

**ALAMEDA GOLF COMMISSION
MINUTES OF REGULAR MEETING**

Tuesday, March 8, 2022

1 CALL TO ORDER

Chair Downing called the regular meeting to order at approximately 6:36 p.m. via teleconference

ROLL CALL

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

Absent: Commissioner John Kim

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

Also Present: None

2 APPROVAL OF MINUTES

Minutes of January 11, 2022, were approved unanimously.

3 ORAL COMMUNICATIONS

None

4 COMMISSION COMMUNICATIONS

Chair Downing reminded the commission to complete the Sunshine Ordinance agreement.

Chair Downing reminded the commission that they cannot enter into an email discussion or phone conversation on a particular subject as it is a violation of the Brown Act. But both he and Claire are happy to talk on a one-on-one basis, so if there are any questions, they would like to be contacted.

Chair Downing mentioned that there has been a lawsuit filed by Marc Logan against Greenway Golf and is in the Alameda Superior Court.

5 WRITTEN/ORAL REPORTS

5-A Beautification Program and Junior Golf Club

Vice Chair Loud mentioned that the Alameda Junior Golf Club will be holding their major fundraiser the last Thursday in July. The tournament which has been known historically as the Jack Clark Memorial Tournament will now be The Jack Clark and Norma Arnerich Memorial Tournament in support of Alameda Junior Golf Club. Norma Arnerich founded the club with Jack Clark, and also was chair of the golf commission and advocated for the youth in Alameda. The tournament has not been held for the last two years due to Covid. The tournament will be held at the Metropolitan Golf Course in Oakland as they are able to provide a price of \$60.00 per person for a shotgun as that was 20% less than the price they could receive from Greenway.

Chair Downing stated that per Connie Wendling, their membership drive and their charitable contribution drive has been very good, and they have 63 golfers signed up for the summer golf program.

Commissioner Lattimore asked about volunteering to support this effort or for donations. Claire Loud stated they are looking for tee sponsors, and raffle prizes, and hope to have a flyer out by the end of April and will provide to all commissioners. Amy Wooldridge stated that ARPD can provide ARPD bucks in support of the tournament.

6 AGENDA ITEMS

6-A Nominate and Vote on Golf Commission Chair and Vice-Chair

Amy Wooldridge stated that only the Chair nomination is necessary due to the timing of Claire Loud's appointment in November 2021. Vice-Chair Loud nominated Ed Downing as Chair and the vote was unanimous.

6-B Receive Greenway Golf 2021 Annual Report

Umesh Patel stated that it has been a busy year, a lot of good progress as well as hiccups. Mr. Patel stated that Marc Logan filed a lawsuit against Greenway Golf, and stated there are only two partners, himself and Marc Logan. They were surprised and disappointed as they had been working with Marc and his attorney on an equitable and harmonious parting of ways this year after completion of the last nine holes of the North Course. Despite the lawsuit, those efforts are continuing, and they are optimistic that a mutually acceptable settlement will be reached in the near future. While it's unfortunate that Marc has chosen this path, they are confident that it is without merit, and look forward to a quick resolution of these claims. The litigation stems from an internal corporate dispute that will have no impact on Greenway's ability to conduct business and to fulfill its contractual obligations. Mr. Patel stated that there should be no concern regarding the day-to-day operations of Corica Park. The team of 55 people at Corica Park and the 99 overall team of Greenway are stronger than ever and

are united and focused on doing our best work. He stated that he can't comment more tonight giving it is an ongoing legal matter.

Mr. Patel also wanted to address the ongoing misinformation about Greenway Golf that is being circulated among these meetings and a larger public audience specifically regarding the Women's club and Alameda Junior Golf. He understands that there is concern regarding tee times being cut back. It was stated at a recent commission meeting that this action is having a devastating impact on women's participation on golf. Greenway strongly disagrees. Greenway honors their members and the clubs, however this is a business, and we need to balance the needs of the service clubs and all patrons. One of the biggest complaints have been it is impossible to get a tee time. The majority of the tee times freed up by the clubs have been taken by Alameda residents. Greenway strongly supports all women who golf which is evidenced by their support of the high school and collegiate women's golf, as well as their summer camp, where this summer they will be dedicating one full week of free camp for girls. These include girls who would otherwise have no access to golf. Both city staff and Vice Chair Loud visited these camps last summer and saw the work that was being done. They have worked with the Commuters committee, an organization that has been here since 1928, and have helped them introduce a women's division for the first time in their tournament in 2022.

Mr. Patel addressed a letter that was cited at the last meeting, as evidence of the many grievances of residents. That letter was not from an Alameda resident and was quoted from an internal private Greenway RFP document that was not connected to Corica Park. He encourages all to check the integrity of their sources before bringing them to this platform.

