

**City of Portland Golf Advisory
Committee Meeting Minutes of
February 21, 2024 via Zoom**

Attending:

Members: Donald Hanson, Tom Williams, Robert Williams, Madison Perry, Patsy Pitts, Steven Williams, Zari Santner, Brenda Carpenter

Contractors:

Craig Zimmerman, JR Allen, Randy Morrison, Jarred Gomez, Kylan Trevor, Mark Mackie, HJ Childs, Gabrielle Thomas, Anna Holst, Fred Abell, Joe Crook

Parks Staff: Vincent Johnson, Dale Stark, Danielle Solomon, Maximo David Behrens, Director Adena Long, Jonathan Dean

Guests: TJ McHugh (Commissioner's Senior Staff), Bobby Lee (Mayor's Chief of Staff)

Meeting Called to Order- January meeting minutes and meeting agenda were approved. All members voted in favor.

Special Reports & Project Updates:

- Recreation Update- *Maximo David Behrens reports:*
 - Winter storm response.
 - 35 facility impacts need attention and follow-up. Prioritizing safety and operational programming
 - Wrapping up winter-term programs
 - Spring guides will be available on 3/7
 - Programming for summer is due on 3/16 and summer hiring will open on 2/26
- Program Updates- *Vincent Johnson reports:*
 - 72nd Ave project- PBOT working on jersey barrier that is blocking exits. Thinking of raising a curb in middle of street. Maintenance trucks are routed at the northside of property. *Updates will be provided.*
 - Summer Free For All (SFFA) did not select Community Day at Rose City as a site for a live concert, based upon selection criteria set to achieve their program goals. Vincent will be working with Randy to plan alternative options for an event and share with the event steering committee.
 - Amendment to increase the size of GAC members will go before council on 3/27. The new applicants bring diversity and a wide range of perspectives.
- Dashboard Summary Report for all 4 Eastside courses that includes total rounds, average daily rates and rounds per play. This report will be shared every month as a

benchmark tool and the gathering of historical data from POS systems. It compares current year vs. prior year and comparable to FY 2018-19 year that was considered the last “normal” year.

- Total revenue (Jan)
 - Current Year- \$184,925
 - Previous Year- \$312,894
 - Down 33% from 2018-19
- Total Rounds
 - Current Year-3,189
 - Previous Year- 7,059
 - Down 51.5% from 2018-19
- Average Daily Rate (ADR)
 - Current Year- \$20.58
 - Previous Year- \$19.32
 - Up 21.9% from 2018-19
- Rounds Per Playable Day
 - Current Year- 290
 - Previous Year- 352
 - Up 10.7 % from 2018-19
- Golf Shop Revenue
 - Current Year \$12,369
 - Previous Year \$22,729
 - Down 45.5% from 2018-19
- Food & Beverage Revenue
 - Current Year \$58,235
 - Previous Year \$73,330
 - Down 33.3% from 2018-19
- Player Development
 - Current Year \$11,342
 - Previous Year \$16,968
 - Up 119.5% from 2018-19

- Player Development Visit
 - Current Year 116
 - Previous Year 169

PORTLAND GOLF REPORTS/FINANCIAL REPORTS- Dale Stark reports

- Red Tail
 - Revenue- \$62k
 - Expenditures- \$87k
 - Net Gain- \$25k
 - Greens down 55%
 - Rounds down 56%
- Eastside Courses
 - Revenue- \$207k
 - Expenditures- \$844k
 - Net - \$636k
 - Total Net \$1.1M forecasted.
- Admin costs
 - Revenue- \$18k
 - Expenditure- \$75k
 - Net- \$(-57k)
- Total budget
 - Revenue- \$270k
 - Expenditures- \$1M
 - Net \$736k
 - Forecast \$665k

Maintenance- Jonathan Dean reports:

Rose City

- Cleaning up tree debris from recent ice storm. (holes 3,7,10,11 and 16.)
- Topdressing greens
- Servicing equipment and grinding reels
- Urban Forestry planted 3 trees on #2 for mitigation purposes.

