

**POWERS Steven \* GOV**

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**From:** BROWNSCOMBE Brett \* GOV <brett.brownscombe@state.or.us>  
**Sent:** Monday, May 20, 2013 10:04 AM  
**To:** brett.brownscombe@state.or.us; Steve Corey; keiser.bandon@gmail.com; unitedcountry@ymail.com  
**Subject:** RE:

Thanks for this Mike. Much appreciated on the messaging. Things will become much more open once the Commission votes in July. Hope all is going well on the drafting betw/ Steve and Chris Mathews.

The Governor and Curtis wanted me to pass along their best. The Governor said he was hoping to spend more time w/ you last week and was frustrated that the budget deal politics of that day kept him from that.

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*  
**503.373.1680**

Office of the Governor  
255 Capitol Street NE  
Suite 126 - Public Service Building  
Salem, OR 97301

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**From:** Mike Keiser [mailto:keiser.bandon@gmail.com]  
**Sent:** Monday, May 20, 2013 7:56 AM  
**To:** unitedcountry@ymail.com; Steve Corey; brett.brownscombe@state.or.us  
**Subject:**

**Michael L. Keiser**

875 N. Michigan Avenue  
Suite 3920  
Chicago, IL 60611

312-794-8480  
Fax: 312-794-8483



5/20  
Mike Fuji  
GLOBAL GOLF POST  
5/20  
Thanks Len

A 27-hole municipal course in Bandon Dunes would be located on a sandy, partially wooded stretch of ground six miles south of town center, overlooking a lagoon and coastal barrier sand bar.

Visionary Bandon Dunes developer Mike Keiser always has wanted to do something special for the coastal Oregon town that is home to his now-world famous golf resort. As if four 18-hole courses and a 13-hole-par-3 layout were not enough, he's now well down the path to creating a modestly priced daily-fee layout for town residents and the public at large.

On May 15, Keiser took another step, this time with a preliminary agreement with state and local officials for what is planned as a 27-hole-municipal golf course that he would build and operate and which town and regional residents could play for heavily discounted rates.

The site (pictured) is on a sandy, partially wooded stretch of ground six miles south of town center, overlooking a lagoon and coastal barrier sand bar. Architect Gil Hanse has been commissioned to design the layout. At a meeting with Gov. John Kitzhaber and officials from the Oregon Parks and Recreation Department, Keiser secured reassurances that environmental issues and a land swap could be negotiated.

Final terms have yet to be announced, but Keiser is seeking access to a sliver of land that's now part of Bandon State Natural Area — this in exchange for other parcels that he owns in adjoining areas. Although the details of any such arrangement still must be completed, the May 15th meeting had the potential to be a deal-killer. Instead, it produced evidence of a common ground that had not existed.

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**POWERS Steven \* GOV**

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**From:** BROWNSCOMBE Brett \* GOV <brett.brownscombe@state.or.us>  
**Sent:** Monday, April 29, 2013 9:53 AM  
**To:** GOLDFARB Gabriela \* GOV  
**Subject:** FW: Quick Phone Check-in?

FYI--from Keiser. My sense is he feels OPRD is moving the bar even higher, beyond what is reasonable.

Brett Brownscombe  
Policy Advisor, Natural Resources  
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Salem, OR 97301

-----Original Message-----

From: Michael Keiser [mailto:keiser.bandon@gmail.com]  
Sent: Sunday, April 28, 2013 8:58 PM  
To: BROWNSCOMBE Brett \* GOV  
Subject: Re: Quick Phone Check-in?

My "additional acres" are merely 40, so now totaling 248 acres of OPRD land. I've lost count of what they want in return. Because that "ASK" has escalated so much, I no longer think we are on the same page, so the deal is doubtful, at best.

Best,mike

On Apr 28, 2013, at 8:24 PM, "BROWNSCOMBE Brett \* GOV" <brett.brownscombe@state.or.us> wrote:

- > Hi Mike--
- > I'm hoping you have a couple minutes to catch up by phone on the status of the land swap / purchase. I'm hearing different messages and want to sort out what's what from your point of view, with an eye towards the state keeping things moving.
- >
- > I've heard some say you are at a frustrated point of perhaps moving on / being done w/ this. On the other hand, I've heard things are at a fairly normal (for the real estate world anyhow) point of back and forth jockeying over what pieces would be part of a deal.
- >
- > What I've heard from OPRD is:
- > --you have indicated you want additional acreage; --the Sweet Ranch
- > folks are not willing to sell all of that parcel (but are willing to
- > sell some chunks important to OPRD); --OPRD feels the Sweet folks are
- > over-valuing the portion of the land they are willing to sell (not
- > being realistic about impact on \$\$ value from lack of road access) in order to squeeze as much \$\$ for this land as possible; --OPRD is willing to move more acreage to you, but given your request for more and the Sweet's being less land than what OPRD had originally eyed, the deal would need to be something more than just the Bullard's isolated parcel, the County parcel, and the portion of the Sweet's they are willing to sell; --OPRD has apparently identified a couple other parcels it wants and brought them into the discussion of an overall deal, including a big chunk of forested land in the John Day / Central Oregon area. I'm familiar w/ that land and could be a good example of "working forest / conservation" partnership, were wildlife values would be protected / enhanced, public recreation and education values advanced, and logging allowed at some level in a part of the state where working forest / timber lands is important.
- > --That your lawyer and OPRD's lawyer are in discussions over all this.
- >
- > So, those are the "facts" as I understand them. I know we haven't checked in on this for a while, and I've been under the impression that OPRD has been working to negotiate a deal, but I want to be sure you also perceive things to be moving forward rather than the opposite.

>  
> Regards, and I hope you've been well.  
> -Brett  
>  
> Sent from my iPad

**POWERS Steven \* GOV**

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Sunday, April 28, 2013 9:02 PM  
**To:** Michael Keiser  
**Subject:** Re: Quick Phone Check-in?

Ok, thanks. Will be back in touch soon.  
Brett

Sent from my iPad

On Apr 28, 2013, at 8:58 PM, "Michael Keiser" <keiser.bandon@gmail.com> wrote:

> My "additional acres" are merely 40, so now totaling 248 acres of OPRD land. I've lost count of what they want in return. Because that "ASK" has escalated so much, I no longer think we are on the same page, so the deal is doubtful, at best.

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>> Regards, and I hope you've been well.

>> -Brett

>>

>> Sent from my iPad

**POWERS Steven \* GOV**

---

**From:** Michael Keiser <keiser.bandon@gmail.com>  
**Sent:** Thursday, June 21, 2012 3:34 PM  
**To:** BROWNSCOMBE Brett \* GOV  
**Subject:** Re: RE:

I'm still optimistic.

Best, Mike

On Jun 21, 2012, at 5:18 PM, "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)> wrote:

I understand. I know just writing the check would be more efficient but getting real land in exchange for real land (instead of \$ for land in exchange for real land) is where the State is regarding the public optics of doing this. That said, we certainly don't want to make this any more inefficient than necessary!

