



# CITY OF CONCORD

*New Hampshire's Main Street™*

**City Manager's Office**

Thomas J. Aspell, Jr.  
*City Manager*

**DATE:** December 23, 2019

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Thomas J. Aspell, Jr., City Manager

**SUBJECT:** Request from NH Golf Association re: Space at Beaver Meadow Golf Course

## **Recommendation**

Accept this report and recommend the creation of an ad-hoc building subcommittee to review the facilities at Beaver Meadow and develop a plan to consider a new/renovated clubhouse and associated infrastructure, to include an option to work with the New Hampshire Golf Association (NHGA) on possible office space that would enhance the City's golf course as a significant asset of the City.

## **Discussion**

Over the past several years, Beaver Meadow Golf Course has emerged as a true year-round facility. Enhanced skating opportunities on the pond, cross country skiing in the winter, hosting of City Elections and citywide meetings, a new tent structure, outdoor golf, and indoor simulators during the winter provide many options for residents of the City for all twelve months of the year.

With all of this activity, Beaver Meadow Golf Course has a number of aging buildings, including a clubhouse that is in need of significant repairs/renovations and a parking lot that is in dire need of rehabilitation.

As part of the FY 2020 CIP budget, the City Manager recommended additional funding for window/door/bathroom renovations at the Beaver Meadow Clubhouse. During budget deliberations, the City Council did not fund the clubhouse improvements and, instead, suggested a comprehensive review of the facility to determine if continued renovations or other options would best serve the City.

For planning purposes, CIP #107 has projected improvements to the clubhouse through FY 2027, design of a new clubhouse in 2028 (\$100,000), and construction in 2029 (\$2,850,000). The parking lot reconstruction is planned in 2024 under CIP #235 (\$325,000).

## **Conclusion**

Based on the significant use of the Beaver Meadow Golf Course property, the current condition of the clubhouse and parking lot, the Council's direction from the FY 2020 budget discussions, and now a request from the NHGA to locate their offices at Beaver Meadow Golf Course, this is a good time to consider all options for a new or renovated facility.

A new or renovated facility would address the plumbing, electrical and HVAC issues that plague the clubhouse each year. It would also improve accessibility for all citizens and customers, and enhance continued year-round use for multiple purposes. As part of a project, providing space for the NHGA offices would provide significant exposure of Beaver Meadow Golf Course to golfers across the state, as well as a permanent location for the NHGA Hall of Fame, which would be a draw for golfers throughout the area.

Including the parking lot as part of the renovation plan would provide improved parking for customers, better facility accessibility, and more convenient parking options for citizens and customers with mobility issues.

Receiving direction from the City Council on how to proceed with these opportunities will help solidify the facility as a true year-round destination and, possibly, a solid long-term relationship with a statewide organization, the NHGA.