A large white banner is overlaid across the center of the image, containing the text "JAY * PEAK" in a bold, black, sans-serif font. The asterisk is a stylized, multi-pointed starburst shape.

JAY * PEAK



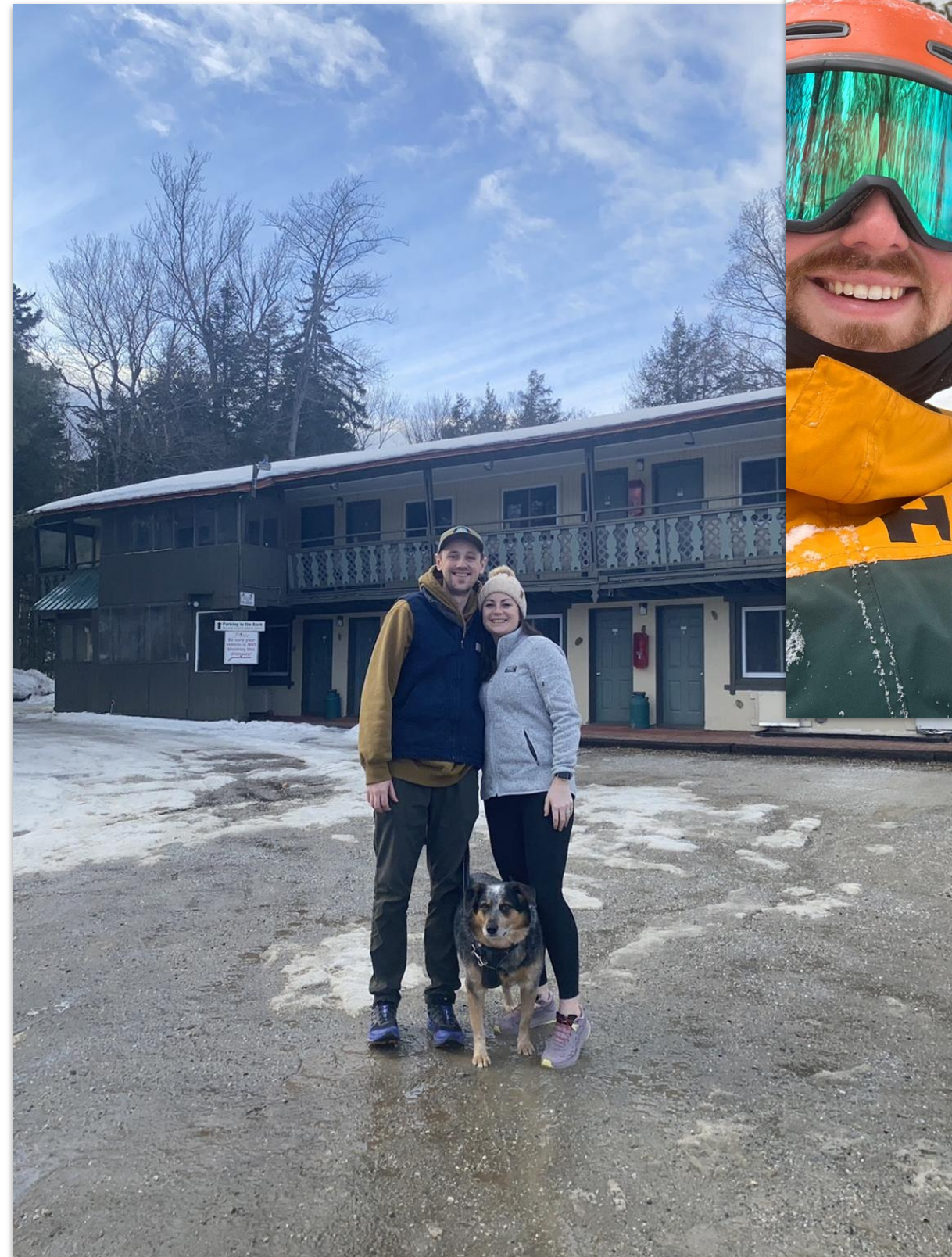
Our Story - Brett & Casey McManus

Owners of the Après Inn Killington

From NY, but came to ski every winter

Drove by all of the motels between Rutland and Killington

Eventually purchased the Happy Bear Motel... then moved in!



Diving Into Happy Bear Motel - Killington, VT

Was once a popular destination in town
- key walking location

Ended up pretty banged up over the
years of use

Had substantial damage to utilities &
reputation overtime

Yet, had an incredible location & was
structurally sound



Creating Après Inn Killington

Full renovation & rebrand of the building executed in Spring 2025

Right away welcomed back guests both old & new

Allowed us to immerse ourselves into the Town of Killington

Grew an incredible following on Instagram @innvestors

Our dream! But not all so great...



