

**ALAMEDA GOLF COMMISSION
MINUTES OF SPECIAL MEETING**

Tuesday, June 29, 2021

1 CALL TO ORDER

Chair Ed Downing the called the regular meeting to order at approximately 6:32 p.m. via teleconference

ROLL CALL

Present: (Via teleconference) Chair Ed Downing, Commissioner Claire Loud, Commissioner Pete Pizzino, Commissioner John Kim and Commissioner Kaiwin Su

Absent: None

Staff: (Via teleconference) Recreation and Parks Director Amy Wooldridge and Umesh Patel, Greenway Golf

Also Present: None

2 APPROVAL OF MINUTES

Minutes of April 13, 2021 were approved unanimously.

3 ORAL COMMUNICATIONS

None

4 COMMISSION COMMUNICATIONS

Chair Downing welcomed the two new commissioners, John Kim and Kaiwin Su, and both gave a quick background of themselves.

5 WRITTEN/ORAL REPORTS

5-A Beautification Program and Junior Golf Club

Chair Downing shared that per Connie Wendling, signups for junior golf has been successful, and have about 50 juniors playing on Wednesdays. Also, a volunteer has been holding a clinic at 10:00 in the practice area, with about 10-12 taking part. For safety reasons, the afternoon group on Wednesdays will only be playing nine holes on the south at this time. Umesh Patel, Greenway Golf, stated that they were offered the course after 3:00 PM at no charge, which Junior Golf agreed to, and that the players assistant will be staffed until the golfers are finished.

6 AGENDA ITEMS

6-A Discussion of Golf Commission Roles and Responsibilities

Amy Wooldridge stated that the primary role of a golf commissioner is to be representatives of the golf community at Corica Park and to be a liaison and advisory to City Staff and City Council. It's a place to share high level ideas and concerns. Issues that happen on the course should be addressed to Greenway directly. Ms. Wooldridge stated again that Greenway's financials are not within the Commission's privilege.

Commissioner Pizzino asked who the contact with issues at Corica Park would be and Mr. Patel stated that himself, Brett Morrison, Marc Logan and the new Director of Initiatives, Aitan Mizrahi, would be the best contacts.

Mr. Patel stated that Tamara Sabella was hired to run all programming at the course including the summer camps and also communications with the service clubs, which also includes programs non golf related. Aitan Mizrahi will be running the new initiative program and encouraged the commission to stop by and meet both.

6-B Update on the North Course Construction and Opening

Mr. Patel were hoping to open the front nine of the north by the end of June, but due to shipping delays of supplies which include the catch basin covers. The first container arrived yesterday and hopefully the rest of the containers will arrive in the next two weeks. Three weeks will be needed to finish up and looking to the beginning of August for opening. Initially, it will probably be open Thursday through Sunday, as well as opening up the pro shop at that time. Shawn Shelby of Alameda Golf Works has also had issues with his supply chain. The nine holes will be walking only. Commissioner Kim stated that update of the website would be helpful, and Mr. Patel stated that the website is being updated this week. A monthly newsletter has been established with the next issue being sent out in the next few days for July.

Commissioner Pizzino asked what the rate structure for the north course will be, and Mr. Patel stated that has not been determined as yet. Commissioner Su stated that he noticed the Instagram account had been updated, and Mr. Patel stated that all social media will be updated as well.

6-C Alameda Junior Golf

Mr. Patel stated that free camps are scheduled from July 12 to August 6, and Tamara, the new program director, has been reaching out to organizations that

are able to find 24-28 kids to visit the golf course for half a day for golf instruction, education and to have fun, especially kids that may not have the opportunity to attend other camps. Transportation will be provided as well as breakfast, lunch and an afternoon snack.

Chair Downing stated that the East Bay Junior Golf Tournament will be held on July 13 and 14. They are looking for volunteers to help with scoring.

6-D Report on the Event Center and Food and Beverage Services at Corica Park

Amy Wooldridge gave a brief history of the steps leading up the Event Center. Construction was set to begin in April 2019, and just prior to breaking ground, Alameda County Environmental Health conducted its quarterly well monitoring check as it was a previous landfill. City staff, Jim's and Greenway staff were informed that a county permit was required for any building constructed 1000 feet from a landfill. Attempts were made to contest the permit, which were not successful. The County has jurisdiction over the City, but ultimately the County said no, a permit would have to be filed. Jim's worked diligently with the County design review over several months, but the County kept adding more requirements, and ultimately both Jim's and the City determined that their requirements were not feasible. Their final requirement was extensive soil work to remove all the soil of the area. In addition, in 2018, FEMA has issued new flood maps that included Corica Park and had revised what areas of Alameda would flood. Due to the length of time working on the permit, the new flood map came into play, and the area would have to be raised eight feet, as well as any ADA requirements for accessibility for all, so it was determined that the location would not be feasible.

In October 2020, Greenway filed a claim against the City and Jim's that it had been injured due to lost revenue due the lack of an event center. The City rejected the claim, and Greenway said they would file a lawsuit against both the City and Jim's. Instead, all three parties entered into discussions to find a solution. A settlement agreement between the three parties was agreed upon, subsequently a third lease amendment for both Jim's and Greenway was the result of that settlement. The settlement agreement as well as Options A and B are attached to the staff report.