Regards,

-Brett

**Brett Brownscombe**

*Policy Advisor, Natural Resources*

**503.373.1680**

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900 Court St. NE  
Room 160 - State Capitol  
Salem, OR 97301-4047

---

**From:** Mike Keiser [<mailto:keiser.bandon@gmail.com>]  
**Sent:** Thursday, June 21, 2012 2:11 PM  
**To:** 'BROWNSCOMBE Brett \* GOV'  
**Subject:** RE:

Brett,

Appraisal has been ordered. We'll know better in a month how the Sweets will weigh the appraisal amount. Ditto me, if it's \$3 million. It would be far easier and direct to write a \$2 million check!

Mike

---

**From:** BROWNSCOMBE Brett \* GOV [<mailto:brett.brownscombe@state.or.us>]  
**Sent:** Thursday, June 21, 2012 2:32 PM  
**To:** '[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)'  
**Subject:** RE:

My pleasure. That's great. So Gil is still on board to do it / has not been pulled off by Olympic work?

Any status updates on the appraisal and where things stand re. reaching a deal?

Regards,  
Brett

**Brett Brownscombe**

*Policy Advisor, Natural Resources*

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---

**From:** Mike Keiser [<mailto:keiser.bandon@gmail.com>]

**Sent:** Thursday, June 21, 2012 6:32 AM

**To:** 'BROWNSCOMBE Brett \* GOV'

**Subject:**

Brett,

I hired Gil Hanse 4 years ago to design Bandon Muni Golf Links. He'll do a great job on what will become, once the gorse is removed from the entire park (1,400 acres), a breathtaking site and New Tourist Attraction.

Thanks for helping to make it happen.

Mike

***Michael L. Keiser***

875 N. Michigan Avenue

Suite 3920

Chicago, IL 60611

312-794-8480

Fax: 312-794-8483

**POWERS Steven \* GOV**

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Thursday, June 21, 2012 3:19 PM  
**To:** keiser.bandon@gmail.com  
**Subject:** RE:

I understand. I know just writing the check would be more efficient but getting real land in exchange for real land (instead of \$ for land in exchange for real land) is where the State is regarding the public optics of doing this. That said, we certainly don't want to make this any more inefficient than necessary!

Regards,  
-Brett

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**Sent:** Thursday, June 21, 2012 2:11 PM  
**To:** 'BROWNSCOMBE Brett \* GOV'  
**Subject:** RE:

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Mike

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**From:** BROWNSCOMBE Brett \* GOV [mailto:brett.brownscombe@state.or.us]  
**Sent:** Thursday, June 21, 2012 2:32 PM  
**To:** 'keiser.bandon@gmail.com'  
**Subject:** RE:

My pleasure. That's great. So Gil is still on board to do it / has not been pulled off by Olympic work?

Any status updates on the appraisal and where things stand re. reaching a deal?

Regards,  
Brett

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*  
**503.373.1680**



# THE FORECADDIE

THE  
MAN  
OUT  
FRONT

## Up

### GB&I

The Curtis Cup home team proves again why matches aren't won on paper, capturing a stunning one-point victory at Nairn.

### Paul Wesselingh

Club pro who skipped European Tour's flagship event to play Senior PGA Championship scores his first victory, at ISPS Handa PGA Seniors Championship.

### Spencer Levin

A crazy week - T-4 at Memorial, FC at U.S. Open sectional and MC at Memphis - still turns into an Open spot at Olympic.



GETTY IMAGES FILES/SCOTT HALLERAN

## Down

### U.S. teams

The American cupboard is pretty bare. The Ryder, Solheim, Walker and Curtis cups all reside overseas. Thankfully, we have the Presidents Cup.

### Pat Cornett

U.S. Curtis Cup captain breaks ankle in cart accident on first day and is limited to the passenger seat around Nairn.

### Kristy McPherson

The six-year LPGA player has found it tough going with six consecutive MCs.

# Hire Gil Hanse?

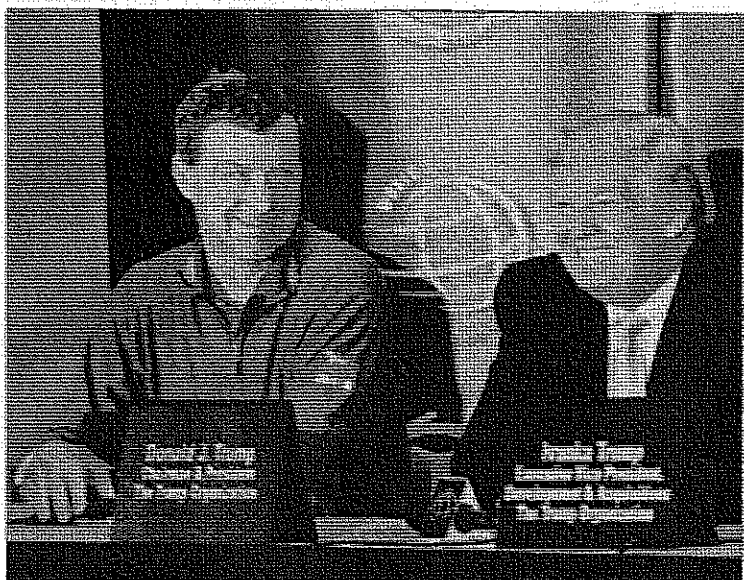
## It takes an Olympic effort

**His Olympic** appointment delivered newfound fame to architect Gil Hanse - and how he has handled that limelight has been mighty impressive.

It wasn't that long ago that Hanse had to explain who he was to golf people; landing the coveted job of designing the golf course for the Rio de Janeiro 2016 Olympic Games changed that. Now he has to set aside time for a new responsibility: On a recent trip to South Korea to plan development for Anmyeon Island Golf Course, Hanse devoted three-quarters of a day to interview requests.

Despite reports of a land dispute threatening the timetable for development of the Rio 2016 course, Hanse is focused on wrapping up his existing work commitments so that he can head down to Brazil (with his family) to begin site work later this year. He already has signed a design contract with the Rio 2016 Olympic Committee. No contracts have been tendered yet with any developer for actual construction work - which is normal at this stage of a project.

Meanwhile, The Man Out Front has been racking up frequent-flier miles checking out several ongoing projects undertaken by Hanse and his longtime design associate, Jim Wagner. Included: an extensive redo of Waverley Country Club in Portland, Ore., and a "blow-up" and "start over" at the University of the South's nine-hole course in Sewanee, Tenn. There's also a master plan being developed for both courses at Winged Foot Golf Club (Mamaroneck, N.Y.) and finalized plans for a substantial renovation of the TPC Blue Monster course at Doral Resort, due to start immediately after next



GETTY IMAGES FILES/MIKE CANIKIN

*Why is Gil Hanse smiling? High-profile jobs at the 2016 Olympics and Donald Trump-owned Doral make him golf architecture's biggest star.*

year's WGC event. This summer, Hanse and Wagner also will break ground on two new holes for the Vineyard Golf Club in Edgartown, Mass.

What's struck The Forecaddie is the attention Hanse and Wagner pay to courses that are less than famous - though in some instances, these layouts should be better known. Case in point: Rockaway Hunting Club in Lawrence, N.Y., a course dating to 1919 that includes the handiwork of Devereux Emmet and A.W. Tillinghast and runs along tidal marshland on Long Island's South Shore. There, working with their construction company, Caveman Construction, Hanse and Wagner recently completed a redesign of the bunkers that has transformed the place with fescue-laced faces and shapes that appear to bubble up from low-lying ground.

