

**ALAMEDA GOLF COMMISSION
MINUTES OF SPECIAL MEETING**

Tuesday, October 12, 2021

1 CALL TO ORDER

Chair Ed Downing the called the special meeting to order at approximately 6:34 p.m. via teleconference

ROLL CALL

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

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 June 29, 2021 were approved unanimously.

3 ORAL COMMUNICATIONS

None

4 COMMISSION COMMUNICATIONS

Chair Downing thanked Pete Pizzino for his service on the golf commission. Chair Downing also welcomed the new commissioner, Robert Lattimore. Mr. Lattimore has been a bay area resident for over 37 years and currently resides on Bay Farm Island, and is looking forward to working for the community.

5 WRITTEN/ORAL REPORTS

5-A Beautification Program and Junior Golf Club

None

6 AGENDA ITEMS

6-A Review and Comment on the Corica Park Rate Increases

Umesh Patel of Greenway Golf stated that rates will be increased on October 14, which have been submitted to Amy Wooldridge and summarized how the rate structures at other golf courses in the bay area were used to determine the new rates. It includes a 34% discount for residents over the seven days of the week, which compares to less than 30% compared to Monarch Bay and Metro during the week and less than 20% on the weekend, which is higher than any other course in the area except for Harding Park. Rates have not been raised in over 3-1/2 years and feels this is a fair increase.

Commissioner Su asked how this would impact tee time availability, and demand for play. Mr. Patel stated there would be more tee times, due to the Covid-19 demand waning, more times will be available, and times will be open after 4:00 PM for both courses starting on October 14, as well as 10-minute tee time intervals. Commissioner Su then asked about the capability to secure tee times has been difficult due to only 7 days in advance, and Mr. Patel stated that changes are coming to the Founders membership in regard to overbooking tee times. 90-day advance tee times will soon be available.

Chair Downing shared his concern for the service clubs, especially for the non-resident members. Mr. Patel stated there will be going to a consistent rate among the clubs which will be fair and transparent and doesn't feel that Greenway should subsidize the non-resident members, since the non-resident members pay resident rates during events.

Commissioner Loud feels that consideration should be made to the service club members as they have been coming and supporting the course for several years, in both good and bad times.

Commissioner Lattimore asked if consumers had any input regarding these rates, and Mr. Patel responded that they had several conversations with regular members regarding the raise in rates. There was very little pushback regarding the new rates, remembering that we did not raise rates during Covid as most courses had.

Commissioner Loud asked about the resident rates being increased on October 14, without City Council approval. Mr. Patel stated that he had spoken with Amy Wooldridge making sure that these changes are within the bounds of the lease obligations, to make sure we were commensurate with the pricing in regarding to neighboring courses regarding rates and doesn't feel that there would be any disapproval from City Council. If it is not approved, it will be addressed at that time. Ms. Wooldridge stated that it does not require City Council approval, but does require staff approval, and was waiting to hear what the golf commission comments were before submitting for approval. This approval process only applies to resident, senior and youth rates.

Jane Sullwold felt that Ms. Wooldridge misinterpreted Provision 3.2 of the lease agreement, that states these rates are to be approved by the City, but her understanding was that it was City Council approval. She also shared her concern that Greenway is raising these rates with virtually no notice to the public. Ms. Sullwold also stated that although the resident discount rates is greater in comparison to neighboring courses, the rates increase is substantial in several categories. She doesn't feel the procedure is completely not being followed and urges the golf commission to disapprove these changes, as they were not done according to Greenway's contract.

Cheryl Saxton is disappointed how this is being handled and the way Greenway has implemented this.

Commissioner Loud asked about clarification regarding Provision 3.2, per Ms. Sullwold's comments regarding City approval and Ms. Wooldridge quoted Provision 3.5, "The City Council designates the City Manager or the City Manager's designee, as may be designated from time to time, who is authorized on behalf of the City, to administer this Agreement and monitor Tenant's compliance with the terms hereof". Previously rate increases had been done administratively per the Agreement. She added from this sentence from Provision 3.5 – "However, the City Council must approve any material amendment to this Agreement or the termination of this Agreement on behalf of the City".

Chair Downing made a motion to recommend approval to the City for these rate increases. Commissioner Loud seconded the motion. The motion failed.

Chair Downing made a motion that these rate increases go back to City staff for review for future approval or disapproval. The motion was withdrawn.

Commissioner Loud shared her concern with the short notice of the rate increases, and Mr. Patel stated that the intention was to increase the rates in conjunction with the north course opening, which was originally slated to open in June, and had been in discussions with City staff for several months.

Commissioner Kim also expressed his concern with the short notice, especially the residents. He asked about how the discount on the north was noticeably smaller on the north as opposed to the south. Mr. Patel responded that the north course is only nine holes is the reason the discount of 20% is smaller than the 34% discount on the south, and also the north course will have less tee times as it will only be open five days a week.

7 OLD BUSINESS

7-A Facility and Renovation Report by Greenway Golf

Mr. Patel stated that on October 14, there will be a short soft opening of the north course with three groups teeing off, which include several long-time staff and patrons, and then the course will open for play at 12:00 PM. The pro shop is now open, tee sheet hours have been increased to one hour before sunset. They will be in discussions with the Alameda Junior Golf Club regarding next year. The summer golf camps were a success, over 200 kids were served, which included over 2,000 meals in the four weeks, as well as bus transportation was provided. The Cal camps were also a success, and another will be run in December. They are hoping to do paid youth camps next year as well.

Commissioner Loud asked about when water will be available on the course, and as of now, not sure when based on Alameda County information. She then asked about the food and beverage cart that Greenway was taking over, but that has not been finalized as yet. Chair Downing asked about a liquor license for the beverage cart, and Mr. Patel answered yes.

Jane Sullwold asked about the deteriorating on the fairway grass on the course, and Mr. Patel stated that they hoping to address these and have it done by next spring

7-B Jim's on the Course Restaurant Report

Amy Wooldridge stated that Tom Geanekos shared with her that they replaced the flooring in the bar area and the dining room with tile, also replaced a portion of the roof overhang, as well as upgraded the Wifi to cover the patio area, and also the POS system, installed a new heating and air conditioning. They will be upgrading the men's restroom in the next couple of months.

7-C Recreation and Parks Director Report

Amy Wooldridge stated that the slurry and striping of the parking lot was completed so the City's obligation for the parking lot is complete.

8. ITEMS FOR NEXT MEETING'S AGENDA – November 9, 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 7:50 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.