

## Public-private partnerships seminar focus

PALM BEACH GARDENS, Fla. — A National Golf Foundation seminar July 12-13 at the Marriott Hotel here will explore how public-private partnerships are being used in golf course development.

The program will show how such joint ventures can overcome the three major obstacles to golf course development: acquiring the development capital, finding appropriate land and forming a strong management team.

"Over the past decade, numerous public-private partnerships have been formed to address

recreation needs and development barriers," said Richard Norton, general manager of NGF's golf course development department. "This seminar will show how the public and private sectors can overcome golf course development and operational barriers."

"Public-private partnerships in golf course development often generate surplus cash flows for public recreation entities."

Topics include funding and management options for municipal golf course development. The

seminar will begin by examining NGF's latest research and information compiled on the need for public golf facilities. Next, the acquisition of land by public and/or private means will be discussed, followed by a presentation on viable management options for public golf course operations.

Case studies will be presented by representatives of financial institutions, environmental planning firms, golf course management companies, golf course architecture firms, municipalities and golf facilities.

## \$4.7M mitigation fee offered

*Developer would pay over life of project*

ARLINGTON, Wash. — The city engineer has told the City Council that developers of an 18-hole golf course here would pay the city \$4.7 million in mitigation fees over the life of the project.

Developer George Brown of Arlington Country Club, Inc. in Mountlake Terrace and by Kajima Development Co. of Tokyo and Los Angeles will pay the mitigation, according to engineer Barry Simmons.

The par 70 course, proposed as a

feature of the Gleneagle development in south Arlington, recently was outlined to the City Council by golf course designer Bill Teuffel.

The project is only one facet planned by developer George Brown of Arlington Country Club, Inc. in Mountlake Terrace and by Kajima Development Co. of Tokyo and Los Angeles.

Brown told the council, "In 10 years there will be 1,250 families living in various dwellings, a school and tennis courts to go along with the golf course and driving range."

Brown added that clearing of the golf course would begin in mid-May.

## New vineyards would be planted for Calif. course

OAKLAND, Calif. — Unless lawsuits intrude, construction could begin next spring on the Ruby Hill custom home, vineyard and golf course development off Vineyard Avenue between Pleasanton and Livermore.

Up to 850 homes were approved, along with 280 acres of vineyards, two restored wineries, a 200-acre golf course designed by Jack Nicklaus, inn, retail center and on-site sewage treatment.

The project could take ten years, but county approval calls for planting of vineyards, restoration of wineries and golf course development in initial stages.

Said developer Jim Ghielmetti, "More vineyards and boutique wineries won't be enough to save the region without the kind of name recognition that a golf course designed by Jack Nicklaus can bring."

Alameda County supervisors approved the project 5-0 after developers agreed to pay all legal costs in defending the county if lawsuits challenging the project on environmental grounds are filed by the cities of Pleasanton and Livermore.

## Japanese firm building 27-hole New Jersey layout

BERNARDS, N.J. — Siebu Tisa Corp. of Japan will finance construction of a 27-hole golf course in the center of the 1,893-home Hills development.

Siebu Tisa operates department stores in Japan and owns other courses.

Acquisition and construction costs for the 327-acre golf course tract are estimated between \$35 million and \$40 million.

Gary Player Design Co. of Florida will design the course.

The Hills Development Co. originally hired the firm of Robert Trent Jones Jr. of California to map out the course, but Club Corp. of America, based in Dallas, decided to substitute Player's firm when it became involved in the project.

The course will be private and have 600 full memberships. About 150 will be sold internationally.

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