



March 3, 2025

Mayor and City Council  
Concord City Council  
41 Green St.  
Concord, NH 03301

Dear Mayor and City Council,

The Concord Regional Crimeline holds its annual golf tournament at the Beaver Meadow Golf Course each year. This tournament is the Crimeline's sole fundraising event. The Crimeline has held its tournament at the Beaver Meadow Golf course for over twenty years. Over these past twenty years the Crimeline has raised approximately \$350,000.00. The funds raised in the tournament support the Crimeline's mission, to promote community education and awareness of criminal activities to help deter and prevent their occurrence. The Beaver Meadow Golf Course is the perfect venue to hold this yearly event. The staff is extremely accommodating and helpful throughout the planning of the event to the day the event is held. The Golf Pro, Phillip Davis goes out of his way every year to make sure every attendee has a memorable experience. Each year we have approximately 150 golfers participating in the tournament. Because of the professionalism of the staff and their dedication, the tournament proceeds without a hitch and sells out every year. The prices at Beaver Meadow are more reasonable than any other golf courses in the surrounding area which allows the Crimeline to keep it reasonably priced.

This year's tournament is scheduled at the Beaver Meadow Golf course on September 11<sup>th</sup>, 2025. As past years we are looking forward to working closely with the staff at the Beaver Meadow in planning another unforgettable event.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'John Thomas'. The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

John Thomas

Concord Regional Crimeline

## Bonenfant, Janice

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**From:** Matt Delois <mdelois@pga.com>  
**Sent:** Wednesday, March 5, 2025 9:35 AM  
**To:** Jim Cilley  
**Cc:** \* City Clerk  
**Subject:** Re: Letter for City Counsel Re: Beaver Meadow  
**Attachments:** BMGC new clubhouse POV.docx

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**Flag Status:** Flagged

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good morning Janice,

I want to piggy back on Jim Cilley's email below and provide a point of view letter from myself to you, the city council and Mayor as well regarding my support for a new clubhouse at Beaver Meadow. see attached.

Let me know if there are any questions.

thank you

On Tue, Mar 4, 2025 at 10:58 AM Jim Cilley <jimcilleyrealtor@gmail.com> wrote:

Hi Janice,

I am the chairman of the newly formed Friends of the Beav charitable organization that was created to help municipal golf and help spread the positivity and inclusiveness that it has to offer. Obviously there is a presentation on Monday regarding the clubhouse proposal, and I'm aware it has been contested by a loud few. I wanted to submit a letter of support to the counsel as well as the mayor. I wasn't sure who to send it to so I figured if I submitted to you that you could help make sure it gets to the appropriate people.

Thank you so much,

Jim

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**James A. Cilley**



**Associate Broker/Realtor**

Office: (888)-398-7062 Ext. 490

Mobile: (603) 520-3719

Email: [jimcilleyrealtor@gmail.com](mailto:jimcilleyrealtor@gmail.com)

6 Loudon Road, Suite 504

Concord, NH 03301

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**CORE VALUES I LIVE BY:**

**1. Live by the "Get by Giving" Philosophy**

Good evening members of the city council,

I grew up and lived in Concord most of my life. I did, however, move to Pembroke NH a few years ago, but I wanted to share my opinion, experiences, and support of this new clubhouse. I grew up learning and playing golf at Beaver Meadow because it was conveniently located near me and was a very affordable activity for my parents. I certainly did not grow up with a “silver spoon” so to speak as my parents worked multiple jobs to support us but were very supportive of my sister and I being active in outdoor sports. I fell in love with the game of golf at a young age, even riding my bike with clubs in tow on a pull cart to the course many days throughout the summer. The course and staff were always welcoming and provided a safe environment for many of my friends and I to spend our days playing and practicing golf at Beaver Meadow.

I believe all sports can help teach youths many life lessons and provide personal characteristics that will significantly benefit them in the future. Golf specifically has a few unique aspects that can be taught, given it is for the most part an individual sport where the game/players are not monitored by referees so honesty, integrity, and perseverance are a few characteristics required to succeed. It is also a very social game where walking in between shots provides great opportunities to learn social skills and meet new people. It was very common to be paired with others you did not know so meeting new people who also enjoyed the game was a great experience.