Mr. Patel addressed the comments at the last meeting that Greenway does not support junior golf. It was stated for the record that if something impacted revenue, then Greenway was not willing to do it and were given no consideration for the 2022 fundraising tournament that Vice Chair Loud spoke about earlier. Mr. Patel stated that in 2020 and 2021, Greenway had supported the junior golf club with free tee times totaling \$12,000, further, even with the 2022 rate increase, they will be supporting the club with free tee times totaling over \$4,000. They also offered the club a 30% decrease in the rates for the shotgun format, which is the most expensive tournament, which totaled a discount of \$3,000. Greenway has been one of the largest, if not the largest, supporter of the Alameda Junior Golf Club. Greenway's discussions with the junior club were called negotiations, but Greenway's intent was to be a collaboration, not a negotiation. Alameda Junior Golf is a 501C3 nonprofit organization that has been independently managed. The club is not connected to the City or Greenway, and has helped generations of local youth including his two sons. Greenway has dedicated significant resources to our summer camp program for youth from underserved communities that cannot afford to participate in the junior club program. Greenway believes the summer camps are complimentary to the junior club so they could dedicate greater resources to reach the kids that currently have no access to the game. They would like to work with the golf club to create a synergy between the two clubs, so participants could play golf together. Greenway's attempts to work with the

junior club have been turned down with reasons that are troubling. He takes his role as a steward of the club very seriously and believes the commissioners do as well. Greenway's vision is for Corica Park to remain a sustainable open space for everyone, meaning being environmentally, financially, and socially sustainable. For Greenway to be effective, we all need to hold each other responsible in these meetings, and to come to these meetings with facts. The commission meeting should be a platform to address issues and to represent all of the citizens of Alameda, many of whom are not golfers, but are impacted by the tax dollars by this wonderful City of Alameda asset. He invites each and everyone to come to Corica Park and meet him to let him show you what is being done at the complex.

Mr. Patel began his presentation of the 2021 Annual Report at this time, which was attached to the agenda.

Chair Downing asked about the cart paths on the North Course and Mr. Patel responded that it is not happening at this time. They are exploring options to complete this but does not have a timeline at this time.

Commissioner Lattimore asked about the revenue growth and if the margins are growing at the same rate as the revenue, and Mr. Patel responded that the margins generally do not go up at the same rate as the revenue growth.

Chair Downing asked who will be doing the grow-in on the North Course, and Mr. Patel stated that Vinny Paul, the superintendent would be doing the grow-in. Chair Downing asked about the amount of dirt that is visible from Doolittle Drive and Mr. Patel stated that is for shaping, the grow-in process comes after that. Chair Downing asked if Greenway has a construction license, and Mr. Patel responded that Marc Logan has a license.

Vice Chair Loud asked about the work being done on the sloughs on the South course in regard to drainage. Mr. Patel stated that it was work that was intended to be done this year, but they moved it up and are working with Public Works checking it is the way it should be, they have cut back some vegetation.

Chair Downing asked about taking cash in the pro shop and Mr. Patel stated that they are looking to reimplement it.

Chair Downing asked about the liquor license, as his understanding is there is only one liquor license per property, and Mr. Patel stated that they have different avenues they are pursuing.

Vice Chair Loud asked the Greenway Foundation and if it is a separate entity and Mr. Patel stated that it is a 501C3 entity and financed the summer camps last year.

Chair Downing stated that moving forward he will do everything that is presented at this meeting to be factual, but he will defend the group and that all that has been presented has been factual. He stated that he had been in several of these meetings,

and if Mr. Patel had been in those meetings, the outcome may have been different, as at times the people did not represent Mr. Patel in the same matter as he speaks. He felt at times they were confrontational. Mr. Patel stands by his team and would like to bridge the gap. Tracy Craig of Greenway Golf stated to Mr. Downing that moving forward, she will be working with them directly and attending these meetings.

Commissioner Su asked when aerification and topdressing happens on the course, and Mr. Patel stated that he would obtain that information from Vinny, the superintendent, of that schedule. Commissioner Su stated that communication to the public at check in would be helpful.

Vice Chair Loud asked if the divot bottles are going to return, and Mr. Patel stated that they are working on it.

Commissioner Lattimore asked about the Founders club continuing with the privileges that they have moving forward, and Mr. Patel stated that he met with the Founders in the 4th quarter of last year and have no answers at this time.

7 OLD BUSINESS

7-A Facility and Renovation Report by Greenway Golf

Jim Strehlow stated that there are many non-golfers Alamedans that enjoy frequenting Jim's on the Course. Jim's invested a lot of money in order to construct the patio area, it is a lovely place to visit and eat. When shopping centers have encouraged food trucks to visit on their property for over a decade, he refuses to give his business to a food truck at the expense of the local shopping centers own restaurants who pay enormous rents and invest heavily in their community in order to generate repeat patronage. Greenway's statements of getting their own liquor license, food trucks, etc. threaten the probability of Jim's. He speaks for a lot of his friends who are concerned about Greenway's intentions.

7-B Jim's on the Course Restaurant Report

None

7-C Recreation and Parks Director Report

Amy Wooldridge stated that all of Bay Farm Island storm water collected goes through the City's storm water system ultimately to Corica Park, flows through the sloughs and into certain ponds, and then pumped out by a City pump to the bay. During December and October, when there was a major rainstorm, there was flooding on Harbor Bay Parkway, as well on Beach Road. Public Works is working on the system closely with

Marc Logan, as they have been cleaning out the sloughs. This is the first phase of the work. The second phase will be surveying the sloughs to assess the condition and the depth, as over time silt can build up and not as much water can flow through. Public Works can present a technical memo at a future golf commission meeting.

8. ITEMS FOR NEXT MEETING'S AGENDA – May 10, 2022

**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 7:45 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.