All of this work, of course, arrived long before Hanse captured the bid for the Olympic Games. Now, folks who call might have to take a number and wait in line.

By Hanse's own modest admission, "Our dance card is full for the next two years." ○

**POWERS Steven \* GOV**

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**From:** GRIFFIN Jeff \* GOV <jeff.griffin@state.or.us>  
**Sent:** Thursday, June 07, 2012 8:32 AM  
**To:** BROWNSCOMBE Brett \* GOV  
**Subject:** RE: Keiser

Thanks for keeping me in the loop Brett.

---

**From:** BROWNSCOMBE Brett \* GOV [mailto:brett.brownscombe@state.or.us]  
**Sent:** Wednesday, June 06, 2012 5:32 PM  
**To:** Michael Keiser  
**Cc:** BROWNSCOMBE Brett \* GOV; GRIFFIN Jeff \* GOV  
**Subject:** Re: Keiser

Thanks Mike. Please keep us posted. Any sense on when appraisal will be done?

Sent from my iPad

On Jun 6, 2012, at 1:01 PM, "Michael Keiser" <[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)> wrote:

Yes, ok for now. The key question is what's the appraisal, is it number that both sides can accept.

Best, Mike

On Jun 5, 2012, at 5:48 PM, "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)> wrote:

Hi Mike—do you also regard this as positive news? Do you / Steve Corey have the sense that there is motivation and ability to move within what you would view as a realistic timeframe and terms?

Let me know if it would help for me or Jeff to have a conversation w/ Steve, or of course additional conversation w/ Parks.

Regards,

-Brett

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*  
**503.373.1680**

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---

**From:** Tim Wood [mailto:tim.wood@state.or.us]  
**Sent:** Tuesday, June 05, 2012 3:45 PM  
**To:** Brett BROWNSCOMBE  
**Subject:** Keiser

Brett - Heard from the meeting between Steve Corey and Sweet's that occurred last Thursday. The discussion was positive and both parties have agreed to go ahead with an appraisal. So - the process is underway.

Tim

**POWERS Steven \* GOV**

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**From:** GRIFFIN Jeff \* GOV <jeff.griffin@state.or.us>  
**Sent:** Thursday, April 12, 2012 4:49 PM  
**To:** BROWNSCOMBE Brett \* GOV  
**Cc:** WOLF Greg \* GOV  
**Subject:** RE: Notes from meeting re. Beltz Farm

Hey Brett – did Tim and the Commission move on to a Plan B? What was the Plan B anyway? Cash?

Thanks, Jeff

---

**From:** BROWNSCOMBE Brett \* GOV  
**Sent:** Monday, March 26, 2012 8:41 AM  
**To:** 'Michael Keiser'; 'geoff.roach@tpl.org'  
**Cc:** GRIFFIN Jeff \* GOV  
**Subject:** Notes from meeting re. Beltz Farm

Mike and Geoff—

I've been working w/ Tim Wood on next steps for the proposed Bandon State Natural Area land exchange. The Parks Commission meets next week, and Tim is prepared to move them onto a Plan B approach. To do so, he needs to be able to report to the commissioners that the Beltz Farm option is effectively a dead end w/ respect to this proposed effort given the issues and timeframe involved. Unless you feel otherwise based on new info, it seems that's the upshot I've heard from both of you w/ respect to Beltz , correct?

One thing that would help Tim in moving ahead is the notes from Chris Kay (sp?) re. TPL's meetings w/ the Beltz owner and Mike's attorney (Steve Koury—sp?). Essentially, something documenting what negotiations have happened to date, the issues, and the status. Geoff, I think you mentioned that Chris was putting these notes together when we met back in mid-Feb. Can you get something together on this if Chris has not done so already?

Thanks,  
-Brett

**Brett Brownscombe**  
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**POWERS Steven \* GOV**

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Tuesday, March 27, 2012 10:21 AM  
**To:** WOOD Tim  
**Subject:** FW: Notes from meeting re. Beltz Farm  
**Attachments:** BeltzFarm FinalReport032012.pdf

Tim—FYI—I've not read through these but I hope it's what you need.  
-bb

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*  
503.373.1680

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---

**From:** Geoff Roach [mailto:Geoff.Roach@tpl.org]  
**Sent:** Monday, March 26, 2012 1:11 PM  
**To:** Michael Keiser; BROWNSCOMBE Brett \* GOV; Geoff Roach  
**Cc:** GRIFFIN Jeff \* GOV; Chris Kay  
**Subject:** Re: Notes from meeting re. Beltz Farm

Hello Brett,

Please see attached notes on the efforts TPL expended to bring Beltz Farm to the table. I concur that Beltz Farm is simply not available.

Geoff

>>> "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)> 3/26/2012 8:40 AM >>>  
Mike and Geoff-


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Thanks,  
-Brett

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*

## Memorandum

To: Chris Kay  
From: Geoff Roach   
Date: March 19, 2012  
Re: TPL acquisition activity on the Oregon Coast – Beltz Farm

This summary of activity is related to The Trust for Public Land's efforts to acquire properties held in private ownership on the Oregon Coast. Activity to date has been focused on one property known as Beltz Farm at Sand Lake Estuary in Tillamook County, Oregon. Work here is illustrative of the approach The Trust for Public Land engages in working with landowners. This serves as a status report to the Conservation Transactions Department and for use with donors on our specific efforts to secure Beltz Farm and place it in public ownership.

### Outline of Activity:

1. Oct – Dec, 2011 - Preliminary Research:
  - a. Review of prior appraisal
  - b. Review of prior property contracts
  - c. Review of property related land-use information at Tillamook County and the Oregon Coastal Alliance
  - d. Review of TPL files.
  - e. Preliminary Title Report – Attachment A
2. Jan. 4, 2012 - Landowner Contact Initiated -Attachment B:
  - a. Jan 4, 2012 - Letter TPL to landowner
  - b. Jan 12, 2012 – Email from landowner agreeing to talk
  - c. Jan 14, 2011 - Property inspection
  - d. Jan 17, 2012 – Notes from first phone call with landowner
3. Negotiations -Attachment B:
  - a. Jan 21, 2012 – TPL and landowner meeting (TPL, landowners, and son)  
2.5 hour lunch in Lake Oswego – Manzana Grill.
  - b. Jan 23, 2012 - Email to landowner recaps meeting
  - c. Jan 30, 2012 – Email about reversal – Landowners want TPL to present proposal instead.
  - d. Feb 3, 2012 – Email to landowner containing proposal
    - i. Proposal Outline: Attachment C
4. Outcome to Date - Attachment B:
  - a. Feb 8, 2012 – Landowner declines TPL proposal

5. Moving Forward:

- a. Stick with Beltz Farm, pay more, and maybe get it done relatively soon.
- b. Stick with Beltz Farm, build relations across time and see if a more practical arrangement can emerge.
- c. Find other properties that can be acquired below, at, or just slightly above appraisable market value.