Challenges Faced by Us & Those Like Us

Improvements for code compliance are hard to finance

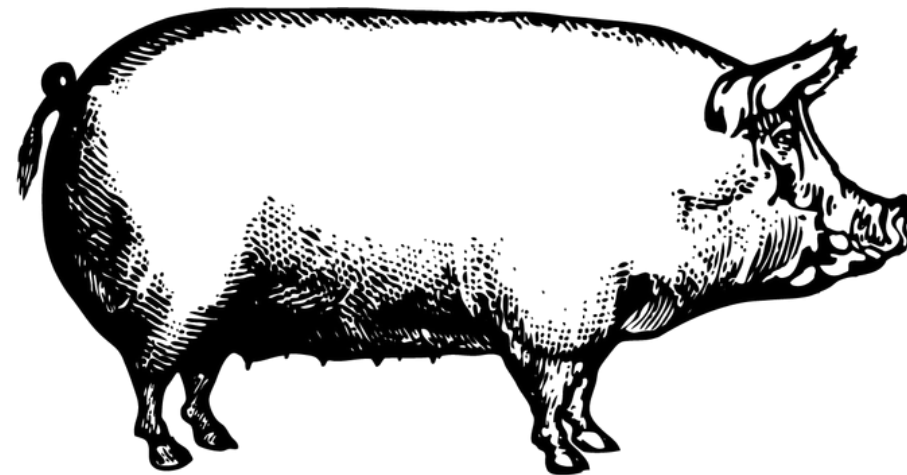
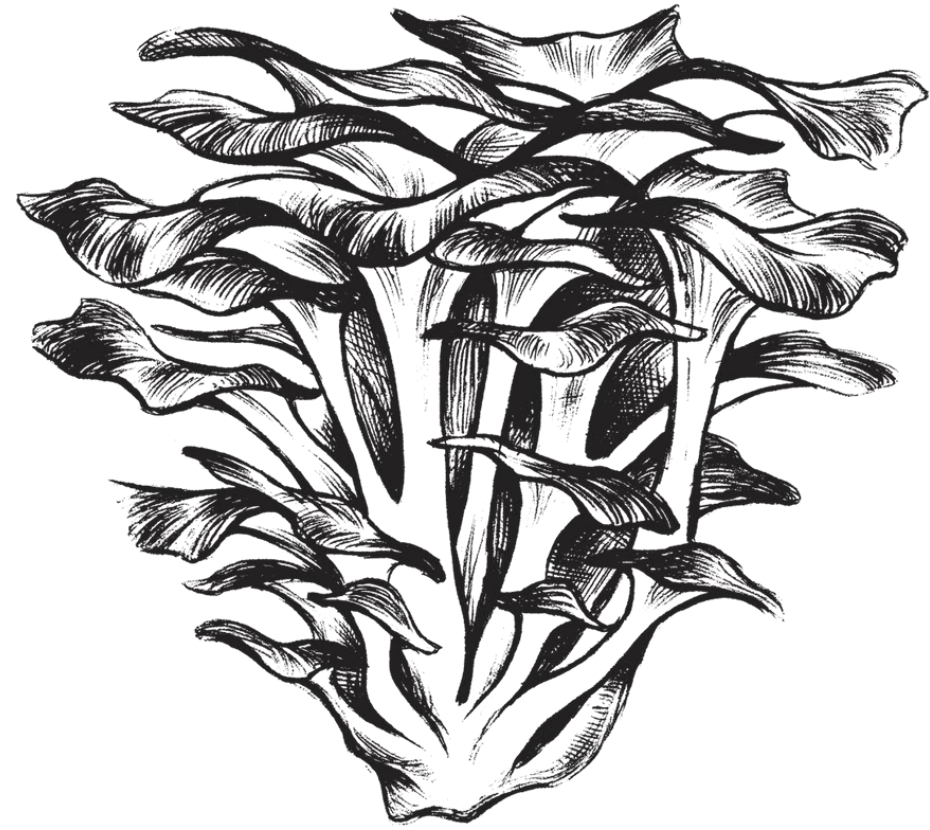
- *Grants or subsidized loans for utility and safety systems?*

Division of Fire Safety requirements are tough to plan for

- *Access to clear guidelines or due-diligence evaluations/consultations?*

Current programs and grants are difficult to identify

- *Easy dashboard to access this information?*
- *Can we better empower local banks & lenders with program knowledge?*



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VERMONT TOURISM HEARING

MUSEUMS & ATTRACTIONS



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Museums are vital to the Vermont tourism industry

Museums are anchor attractions

- 67% of all U.S. leisure travelers participate in cultural activities such as visiting museums.
- These travelers spend 60 percent more money on average than other leisure travelers.



Museums are open rain or shine

- Winter precipitation is expected to become more rain and less snow.
- We operate during the shoulder seasons when outdoor recreational opportunities are limited.



Vermont's museums have broad appeal

“We had a wonderful experience visiting ECHO. We are from the DC area, so I'd consider ourselves museum snobs (sorry!) and this was one of the funnest and hand-on museums he has ever been to.”