Colwood Golf

- Cleaning up debris on 2 and 4 from recent ice storm.
- Servicing equipment and sharpened reels.
- Urban Forestry planted 6 trees on Driving Range

Eastmoreland

- Fully staffed for the season – four Seasonal Maintenance Workers have been on staff since December
- Storm cleanup – debris and damage from the January winter storm has been picked up or staged for the most part.
- Drainage project #5 green – a drain was added to the green to improve putting quality
- Addressing repairs to driving range netting

RedTail

- Staffing up for the season – two Seasonal Maintenance Workers on staff already, one more onboarding this week, and one more coming aboard just before we aerify greens (March 25th and 26th)
- Tree along Hall Blvd. is cleaned up and work order has been placed to repair the fence
- In-play downed trees have been cleaned up and/or staged for further removal.
- Continuing to cleanup and remove lower priority debris
- French drain installation project on 4 fairway and 5 tee

Heron Lakes

- Deep tine aerified greens (for improved water percolation and gas exchange through the soil profile)
- Heavy sand topdressed and aerified select wet green surrounds (to improve soil profile and firmness). Showing very noticeable improvement in firmness. (#12,15,2,8 surrounds on great blue, #7 tee greenback among areas targeted.)
- Continuing sand topdressing of select fairways. (1,5,6,10,11,12,13 greenback and 1,9,12,13,14,16 great blue among areas targeted).
- Started bunker repair work in prep of 2024 season. (removing weeds from faces, distributing and adding sand). Greenside bunkers #1-6 greenback complete.

- Discussion on the sell of Redtail; joined by Parks Director Adena Long, Mayor’s Chief of staff, Bobby Lee and Commissioner Chief of Staff TJ McHugh
 - Bobby Lee reports that the Portland Diamond Project has been looking for space (since Vera Katz) to have baseball. MLB has expressed interest in expansion but haven’t decided formally to expand 2 extra teams on top of the 30 existing teams.

Expansion would require a governance vote and it has not been scheduled. An expansion committee would have to be created on MLB and that has not happened.

It is unclear what MLB decision is and if MLB is considering the expansion of teams or if Portland is being considered. Portland Diamond Project has expressed interest in Redtail which could place City of Portland in awkward position of making a decision effecting land use and traffic in another jurisdiction (Beaverton). Intergovernmental cooperation would be needed to evaluate that option.

The Mayor has preferred Lloyd Center as being better and Portland Diamond Project has never made offer so the pricing is being heard through the media.

How can the GAC be prepared for such a decision or sale? There are rules and processes in place to sell city assets. There has to be a public notice, approval requires four council votes and Redtail has the 1st right of refusal. It is hard to predict how long this process would take and it is hard to predict since there are multiple governing bodies involved. This includes the City of Beaverton, neighborhood associations, Tigard, Metro, etc. and there are layers of stakeholders that council members

would need to negotiate with to determine the best path forward.

What is the Mayor's office position on selling land without a commitment from MLB? No answer, but keep in mind that City Council is changing in January and it will depend on how the Mayor and City Council want to handle the discussion.

How can the GAC be kept informed? Most likely, you will read about it like the rest of the city because of the media's interest and because the selling of property involves open public engagement.

GAC members will continue to express the importance of golf courses and the sustainability, make recommendations to affect financial sustainability. The committee is encouraged to exercise the ability to contact elected officials, testify at council, sign up to speak at council, etc. Bobby will do his best to keep the committee updated on milestones. Zari suggested sending Bobby a letter with order of concerns.

Why hasn't the old coliseum been considered? It needs renovation. Commissioner Ryan would support that, but the urban development of location is of concern. The Portland Diamond project wants 100 acres and the Lloyd is too small.

Long Range committee will invite lessee Craig Z. for further discussion on Redtail.

Subcommittees

Long Range Planning- no update

Equity Committee- no update

Marketing- no update

NEW BUSINESS- no new business

Public ANNOUNCEMENTS- no public announcements

To find out more on golf events or about the Portland Parks Golf Program, please visit the website at: <https://www.portlandoregon.gov/parks/63560>

INFORMATION FROM THE PUBLIC-

Meeting Adjourned