The plan is to remain in contact with the owners of Beltz Farm. It is also advised that we now explore other Oregon Coast opportunities, as well as opportunities in other high priority areas of the state, with potential for interested willing sellers.

enclosed: Attachments A - C

Attachment B  
Chronology of Landowner Contact and Negotiation

1/04/12: TPL sent introductory letter to landowner requesting a meeting.

1/12/12: TPL establishes communication with landowner. Phone meeting set for 1/13/12.

1/17/12: Notes from meeting transmitted within TPL.

- Meet for lunch or dinner when landowner is in OR from CA next couple of weeks.
- Spoke for 1.25 hours on the property history and TPL intentions of adding it to State Park system.
- Landowner unprompted indicated he will not work with M. Kelsner.

1/21/12 – TPL held Lunch in Lake Oswego with landowners and son.

1/23/12 staff follows up with an email that thanks all for their time and confirms how the luncheon was left:

- Will call Thursday to check in with landowners on how progress is coming on reviewing information that you will rely on to develop a sense for pricing.
- From there my proposal is to develop a purchase and sale agreement.

1/27/12 staff reported out: I rang landowner yesterday as promised to find him golfing. I made the second call today, but had to leave message with cell number and ask for return call over weekend or early next week.

1/30/12 staff reported out: Last week I was in a position to await what landowner wanted for pricing and rationale concerning how he arrived at the number. Today landowner left a message to reverse this. He now wants a proposal from me. I have a couple of ways to handle this, but think we should talk first.

2/3/12 staff provided a proposal by email and by fed ex.

2/8/12 staff reported out: I spoke with landowner and he has indicated that they are passing on working with TPL at this time, based on the outlined proposal. There appear to be two factors in them reaching this conclusion for now:

- They want \$4.5 million and believe that the property as a Day Use Golf Course is worth this amount
- A public use, day use golf course will accommodate plenty of public use and trails on Beltz Farm. He expressed difficulty understanding, particularly in this day and age when the coastal counties of Oregon are in the economic tank, why the golf course concept would not be a great balance between public use, golf recreation, and job creation.

Also, he has another informal outstanding arrangement, not a contract, that he would like to see mature with some golf course enthusiasts, but not sure it will go anywhere. Wants to stay in touch and have me over this Summer when I am in the area. Has liked working with TPL to date, even if not in the cards for now. Commitment to stay in touch.



**Attachment C**  
**Outline of TPL Proposal**

**Form of Agreement:**

- Option to purchase the entire property.
- Provision for releasing property east of road if values hold.
- Term of Option – 90 to 120 days (to accommodate appraisal completion and secure corporate approval to exercise Option).
- 30 to 60 day closing.

**Purchase Price:**

- To be appraisal based.
- Set a floor to protect landowner.
- Set a ceiling to protect TPL.
- All cash at closing.
- Typical NGO mission support requested.

**Appraisal:**

- To be completed by an independent MAI certified appraiser jointly agreed to.
- Evaluate the property's highest/best use, possibly a Day Use Golf Course with overnight amenities nearby.
- TPL to cover the cost of the appraisal work.
- If price floor not reached and landowner cancels, landowner to return half of related appraisal hard costs. Costs to be capped.

**Outcome of this approach:**

**\$2.25 million verified value:** Last known appraisal of the Beltz Farm property was conducted in July 2004 with a concluded value of \$2.25 million and a highest and best use of housing. Oregon development real estate generally climbed upward between 2004 and 2007/08. It then fell dramatically.

**\$2.7 million to \$3.5 million range of pricing in proposal:** TPL proposal would result in new appraisal work. TPL would rigorously review the possibility of a different highest and best use – day use golf course with overnight amenities in nearby communities. Additionally, if day use golf course remained impractical as a highest and best use, TPL proposal would revisit the housing market for an update in a new appraisal. Provided a new appraisal justified pricing in the range above, TPL was prepared to set price based on the appraised value and close a transaction rapidly. Additionally, TPL provided an opportunity for the landowner to exclude a portion of the property east of the highway at their election in the event pricing for the west side alone fell within this range. An appraisal concluding a value below the range would terminate the agreement with TPL unless landowner cared to proceed.

**\$4.5 million landowner pricing expectation:** Landowner price expectation after reviewing TPL proposal was \$4.5 million. This request was said to be based on past experience with west side of highway property, but there was a lack of willingness to share the information for appraisal purposes. As important, landowner desires to pursue golf course development for Beltz Farm not a sale for public natural area park.

**POWERS Steven \* GOV**

---

**From:** ROBERT L. JOHNSON <unitedcountry@ymail.com>  
**Sent:** Tuesday, March 27, 2012 9:19 AM  
**To:** GRIFFIN Jeff \* GOV  
**Cc:** Mike Keiser  
**Subject:** Fw: FYI  
**Attachments:** SKMBT\_22312032613580.pdf

Jeff,

FYI. Thought you should be kept up to date on the prominence of Gil Hanse on the international scene. --- Let's make sure Oregon get's its' share of the spotlight!!

Best, Bob

--- On **Mon, 3/26/12, Mike Keiser <keiser.bandon@gmail.com>** wrote:

From: Mike Keiser <keiser.bandon@gmail.com>  
Subject: FYI  
To: jseeley@wildriverscoastalliance.com, unitedcountry@ymail.com, hhickox@bandondunesgolf.com, "Steve Corey" <corey@mail.corey-byler.com>  
Date: Monday, March 26, 2012, 8:02 PM

**Michael L. Keiser**

875 N. Michigan Avenue

Suite 3920

Chicago, IL 60611

312-794-8480

Fax: 312-794-8483

# THE FORECADDIE

THE  
MAN  
OUT  
FRONT

Up

## Gil Hanse

In the biggest upset so far this year, the mild-mannered architect won the Olympic design bid on the heels of securing the redesign of the TPC Blue Monster at Doral.

## Donald Trump

Everyone from Tim Funcher to Ann and Mitt Romney have given him a recent shout-out. Next up? Maybe a U.S. Womens Open.

## Ryo Ishikawa

The Bashful Prince earns special temporary PGA Tour membership with his runner-up finish in Puerto Rico.

Down

## Frontrunners

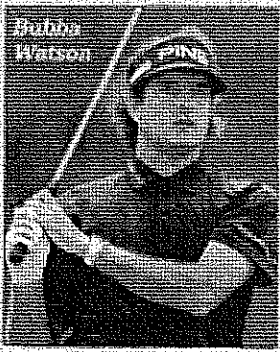
Bubba Watson is now 1-for-6 in winning with the 54-hole lead, and only four of 11 54-hole leaders have won on Tour this year.