I consider a municipal golf course to be an amenity to the city and this game of golf is a great opportunity for so many people, especially our youths to play a game that provides great life lessons and enjoy being outside playing a game that can last a lifetime. There are so many cities that don't have amenities like a golf course to provide positive activities for the community to enjoy. For as long as I have played at Beaver Meadow, there have been great youth programs promoting the interest in

the game which has proven to be a positive influence on the growth of children. It is so easy to find trouble as a kid these days, I would like to see the golf course continue to be a place that future juniors can play at and learn many of the life lessons I learned, AND in a modern facility. The social skills and other positive personal characteristics can be developed through golf and give young adults more opportunities in whatever life they want to create for themselves. I would like to think many others can attest to this.

The game of golf is a multi \$billion industry and is competitive just like any other industry. In addition, the game of golf has grown exponentially since COVID and has created more golfers than ever before. The opportunity for the city to build a new clubhouse now to cater to this growing industry is a no brainer. It needs a new clubhouse to continue to compete with other area courses and the current building is on its last legs and the longer this waits, or the more we spend band-aid fixing the building, the more money it will cost down the road.

As all municipal communities have amenities for the residences, there is something for everyone, but not everything is for everyone, meaning; there are people that use the library, the pools, the parks, the schools, the golf course, but very few use all of them so I find it ridiculous to hear people argue that they don't use the golf course, and therefore, don't support a new clubhouse/facility. I am sure there are many people that live in Concord, but don't have children, but they still pay for the schools, and all these other facilities as part of their taxes. It is also important to note that Beaver Meadow has been profitable many years and been able to contribute to the cities general fund. Very few, if not any other amenities do this.

In addition to golf, a new facility can open up doors for many other activities that people and families can enjoy at a very affordable price. Winter activities such as ice skating, snowshoeing and cross country skiing

have become more popular at The Beav and those activities require space for operating and storing equipment. Golf simulators have become highly attractive and there is demand for more simulators at the beav to accommodate the growing population of golfers year round activity. The current kitchen at the clubhouse is tiny and it amazes me the staff there have been able to accommodate so many large outings over the years with such a small kitchen. Imagine what a new, modern kitchen could do for the restaurant operation; Growth in F&B sales, winter activities, rentals, and other year round sales help justify the cost of this new facility.

I believe, you, the city council members were elected to make decisions for the city to make it a better community and help it grow. I believe a new facility is an obvious choice to accomplish that.

There are very few hobbies and activities that don't cost much money these days. Golf can certainly be an expensive sport as I'm sure many people still view it as an affluent and prestigious sport. I would argue that simply is not true, and Beaver Meadow is a great example. Yes, golf can be expensive if you want to go play Pebble Beach or some high end resort, or even join a private club. But many Municipal golf courses like Beaver Meadow are inclusive facilities and has always made every effort to keep the pricing affordable for anyone and everyone. What is great about the city owning a golf course, is that it attracts people from all over New England to come play it. In other words, the golf course is supported by more than just Concord residences. They support the restaurant or other local businesses in Concord which is good for the city, and I am sure for a number of Concord residents, they may have even justified moving to Concord for amenities like the golf course. I know that was a factor for my family growing up when we moved.

Did you know the best player in the history of golf, Tiger Woods, did not have a privileged childhood, and as a minority interracial person, he grew up playing at a municipal/military golf course. The point is not all golfers

come from wealthy or privileged backgrounds. The city has an opportunity here to build a new facility and embrace the growth in demand for the game of golf and other outdoor, year round activities to better the community and provide a safe and fun facility for another 100 years to come. I recommend and support the new clubhouse project.

## Bonenfant, Janice

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**From:** Jim Cilley <jimcilleyrealtor@gmail.com>  
**Sent:** Tuesday, March 4, 2025 10:58 AM  
**To:** \* City Clerk  
**Subject:** Letter for City Counsel Re: Beaver Meadow  
**Attachments:** Letter to City of Concord for Beaver Meadow.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Janice,

I am the chairman of the newly formed Friends of the Beav charitable organization that was created to help municipal golf and help spread the positivity and inclusiveness that it has to offer. Obviously there is a presentation on Monday regarding the clubhouse proposal, and I'm aware it has been contested by a loud few. I wanted to submit a letter of support to the counsel as well as the mayor. I wasn't sure who to send it to so I figured if I submitted to you that you could help make sure it gets to the appropriate people.

