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the Golf Course Division of the
City and County of Honolulu Man-
ing Director's Office.
"I don't think it's far-fetched," said
Ron Duran, who as executive
assistant to Managing Director
Jeremy Harris, has been closely
involved with West Loch since its
inception 1 1/2 years ago. "Beach
homes are now selling up to $20
million ... and waterfront property
is going for $5-$10 million."

March 15 is the deadline for
bids and by mid-February more
than 20 people had spent the $100
necessary to buy the specs.

Who has taken the specs is un-
known, although Duran and Mills
believe wealthy Japanese develop-
ers — among those enduring the
long wait for approvals on projects
— must be interested.

"There are 40 golf courses on
the drawing board and seeking
permits from the government, and
you have an attitude of the govern-
ment that you've got enough golf
courses, and all new sorts of regu-
lations are coming into play in the
Legislature as well as the City
Council," Duran said. "It's going to
be difficult to implement these golf
courses, so from that standpoint,
it makes that $100 million not too
much money.

"When you stop to think that in
Japan right now a membership costs $1 million or more, you only
need 100 members to form a golf
club."

Duran said the initial interest in
the lease is from "promoters who
probably have contacts with for-
eign investors, primarily the Japa-
nese. What is the commission on a
sale of that magnitude? So the inter-
est we're getting may only be the
promoters."

Fasi told the Honolulu Adver-
tiser: "Since I can't stop them (for-
eign investors), I'm going to try to
realize what I can for the city."

Under the agreement Honolulu
proposes, the course would be
semi-public for the first two years;
the operator would have to allow
150 rounds a day to residents. Af-
after two years it would become a
private course and the leasee could
sell memberships.

There is also the possibility of
the city selling the course through
an option that carries an additional
price tag of just $4 million.

Once the bids are all in on March
15, the Managing Director's Of-
cice will review them and negotiate
with bidders if necessary.

The ultimate decision to accept
a bid, however, lies with the City
Council. Indications is that most of
the councilors support the idea.

"It has not been put to vote,"
Duran said, but approval takes six
votes from the nine-member coun-
cil and "only one or possibly two
have said anything negative about
it."

He added: "It sounds like a real
good idea. For example, assuming
we sell it and end up with two more
public golf courses, and in the
meantime we can fix the prices
that the purchaser charges for the
local people to play golf, I think it's
a good deal."

Among the conditions the city
expects to impose during the first
two years of lease agreement are:
- Hawaii residents will be
charged $27 a round on weekdays
and $32 per round on weekends
and holidays. Non-residents will
pay market rates.
- A non-refundable $2-million
deposit will be required of the high-
est bidder.

Mills said the city could open
the course on April 1. Any leasee
or buyer would have to open by
May 15.

Designed by Nelson & Wright
of Hawaii, the 178-acre, 18-hole
course has received the award for
excellence in planning by the
Hawaii Chapter of the American
Institute of Architects. It was de-
signed and built to withstand the
flooding in Central Oahu, and
Robin Nelson and Rodney Wright
consider it the most complicated
and environmentally sensitive
course either has worked on.

For his part, Mayor Fasi is al-
ready looking ahead to the pros-
pects of building two more munici-
pal courses and $40 million or so in
affordable housing.

He said their construction is
"guaranteed."

Shangri-La facilities face $7M facelift

Club Resorts Inc. of Dallas,
Texas, plans a $7-million remodel-
ing of the golf courses, public ar-
eas and 500 guest rooms at Shan-
gri-La, a regional conference facil-
ity and full-service golf resort the
company bought in northeastern
Oklahoma.

A $1.5-million renovation plan
had already been implemented by
the previous owner, Resorts, Inc.,
a subsidiary of Tulsa, Okla.-based
Fourth National Bank.

"Shangri-La is in the same resto-
ration category that world-famous
Pinehurst Hotel & Country Club
fell under when we purchased it in
1984," said Allen Anderson, Club
Resorts' vice president of sales and
marketing.

It is the third major property
purchase by Club Resorts in the
last 18 months, joining Pinehurst
in North Carolina and Barton
Creek Conference Resort in
Austin, Texas.

Anderson said the resort will
remain fully operational during the
renovations.

It encompasses two champion-
ship golf courses, full-service
health spa, bowling, indoor and
outdoor tennis and swimming and
other facilities.