## Scott McCarron

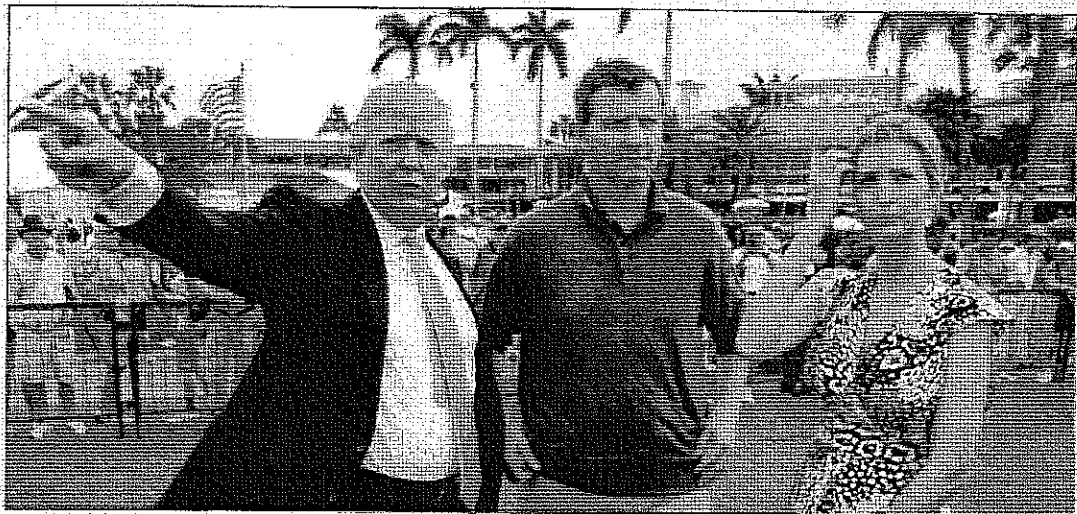
He's 0-for-5 in 2012 cuts made, is a combined 41 over in 12 rounds and has yet to break 70.

## Sergio Garcia

We'll say this for him: He's always interesting, especially when making a 12 on Doral's par-4 third.



AP/WIDEWORLD



GETTY IMAGES/DAVID GANNON

New golf celebrity Gil Hanse (center) is flanked by Donald Trump and Trump's daughter, Ivanka, at Doral.

## Total Gil-sanity

**Gil Hanse arrived** at Doral Golf Resort & Spa last week knowing he'd be part of a flashy and flamboyant presentation. That comes with the territory when you join up with the man who personifies "flashy and flamboyant" – one Donald J. Trump.

The Man Out Front suspects Hanse – whose acclaimed yet quiet career as a golf course architect has been relatively low key to this point – had no idea just how big his week would be.

One day before he was to share a stage with Trump to discuss plans to renovate Doral's venerable TPC Blue Monster, the crown jewel of an iconic American resort now part of Trump's portfolio, Hanse was granted the winning bid to design the course in Rio de Janeiro that in 2016 will host golf's return to the Olympics – the sport's first appearance since 1904.

Never mind Rory and Tiger – for a few days near South Beach, Hanse was golf's hottest name, and The Forecaddie watched in amazement as the celebrity atmosphere engulfed him.

From being followed by Golf Channel cameras as he fielded his Olympic phone call in Doral's Lodge 7, to patrolling Doral alongside Trump, to his countless media interviews, Hanse became a focal point at the WGC-Cadillac Championship. The situation amused Gil's wife, Tracy, and oldest daughter, Chelsea.

"It's exciting, but I don't think he loves the attention," laughed Chelsea, a first-year student at Villanova Law School.

Yet the spotlight shone brightly on Hanse and his assistant, Jim Wagner, who will work along with Amy Alcott to design the Olympic layout.

As for the Blue Monster, an annual PGA Tour staple since 1962, Hanse and Wagner showed their ambitious plans to The Forecaddie, who loves the much-longer opening hole, the revamped 10th (with a tee shot over water), a par-3 15th that'll be guarded by water and a drivable, par-4 16th, where players actually will see the green.

Heck, even Phil Mickelson, a longtime admirer of Hanse's work, asked for an introduction to golf's newest comet.

"He's really good at knowing how the ball rolls out and where it will end up and the shot you'll have left," Lefty beamed of Hanse. Seeing the new Doral plans excited Mickelson, who whispered to The Man Out Front, "When Gil takes the plans from paper to dirt, he does an even better job."

Hanse isn't out to "toughen" the Blue Monster. Instead, he and Wagner will move tees and greens to "reset the angles" that Dick Wilson created 51 years ago. Hanse also wants to utilize the abundance of water that's on site but currently out of play.

That'll give him an even bigger kick than hangin' out with Donald and Phil.

**POWERS Steven \* GOV**

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Friday, March 02, 2012 3:00 PM  
**To:** WOOD Tim  
**Subject:** Fwd: Muni Course

Tim--FYI

Previous communication w/ Keiser in this email and another to come, including the one to which he is responding in this one.

Sent from my iPad

Begin forwarded message:

**From:** "Mike Keiser" <[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)>  
**Date:** February 15, 2012 10:08:35 AM CST  
**To:** "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)>  
**Cc:** "Steve Corey" <[corey@mail.corey-byler.com](mailto:corey@mail.corey-byler.com)>  
**Subject:** Muni Course  
**Reply-To:** <[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)>

Brett,

The document the owner wouldn't sign would have started the appraisal process, so now there won't be one. Should I do one? It'll end up in the \$2 million range.

I don't know what to say about the County telling the owner about reality and true value. It will probably make him more stubborn.

I think it's time for Plan B. Steve Corey and Chris Matthews will be pursuing this.

Mike

**Michael L. Keiser**

875 N. Michigan Avenue  
Suite 3920  
Chicago, IL 60611

312-794-8480  
Fax: 312-794-8483

## POWERS Steven \* GOV

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Friday, March 02, 2012 3:00 PM  
**To:** WOOD Tim  
**Subject:** Fwd: Muni Course / Beltz Farm?

Tim, sorry for the delay on this. I have been out of the office lately.

FYI--initial back and forth w. Mike Keiser earlier this month. I never saw any documentation of the conversations from Chris Kay. Subsequent to this email, I did meet w/ Goeff Roach w/ TPL on some OWEB issue though and this Keiser land deal came up. In addition to saying that the owner of Sand Lake detests Mike (so that's another reason for TPL serving as the lead and keeping Mike's name out of it), he said Mr. Bastich (sp?) has plenty of \$\$ and no real motivation to sell. He also said that he was concerned about a letter from the County that stated problems w/ building a golf course on that property b/c in an effort to get to as high an appraised value as possible, TPL would want to have all possible land values / options available for appraisal.

The two Plan B ideas TPL raised are in my notebook, which i am away from at the moment. I recall one as Plum Ck. land on the coast that would link two existing OPRD parcels, from Charleston south I believe. I will email you w/ the other asap.

Regards,  
-Brett

Sent from my iPad

Begin forwarded message:

**From:** "BROWNSCOMBE Brett \* GOV" <Brett.BROWNSCOMBE@das.state.or.us>  
**Date:** February 14, 2012 7:06:01 PM CST  
**To:** <keiser.bandon@gmail.com>  
**Cc:** "BROWNSCOMBE Brett \* GOV" <brett.brownscombe@state.or.us>, <chris.kay@tpl.org>, "GRIFFIN Jeff \* GOV" <Jeff.GRIFFIN@das.state.or.us>  
**Subject:** Re: Muni Course / Beltz Farm?