Both Umesh Patel of Greenway and Tom Geanekos of Jim's are comfortable with the outcome.

Catherine Bierwith stated they had an event last week, and the food wasn't eaten as it was all fried, as they were hoping for cheese and crackers and maybe some dips. It would be great to have another restaurant. She lives on Harbor Bay and has been here for 40 years. She stated there is a huge need for meeting space as Grand Catering has closed.

Madlen Saddik, the CEO of the Alameda Chamber of Commerce, supports the recommendations. She is at the course at least twice a week having breakfast with her members and also the possibility having additional event process, having caterers, as the golf course is a tourism asset for Alameda, and would love to let others outside of Alameda having tournaments here. She would like to link their weekly newsletters with ours.

Chris Tam, from All Good Living foundation. The foundation was started a few years ago to provide basic necessities and social programs for the homeless and under privileged children in the community. He has been working with the program director for Greenway, Tamara Sabella, as well as with Greenway's owners. He has been impressed with Greenway's vision to work with the community. He's looking forward to creating ongoing holistic programming at the course focusing on recreation, skill development and education. He is connecting Tamara with several local schools, and organizations to fill multiple slots in the summer camps Corica Park is hosting this summer. These camps are completely free of charge. They will include golf instruction, education, life skill development, recreation, nutritional meals and transportation. He is asking the commissioners to support the changes.

Michael Robertson, a long time Alameda resident, has been coming to Jim's for several years. He grew up a few houses from the Boys Club, and had enjoyed his time there in the 70's and 80's. He has lived on Bay Farm for the last 22 years. He has assisted and served on committees of the Alameda Boys and Girls Club, as well as played in their annual fundraiser golf tournament which for the last few years has been played at Sequoia and Stonebrae. They are looking to bring the tournament home to Corica Park. It would be beneficial for their approximately 250 participants as it would be a short commute, as most of the support comes from Alamedans. Space is needed for speeches and awards following the tournament, as well as different food and beverage options to cater to different tastes and dietary restrictions. Approving the lease amendments could solve all these issues. Bringing this tournament to Alameda would Greenway's revenue as well as the City's, would also benefits Jim's on the Course as they would likely use it for lunch. Post tournament space is needed and a broader selection of food to do this. The Alameda Boys and Girls Club does terrific work in our community, and the annual golf tournament assists with this work. The tournament should be part of this community and the dollars should stay in this town. He supports the commission recommending the third amendments.

Chair Downing made a motion that the golf commission take a vote to recommend Option B to City Council. Pete Pizzino seconded the motion. The motion passed unanimously.

7 OLD BUSINESS

7-A Facility and Renovation Report by Greenway Golf

Umesh Patel of Greenway stated that the lounge is open for Greenway's use as well as the service clubs. The back has also been cleaned out for meeting space and office space.

Water usage is minimal due to only 7 inches of rain for the year instead of the normal 18 inches. The course is playing faster and shorter due to these conditions. The water used on the north course is only reclaimed water, and not as much water is being used, which is the reason the grass is a little more gold color. Amy Wooldridge requested that all convey this information to the community, especially the non golf community as they see the golf course being watered, and do not know that it is non potable, and the City is receiving complaints about the water usage. Also, signage is being prepared to inform the community.

Golf magazine had a survey of the top 30 municipal courses in the US, and Corica Park came in at number 12. The only golf course in California ahead of Corica was Torrey Pines south which hosted the recent US Open.

Mr. Patel conveyed his thanks to the golf commission for their support of the fire tower.

7-B Jim's on the Course Restaurant Report

Tom Geanekos stated that the hours of operation are being expanded, and the menu is going to be revamped in the next few weeks. Business is close to returning to pre Covid levels. Tile work is being done, but in phases, as to not have to close the restaurant. Chairs will be replaced in the next couple of months. In September or October, they will be looking to redo the bathrooms, possibly making them unisex, as well as more handicap accessible. Tile work will be redone in the snack area in the future. The beverage cart has been sent for repairs, and the replacement also was inoperable. The original cart should be back this week, and back on the course at that time. Digital signage has been installed in the snack area.

Commission Loud asked about the staffing at the course, as wait time for receiving menus has been longer than usual, and Tom stated that they have had challenges, but with unemployment ending soon, this problem should be resolved. Serve staff has been the most difficult to fulfill.

7-C Recreation and Parks Director Report

Amy Wooldridge stated that July 7 is the anticipated date to start the rest of the parking lot repair. The schedule for the repair will be finalized this week. It will be done in phases, but will always have access, and will be closely with Greenway.

Chair Downing asked about going back to meeting in person, and Amy stated that the earliest would be in September, but that will be the decision of City Council.

8. ITEMS FOR NEXT MEETING'S AGENDA – September 14, 2021

**Facility and Renovation Report by Greenway Golf
Jim's on the Course Restaurant Report
Recreation and Parks Director Report**

9. ANNOUNCEMENTS/ADJOURNMENT

The meeting was adjourned at approximately 7:55 p.m.

The agenda for the meeting was posted seven days in advance in compliance with the Alameda Sunshine Ordinance, which also complies with the 72-hour requirement of the Brown Act.