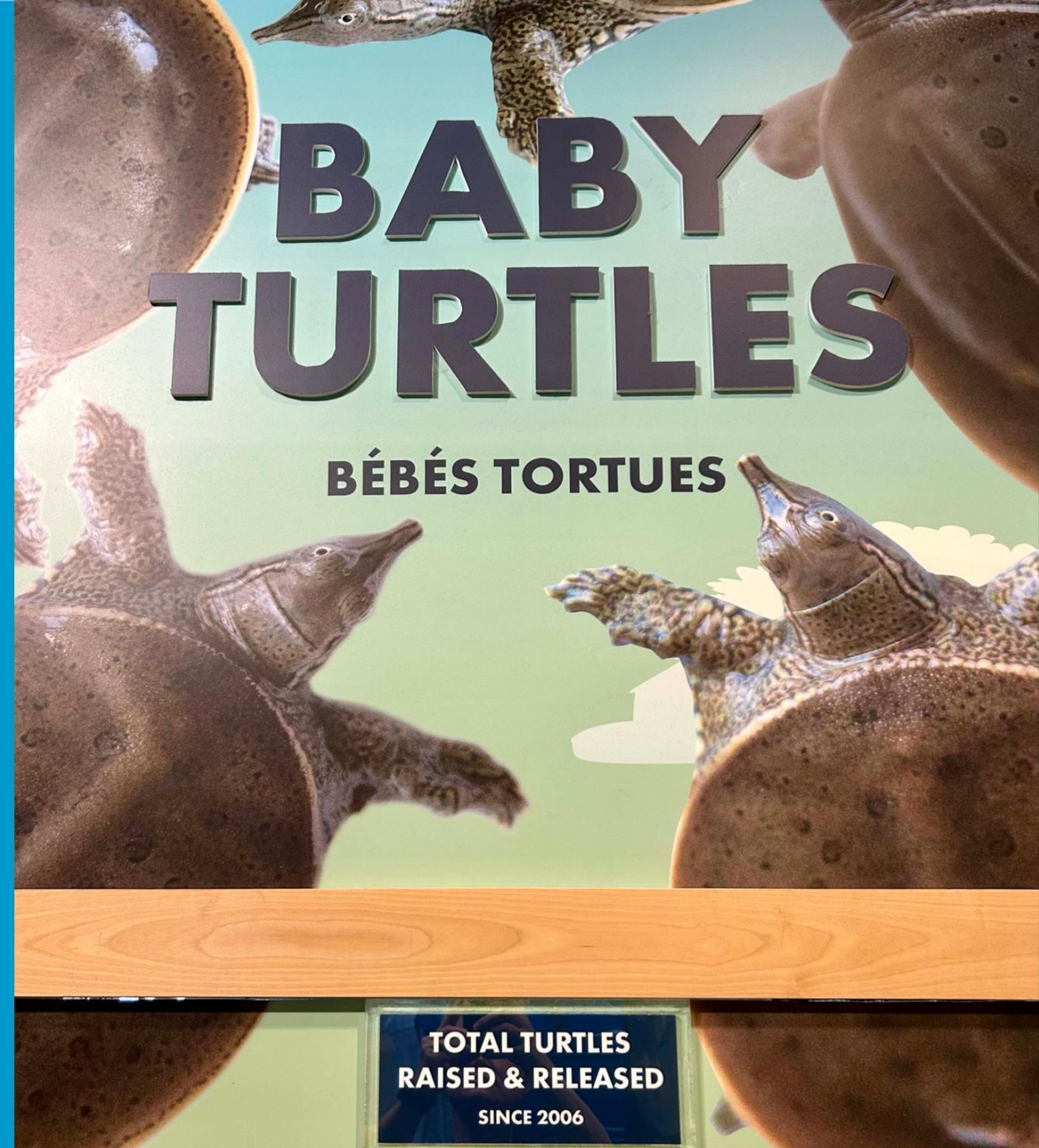
**Museums are experiencing
a diversity of increasing
economic pressures**



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Fewer Canadian tourists

- 1/3 of ECHO's visitors are out-of-state tourists.
- Approximately 5% are Canadian.



Signs of recession

- New England Museums experienced a 15% average decrease in attendance in February.

Cuts to federal funding

- Over the last ten years, Vermont museums were awarded approximately \$3M in IMLS funding.
- Similar cuts are taking place at the National Endowment for the Humanities and other agencies.



Today, the entire staff of the Institute of Museum and Library Services (IMLS) was placed on administrative leave.

This move, which continues to undermine the will of the American people, raises questions as to whether the agency will be able to fulfill its legal obligations to disperse **congressionally appropriated funding.**

Increased expenses due to tariffs

- Higher construction costs for new experiences and ongoing facility maintenance.
- Higher gift shop prices.

**Record high
costs to run
egg drop
engineering
challenges**



**Museums offer iconic
experiences that build the
Vermont brand**



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Total Solar Eclipse: April 2024





Burlington Waterfront during the Eclipse





Into the Lake Exhibit: Opening Summer 2025

Champ Exhibit: Opening Fall 2025



Thank you



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