Mike--thanks for this. Troubling but not totally surprising news. I talked to folks in Tillamook Co. They are fairly firm in saying this land will not be developed as a golf course, so the landowner's expectations are overblown. We might consider having the County send a message to this extent to the landowner (short of threatening a regulatory takings, they could talk to him about all the issues he or anyone else would face in trying to get Co. approval and other authorizations for building a course there).

I will look forward to Chris's further recap of the conversations. When will the appraisal be complete?

-Brett

Time to explore other options

Sent from my iPad

On Feb 14, 2012, at 12:44 PM, "Mike Keiser" <[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)> wrote:

Brett,

Chris Kay from TPL just called to say the seller insists that the Belz Farm has full value as a golf course and that \$4.5 million is the lowest he'll go. He refuses to sign a document that commits him to sell at the not-yet-completed appraisal value. Chris will document the series of conversations shortly.

So, we're now at the point I worried about in December: seller not even close to realistic. Any ideas on your end? The very simplest is I pay Oregon State Parks \$2 million to create an "overwhelmingly beneficial land deal for the State of Oregon and its citizens."

Mike

**Michael L. Keiser**

875 N. Michigan Avenue  
Suite 3920  
Chicago, IL 60611

312-794-8480  
Fax: 312-794-8483

---

**From:** BROWNSCOMBE Brett \* GOV [<mailto:brett.brownscombe@state.or.us>]  
**Sent:** Thursday, January 12, 2012 4:41 PM  
**To:** Michael Keiser  
**Subject:** Muni Course / Beltz Farm?

Hi Mike—

Just wanted to check in. Last we talked before Christmas, you mentioned your lawyer was talking to OPRD's lawyer and things seemed to be going relatively fine, with the next big decision relating to Trust for Public Land approaching its Board in early January. Did that happen yet, and if so, can you tell me the outcome?

From what you said, it seemed you had indicated how much you would be willing to spend on Beltz, and that the TPL Board vote was a critical step in determining when and how (with what kind of proposal) to approach the Beltz owner.

Just looking to hear what the next steps are.

Regards, and happy New Year.  
-Brett

**Brett Brownscombe**  
*Policy Advisor, Natural Resources*

**POWERS Steven \* GOV**

---

**From:** BROWNSCOMBE Brett \* GOV <Brett.BROWNSCOMBE@das.state.or.us>  
**Sent:** Thursday, December 15, 2011 6:23 PM  
**To:** Michael Keiser  
**Subject:** RE: Follow Up

Great. Thanks much. My cell is: 971-240-7833.  
-Brett

---

**From:** Michael Keiser [mailto:keiser.bandon@gmail.com]  
**Sent:** Thursday, December 15, 2011 6:19 PM  
**To:** BROWNSCOMBE Brett \* GOV  
**Subject:** Re: Follow Up

I'll call you soon.

Best, Mike

On Dec 15, 2011, at 7:42 PM, "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)> wrote:

Hi Mike—

I wanted to check in to see from your perspective how things are progressing on the land deal w/ Oregon Parks? I'm told your lawyer and their lawyer are working on details, and I hope that is going well. Any update re. where the Beltz Farm landowner is re. price and willingness to sell?

I'm checking b/c we want to help move this thing along where we can. Also, the Governor was glad to meet you and is interested in hearing more about your view of economic development opportunities on the S.Coast.

Regarding the proposed new course that would be facilitated by the land exchange w/ OR Parks, can you get me any figures on how much economic benefit would flow from that effort ... in terms of jobs related to the construction, jobs related to running the course, and influx of \$\$ into the area by attracting more visitors. Of course there is also the benefit to the public in having a great local place to play at an affordable rate. Overall, I'm trying to pull together some facts / figures that allow us to talk about this opportunity in economic benefit terms, so any help on that would be much appreciated.

Hope all is well.

Best Regards,

-Brett

**Brett Brownscombe**

*Policy Advisor, Natural Resources*

**503.373.1680**

Office of the Governor

900 Court St. NE

Room 160 - State Capitol

Salem, OR 97301-4047

---

**From:** Mike Keiser [mailto:keiser.bandon@gmail.com]

**Sent:** Tuesday, October 25, 2011 6:24 AM

**To:** Greg Wolf; Brett Brownscombe

**Subject:** Follow Up

*Michael L. Keiser*

875 N. Michigan

Suite 3920

Chicago, IL 60611



**POWERS Steven \* GOV**

---

**From:** Tim Wood <tim.wood@state.or.us>  
**Sent:** Monday, November 21, 2011 10:37 AM  
**To:** Brett Brownscombe; Jeff Griffin  
**Cc:** Greg Wolf  
**Subject:** Re: FW: Follow Up

Jeff,

We are having on-going discussions with Mr. Keiser and his counsel regarding a transaction as we outlined. These conversations are confidential.

Tim

>>> "GRIFFIN Jeff \* GOV" <jeff.griffin@state.or.us> 11/21/2011 9:04 AM >>>  
Brett or Tim – has any further action taken place since the October 24 correspondence?

Thanks, Jeff

Jeff Griffin  
Regional Coordinator, Southwest Oregon  
Governor's Regional Solutions Office  
673 Market Street, Medford, OR 97504  
(541) 601-0408

---

**From:** BROWNSCOMBE Brett \* GOV  
**Sent:** Thursday, November 03, 2011 6:18 PM  
**To:** GRIFFIN Jeff \* GOV  
**Subject:** Fwd: Follow Up

FYI. Good conversation w tim wood today. Things are moving well for now. More info to come when I'm back to a computer.

Sent from my iPhone

Begin forwarded message:

**From:** "Mike Keiser" <keiser.bandon@gmail.com>  
**To:** "Greg Wolf" <greg.wolf@state.or.us>, "Brett Brownscombe" <brett.brownscombe@state.or.us>  
**Subject:** Follow Up

Michael L. Keiser



October 24, 2011

Mr. Tim Wood, Director  
Oregon Parks and Recreation Department  
725 Summer Street N.E., Suite C  
Salem OR 97301

RE: Bandon Biota  
Proposed Land Exchange

Dear Mr. Wood:

I appreciate the time you recently took in meeting with Hank Hickox, General Manager of Bandon Dunes Golf Resort. Hank is one of my key employees, and I am sure Hank shared with you my continuing desire to exchange lands and share management responsibilities along the south-central Oregon Coast.

You outlined to Hank the elements of an exchange that would meet an "overwhelming public benefit" standard. Hank, of course, has discussed with me the kind visit he had with you. In addition, since that time, I have had an opportunity to meet with Governor John Kitzhaber in order to further discuss the exchange.

I intend this letter to serve as a memorandum of understanding between the Oregon Department of Parks and Recreation (OPRD) and Bandon Biota. The following points describe the context of our relationship and state the intentions of the parties:

1. OPRD and Bandon Biota will begin working immediately on a formal land exchange agreement which will incorporate the terms and conditions of this letter of understanding.

2. OPRD will provide title to approximately 208 acres of the Bandon State Natural Area (BSNA) as originally requested by Bandon Biota. In order to make this work, OPRD will make available approximately 250 acres of BSNA, such that Bandon Biota may, so to speak, pick its way through the heavily infested gorse to find approximately 208 acres that will be suitable for the project of Bandon Biota. Bandon Biota is willing to begin gorse removal immediately, even before the finalization of the formal exchange documents, should that be satisfactory to OPRD.

