

**ALAMEDA GOLF COMMISSION
MINUTES OF REGULAR MEETING**

Tuesday, January 12, 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 Ron Carlson and Commissioner Pete Pizzino and Commissioner Ben Finkenbinder

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 November 10, 2020 were approved unanimously.

3 ORAL COMMUNICATIONS

None

4 COMMISSION COMMUNICATIONS

Ed Downing stated his concern for the claim that was filed and hopes it is resolved.

5 WRITTEN/ORAL REPORTS

4-A Beautification Program and Junior Golf Club

None

6 AGENDA ITEMS

6-A Receive Greenway Golf Annual Reports for 2019 and 2020

Umesh Patel of Greenway Golf presented both the 2019 and 2020 Annual Reports.

Chair Downing asked about revenue from the dirt import and Mr. Patel stated that his understanding per the lease was the annual report would include revenue from golf course operations only. Chair Downing asked Ms. Wooldridge if this was correct, and she stated that the lease just states that an annual report be made, does not stipulate what goes in the report, and historically it's always been related to golf operations only.

Commissioner Carlson asked about the increase in rates potentially in 2021, and Mr. Patel stated that they are collecting data in regard to when and who plays when, so they can work on a fee structure.

Mr. Patel stated that in 2021, Greenway will be focusing on the website and social media more, to capture the younger golfers. The retail shop will not be open until at least mid-year.

Mr. Patel stated that Corica Park became the home course for the JGANC (Junior Golf Association of Northern California) and the American Junior Golf Association will be joining us for a 2-day tournament in March, which is a national program. The JGANC will be having a tournament in June. Juniors are not charged the \$1.00 to play. Commissioner Carlson asked what would happen if Covid-19 hampered the playing of these tournaments, and Mr. Patel stated that there is a clause in the contract regarding Covid19, and if, at that time, the tournament could not be played, it would be cancelled, and any deposits would be refunded.

Commissioner Loud asked if during the revamp of the website, if links could be added to the existing service clubs, and Mr. Patel stated that they are definitely looking into it.

Mr. Patel stated that the Power Tees will be gone by the end of the month, the contract has been dissolved. Chair Downing asked about the mats at the driving range, stating that the lease requires new mats every year, and Mr. Patel states that new mats have been ordered.

Ms. Wooldridge stated that she pulled up the lease and a couple of sentences state that "Greenway shall submit to the City an annual sales and marketing plan, and operating and capital improvement plan, including a quality control plan for the premises. The City, which includes the commission, shall have the right to comment upon and make suggestions with respect to the plan. The tenant, Greenway, shall consider, but not be obligated to implement those". She feels that the existing plans that are being presented comply with the lease requirements.

6-B Greenway Update on Golf Pro/General Manager as Lease Requirement

Mr. Patel stated that they have speaking to three individuals that have a minimum of three years' experience, and hope to be back in compliance in the first half of this year.

6-C Update on Clubhouse Improvements

Mr. Patel due to the financial hit due to Covid-19, they have been focusing on getting the first nine holes on the north course, so no major clubhouse improvements are anticipated in 2021.

6-D Discussion of Driving Range Condition

Discussed in 6-A,

6-E Greenway Update on 2021 Golf Instruction Programs

Mr. Patel stated that Greenway is looking into summer camps and other instruction programs for 2021 and that no decisions have been made at this time.

6-F Update on Parking Lot Completion

Ms. Wooldridge stated that 60% of the parking lot is complete. Curb cuts will be added at the driving range soon for ADA accessibility, Public Works is also doing additional drainage improvements. The remainder of 40% is looking to be completed in the summer of 2021.

6-G Status of Golf Course Capital Improvement Reserve Fund

Ms. Wooldridge stated that per the lease amendment with Greenway in 2018, Greenway is not required to pay into it until July 1, 2027, and at that time would be 3% of annual gross revenues. Payments would be made until the fund reaches \$250,000 and those funds would be used for infrastructure agreed upon by both Greenway and the City. Once the balance drops below \$250,000, those payments would start again. Jim's on the Course's agreement is .5% of annual gross revenues, which are being paid, total to date is \$18,714.91

7 OLD BUSINESS

7-A Facility and Renovation Report by Greenway Golf

Mr. Patel stated that the Mif is in poor shape as it is now five years old, and they will focus on that and the back practice green is not getting much use.

They have reached out to the high schools and colleges, for use of the courses on a complimentary basis.

Chair Downing asked about whose responsibility the fence along 15, and both Mr. Patel and Ms. Wooldridge agreed that it would be Greenway's responsibility.

Chair Downing asked allowing the instructors to play for free, and Mr. Patel stated no, as last summer, they were given the choice of teaching at a minimal cost or free golf, and they chose teaching.

7-B Jim's on the Course Restaurant Report

Tom Geanekos stated in early December, a shelter place order was issued, and they were required to shut down the outside dining. Overall 2020 was a horrible year, revenues were down 60% compared to 2019. They are following the county guidelines for Covid-19, including sanitization and temperature checks for employees. They have added a few new items to the menu which are somewhat popular. The pricing has not changed since 2019.

Commissioner Loud about the event center and the answer from Ms. Wooldridge was no

7-C Recreation and Parks Director Report

None

8. ITEMS FOR NEXT MEETING'S AGENDA – March 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 7:55 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.