Thank you so much,

Jim

**James A. Cilley**



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1. *Live by the "Get by Giving" Philosophy*
2. *Make my client's #1 GOAL, my #1 Goal*
3. *Live up to my STANDARDS, despite temptations to lower them.*
4. *Be willing to work toward a COMMON GOOD.*
5. *DO what I say I will do, sometimes more, just NEVER LESS.*



Jim Cilley

Realtor

888.398.7062 ext 490 

jimcilleyrealtor@gmail.com 

www.jimcilleyhomes.com 

March 4, 2025

Dear Concord City Counsel,

My name is Jim Cilley and I am the chairman of the newly formed, Friends of the Beav charitable organization designed to help foster and support the growth and inclusivity of the game of golf through municipal golf facilities. I was asked to be part of this organization because of my diverse experiences in the game of golf as well as my experiences with Beaver Meadow. In recent years there has been a push to improve the infrastructure at the facility. I support this endeavor for numerous reasons that I don't believe have been as talked about as they should be and I think are valuable to the discussion.

First, my background with Beaver Meadow. I grew up as a junior golfer in the Lakes Region at the then, semi-private, Laconia Country Club. Upon graduating from college and becoming part of the work force I was unable to absorb the high cost of private country club life. I started working at Beaver Meadow at that point to help in the pro shop and work at the driving range. This is where my exposure to the core roots of golf really took off. There were always kids or young professionals at the golf course. People were walking the rather accessible fairways interacting and enjoying each other's company. Post round people were sitting on the patio enjoy beverages and socializing. There never was a feeling of being an outsider. Beaver Meadow always gave me the everyone is invited and welcomed feeling. To this day, even now being a competitive amateur golfer who has won the NH State Amateur and NH Player of the Year award I still always feel welcomed by everyone at Beaver Meadow.

One thing that has become clear, however, over the years is that the facility that holds the bar/snack shack area is rapidly deteriorating. As with all the older structures the building is at the point of its life expectancy and it's either time to renovate or build a new structure. Being a Real Estate Broker, it does not go unnoticed that there is a cost involved, and that burden would become one of the tax payers, as the course is owned by the city. Speaking of renovation first, I know other courses that have done some renovations and 10 years later they are talking about the new clubhouse model again. As we all have felt inflation, building costs, and the cost of real estate in general, I think everyone can appreciate that costs always rise. The longer that this decision is put off the more it will cost everyone in the long run. If you renovate the current structure now and you start opening up walls chances are there will be a much larger price tag than estimated. That brings us to the build new scenario. This makes the most sense for several reasons. Here are a few to consider. The restaurant will be bigger with more seating and a legitimate kitchen for year-round use. The ability to have weddings, functions, voting, meetings, etc will make the facility a multi-use facility. Beaver meadow is not just a golf course but a year round recreation facility. It offers cross-country skiing, skating on the ponds, wildlife, tennis and pickleball nearby, function/wedding revenue potential, and a place to gather socially. The golf course is the oldest course in the State of NH and has hosted premium amateur and professional events. Additionally, the



new facility will have an improved parking situation to accommodate large charitable outings and become less of a negative impact on neighboring residences. To the contrary, in fact, the new building would most likely add value to the nearby residential properties.

The golf course is self-sustaining currently and actually contributes annually a surplus to the general fund. It has been argued negatively that golf is a rich, white man's sport. I would agree that WAS the perception prior to the Tiger Woods era in golf. At the heart of Tiger Woods story was growing up playing at a municipal golf course, where it was inclusive of all ages, race, color, sex, and ethnicity. It is in that spirit Friends of the Beav was created. Our organization is looking to deliver charitable funds to help show the importance on municipal golf facilities and how they really are the bedrock and starting point for everyone who wishes to participate in the game. Most specifically junior golf, women's lesson/clinics, and helping anyone who wishes to participate with a cost savings or cost affordable way to do so. Beaver Meadow is not a "Country Club". The membership fees or public play fees are not excessive. They are reasonable to help make it inclusive for all to be able to participate.