3. OPRD will support transfer of the BLM restrictions to the property being acquired by Bandon Biota.

/o Mike Keiser  
450 N. Lakeview  
Chicago, Illinois 60614  
73/348-6410 • 773/929-7123 fax

Round Lake Drive  
Bandon, Oregon 97411  
www.bandondunesgolf.com  
541/347-4380 • 541/347-8161 fax

Mr. Tim Wood  
October 24, 2011  
Page 2

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4. As a part of the exchange, Bandon Biota will convey to OPRD title to approximately 111 acres of land formerly owned by Coos County and acquired by Bandon Biota.

5. Bandon Biota also will exchange to OPRD the approximately 79 acres of land on the Bullards Beach Spit which it also owns.

6. Bandon Biota will enter into a formal agreement with OPRD to provide gorse control on the following OPRD properties: (a) Bullards Beach; (b) Bandon State Natural Area (as adjusted above); (c) Cape Blanco; and (d) Floras Lake Natural Area. The terms, conditions and timing will need to be further discussed between OPRD and Bandon Biota and then reduced into the formal agreement.

7. There will be a deed restriction on the BSNA portion of land conveyed by OPRD to Bandon Biota to include: (a) restrictions on the sale or transfer of the site acquired by Bandon Biota through the exchange such that Bandon Biota may not transfer or sell the site to third parties without affording OPRD a prior right of acquisition; (b) restrictions to be mutually agreed relating to direct access to the ocean shore along mutual property boundaries by fencing and signs.

8. OPRD and Bandon Biota will work together to cause a realignment of the Oregon Coast Trail around or across the Sheep Ranch at the Bandon Dunes Golf Resort.

9. Bandon Biota will play a role, the exact terms still to be determined, in the acquisition for public purposes of Beltz Farm in Tillamook County, Oregon, consisting of approximately 357 acres.

On behalf of Bandon Biota, I am willing to cause each and every one of the items, steps, terms, conditions and continuing management functions to occur that are described above. I look forward to talking further with you in person or by telephone, and beginning work on a formal agreement. I seriously believe the program outlined in this letter will be one of substantial benefit to your department, the citizens of the south Oregon coast, and the citizens of Oregon. I am pleased to be able to participate.

Please advise me how you would like to proceed.

With kind regards.

Sincerely yours,

  
Michael L. Keiser

cc: Honorable John Kitzhaber



October 24, 2011

Governor John Kitzhaber  
160 State Capitol  
900 Court Street  
Salem, OR 97301-4047

Dear Governor Kitzhaber:

It was a pleasure to meet you. I feel that we are both pleased with the outcome, details enumerated in the attached.

My team of "gorse busters," at the direction and under the supervision of the ORPD, are ready to begin a 200 acre (at a cost of \$2,500/acre) Winter 2012 Gorse Removal Plan in two parts:

- 100 acres immediately, and in anticipation of a signed agreement with ORPD, and then
- An additional 100 acres once an agreement has been signed.

I would prefer to execute this Gorse Removal Plan at the BNSA site but am willing to take direction from ORPD as to location.

I'd like to get started right away. I hope you feel the same.

Sincerely,

Michael L. Keiser

MLK/ml

Cc: Greg Wolf  
Brett Brownscombe  
Tim Wood

**POWERS Steven \* GOV**

---

**From:** GRIFFIN Jeff \* GOV <Jeff.GRIFFIN@das.state.or.us>  
**Sent:** Friday, November 04, 2011 11:47 AM  
**To:** WOLF Greg \* GOV  
**Subject:** Fwd: Follow Up  
**Attachments:** Gov. Kitzhaber 10\_24\_11.pdf; ATT15629165.htm; Tim Wood OPRD 10\_24\_11.pdf; ATT15629166.htm

Looking good...

Sent from my iPhone

Begin forwarded message:

**From:** "BROWNSCOMBE Brett \* GOV" <Brett.BROWNSCOMBE@das.state.or.us>  
**To:** "GRIFFIN Jeff \* GOV" <Jeff.GRIFFIN@das.state.or.us>  
**Subject:** Fwd: Follow Up

FYI. Good conversation w tim wood today. Things are moving well for now. More info to come when I'm back to a computer.

Sent from my iPhone

Begin forwarded message:

From: "Mike Keiser" <keiser.bandon@gmail.com>  
To: "Greg Wolf" <greg.wolf@state.or.us>, "Brett Brownscombe" <brett.brownscombe@state.or.us>  
Subject: Follow Up

Michael L. Keiser

875 N. Michigan

Suite 3920

Chicago, IL 60611

**POWERS Steven \* GOV**

---

**From:** Tim Wood <tim.wood@state.or.us>  
**Sent:** Monday, October 31, 2011 6:14 AM  
**To:** Brett Brownscombe  
**Subject:** Re: Follow Up

Me too. We are talking this morning.

*Sent from my Verizon Wireless 4GLTE Phone*

-----Original message-----

**From:** BROWNSCOMBE Brett \* GOV <BROWNSCOMBE-Brett.EMAIL.STATE>  
**To:** Tim Wood <woodt@PRD.STATE.OR.US>  
**Sent:** Mon, Oct 31, 2011 05:51:29 GMT+00:00  
**Subject:** FW: Follow Up

Tim-FYL.

Will be curious to hear your reaction. I'm not sure what he means by "play a role" w/ respect to Beltz Farm. I figure he's looking to have a continued conversation about that. Will try to dig a bit.

Regards,

-Brett

From: Mike Keiser [mailto:keiser.bandon@gmail.com]  
Sent: Tuesday, October 25, 2011 6:24 AM  
To: Greg Wolf; Brett Brownscombe  
Subject: Follow Up

Michael L. Keiser

875 N. Michigan

Suite 3920

**POWERS Steven \* GOV**

---

**From:** Michael Keiser <keiser.bandon@gmail.com>  
**Sent:** Monday, October 31, 2011 6:01 AM  
**To:** BROWNSCOMBE Brett \* GOV  
**Subject:** Re: Follow Up

Thanks, Brett

Best, Mike

On Oct 30, 2011, at 11:52 PM, "BROWNSCOMBE Brett \* GOV" <[brett.brownscombe@state.or.us](mailto:brett.brownscombe@state.or.us)> wrote:

Hi Mike—BTW, thanks for these letters. I spoke w/ Cathy McDonald briefly. She and Derek Johnson are checking w/ folks who may have a sense of the legitimate value of the Beltz property. I did hear from OPRD that it appraised for something like \$2.4 million back in 2005 or so. I'm not sure if they have that paperwork but I could ask them to share what they have w/ you.

I'm glad you and the Governor had a chance to visit in person. He is intrigued and would like to stay in touch w/ you.