It's understandable that people may have concerns about their tax dollars funding something that they do not utilize. The view is "why I would support something that does not benefit me" is certainly understandable and has been around for as long as municipalities have been collecting taxes. My grandparents hated their taxes going up for schools because they didn't have children in them but they saw the value in education. Someone may not use the pools in the city parks, but they can see the value in them for those who have children. I can understand not wanting to spend on new libraries because, let's face it, we can read anything online, but there is value in the written word still. Some people dislike the cold and dislike skating but we have an ice arena for those who enjoy it. Going back to my profession, all of these things add attraction to the City and what it has to offer its residents. They all bring people to the city to reside but also, they bring business to the city as they show the amenities the City has to offer. All these things add value to its residents and its resident's real estate values. It seems simple in a complex way. The longer we wait to do what needs to be done at Beaver Meadow, the more it will cost. The sooner it is done the better and the residents will see even more value added to their residential portfolio.

I'm sure not everyone will agree or believe in my opinions, however, I think looking at this from the bigger picture approach will, hopefully, help to paint a clearer picture. I'm committed to helping and the Friends of the Beav is doing what we can to help support the city and promote the huge asset that is Beaver Meadow. We hope for everyone's sake what's done at Beaver Meadow is done in the spirit of inclusivity and what's best for everyone and not attacked for the divergent political agendas of the select few. I appreciate your time and consideration in advance.

Thank you,

Jim Cilley  
Associate Broker/Realtor  
eXp Realty – Jim Cilley Homes  
6 Loudon Rd, Suite 504  
Concord, NH 03301

## Bonenfant, Janice

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**From:** ANNE HARTSHORN <sveap@comcast.net>  
**Sent:** Saturday, February 22, 2025 10:56 AM  
**To:** \* City Clerk  
**Subject:** Golf clubhouse

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**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

To: Concord City Council

It was clear a year ago that the citizens of Concord were not supportive of the proposed expenditure at Beaver Meadow for a new clubhouse. Why would you possibly support a \$10 million option now when clearly your constituents recently were not in favor? It is displaying arrogance in your elected position.

Anne Q. Hartshorn

## Bonenfant, Janice

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**From:** bob cunha <rvcunha111@comcast.net>  
**Sent:** Wednesday, February 19, 2025 12:44 PM  
**To:** \* City Clerk  
**Subject:** protest to new Beaver Meadow golf clubhouse

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**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

I am sending this email to voice my protest against spending 10 Million dollars for the clubhouse at Beaver Meadow. I can't see how this is going to benefit the people of Concord, except for maybe the few that play golf. Don't you think that our taxes are already high enough? We still have Rundlett to deal with, and, the growing number of homeless people roaming the streets. I think the money could be better well spent. The city shut down ice skating on the pond at Whites Park.....really? This has been one of the coldest winters in years, and ice skating is a great way for kids and families to spend quality time without having to spend money to use a facility!

thank you for passing this along to the people who have the power to spend my tax dollars.

Bob Cunha  
146 East Side Dr

## Bonenfant, Janice

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**From:** Jackie <jamal48@comcast.net>  
**Sent:** Friday, February 7, 2025 4:43 PM  
**To:** Bonenfant, Janice  
**Subject:** Beaver Meadow

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Hi Janice, I am not sure if it is too late to submit comments but, if not, I want to add my support to the resolution for a new clubhouse for Beaver Meadow golf course.

This is an asset to the City. The course provides a place of recreation for seniors, children, families and visitors. Like many municipal golf courses, it is affordable.

The current clubhouse is inadequate for the high usage by daily fee golfers, after work leagues, clinics for children and adults and the many charity golf tournaments that are played at Beaver Meadow. The rest rooms malfunction and the kitchen space is woeful. Nothing like hosting a tournament and seeing the Roto-Rooter truck parked by the restrooms! A newly designed clubhouse could offer so many more opportunities for use year round for golfers and non golfers.

I hope the Council will find a way to support a new clubhouse for this wonderful municipal asset, Beaver Meadow, the oldest golf course in New England.

Thank you,  
Jackie Whatmough  
41 Rockingham St  
Concord NH

Sent from my iPad