Regards,

-Brett

---

**From:** Mike Keiser [mailto:[keiser.bandon@gmail.com](mailto:keiser.bandon@gmail.com)]  
**Sent:** Tuesday, October 25, 2011 6:24 AM  
**To:** Greg Wolf; Brett Brownscombe  
**Subject:** Follow Up

*Michael L. Keiser*

875 N. Michigan

Suite 3920

**POWERS Steven \* GOV**

---

**From:** GRIFFIN Jeff \* GOV <Jeff.GRIFFIN@das.state.or.us>  
**Sent:** Monday, October 17, 2011 9:14 AM  
**To:** ROBERT L. JOHNSON  
**Subject:** RE: Bandon Dunes

Hi Bob,

Commissioner Messerle has emailed a copy to me already and I will forward it on up. I think it is helpful as well.

Thanks, Jeff

---

**From:** ROBERT L. JOHNSON [mailto:unitedcountry@ymail.com]  
**Sent:** Saturday, October 15, 2011 9:15 AM  
**To:** GRIFFIN Jeff \* GOV  
**Subject:** RE: Bandon Dunes

Hi Jeff,

The Coos County Commissioners provided us with a draft resolution in support of the trade that they intend to adopt and sign at their next board meeting, Tues., the 18th. There will not be time to get that to Mike before his meeting with the Governor. I believe Commissioner Messerle intended to email you a draft of that resolution. Would it be possible for you to forward that resolution to the Governor so that he sees it prior to the meeting? I think it would be helpful in the Governor's consideration of the proposal Mike will discuss with him.

Thanks, Bob

--- On **Thu, 10/13/11**, **GRIFFIN Jeff \* GOV** <jeff.griffin@state.or.us> wrote:

**From:** GRIFFIN Jeff \* GOV <jeff.griffin@state.or.us>  
**Subject:** RE: Bandon Dunes  
**To:** "ROBERT L. JOHNSON" <unitedcountry@ymail.com>  
**Date:** Thursday, October 13, 2011, 5:11 PM

Wow. My jaw just dropped. That is indeed an amazing accomplishment, and an awesome gift to Oregon.

Bob, I will make sure the information is delivered to the Governor.

Thanks for hanging in there.



Jeff

Jeff Griffin

Regional Coordinator, Southwest Oregon

Governor's Regional Solutions Office

(541) 601-0408

---

**From:** ROBERT L. JOHNSON [mailto:unitedcountry@ymail.com]  
**Sent:** Wednesday, October 12, 2011 9:00 AM  
**To:** GRIFFIN Jeff \* GOV  
**Subject:** Fw: Bandon Dunes

Jeff,

This is now in the current issue of Golf Digest. It is an unbelievable accomplishment on the part Mike Keiser . The Governor should be made aware of it. The Oregon brand for golf will continue to strengthen on a national and international basis due largely to Mike's vision for links golf. The meeting with the Governor will obviously be pivotal for the trade.

Mike is aware of your efforts to move this forward, Jeff and is extremely grateful. Let's hope for a strong response from the Governor. Flt let you know how the meeting goes when I debrief with Mike after.

Best, Bob

--- On Thu, 9/29/11, Mike Keiser <keiser.bandon@gmail.com> wrote:

From: Mike Keiser <keiser.bandon@gmail.com>  
Subject: Bandon Dunes  
To: "ROBERT L. JOHNSON" <unitedcountry@ymail.com>, "Dennis Grabow" <dgrabow@rcn.com>, robert.peele@ubs.com, "Alfred Hamilton" <alfred@hoythamilton.com>, "Gibson Carothers" <gibson11@mac.com>  
Date: Thursday, September 29, 2011, 8:59 PM

**POWERS Steven \* GOV**

---

**From:** ROBERT L. JOHNSON <unitedcountry@ymail.com>  
**Sent:** Wednesday, October 12, 2011 9:00 AM  
**To:** GRIFFIN Jeff \* GOV  
**Subject:** Fw: Bandon Dunes  
**Attachments:** 2011 GD Top 75 Resorts Nov'11 Issue.pdf

Jeff,

This is now in the current issue of Golf Digest. It is an unbelievable accomplishment on the part Mike Keiser . The Governor should be made aware of it. The Oregon brand for golf will continue to strengthen on a national and international basis due largely to Mike's vision for links golf. The meeting with the Governor will obviously be pivotal for the trade.

Mike is aware of your efforts to move this forward, Jeff and is extremely grateful. Let's hope for a strong response from the Governor. I'll let you know how the meeting goes when I debrief with Mike after.

Best, Bob

--- On Thu, 9/29/11, Mike Keiser <keiser.bandon@gmail.com> wrote:

From: Mike Keiser <keiser.bandon@gmail.com>  
Subject: Bandon Dunes  
To: "ROBERT L. JOHNSON" <unitedcountry@ymail.com>, "Dennis Grabow" <dgrabow@rcn.com>, robert.peele@ubs.com, "Alfred Hamilton" <alfred@hoythamilton.com>, "Gibson Carothers" <gibson11@mac.com>  
Date: Thursday, September 29, 2011, 8:59 PM

*Michael L. Keiser*

875 N. Michigan

Suite 3920

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The 75 Best Golf Resorts

THERE'S  
A **NEW**  
**NO. 1** IN OUR  
RANKING  
OF THE TOP  
DESTINATIONS  
IN **NORTH**  
**AMERICA**

By Peter Finch

**T**

HE LAST THING

Mike Keiser probably wants or needs at this point is another greeting card. But the Chicago entrepreneur, who made his fortune as co-founder of Recycled Paper Greetings, deserves *something*—a bunch of balloons, a bouquet, maybe a cake—that says **CONGRATULATIONS** in capital letters. 🍷

It's all about the golf at Bandon Dunes, but comfortable lodging helps the resort make it to the top of our list.



## WHAT'S SO SPECIAL ABOUT BANDON DUNES?

think, a soft pillow on a comfortable bed after 24 holes within minutes of each other.

Some say Bandon is hard to reach. From San Francisco it's a 90-minute connection to the North Bend/Coos Bay airport (Southwest Oregon Regional). From Portland, it's one hour. Then there's a 30-minute shuttle to the resort. Round trip on one shuttle service. Aviation Transportation, is \$155 per person, which includes alcoholic and nonalcoholic drinks, and there are discounts for large groups.

Some say Bandon is expensive. Even in the peak summer months, you can play 36 holes on any two Bandon courses for \$335, which is less than one round at Pebble Beach (\$495), Pinehurst No. 2 (\$420) or Whistling Straits (\$410). Bandon's shoulder-season rates make it even more affordable, the small army of caddies or the overzealous pullcarts make it walkable, the unpredictable weather makes it authentic, and the countless memories and the countless laughs make it all worth it.

"Golf, Lodging, Restaurant." That's what's advertised on the sign on front. In three words, that simple message reveals the last of Kaiser's secrets to Bandon Dunes' success: undersell, over-deliver. —WATT DINELLA

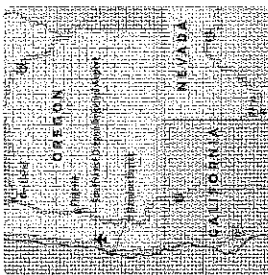
It has been to Bandon Dunes eight times, enough to say I know the property better than I know my neighborhood in Brooklyn.

So, why do I love it? Is it the middle of the fourth fairway on the Bandon Dunes course? This is your first look at the Pacific Ocean from the original 18 at the resort. The fourth tee on Pacific Dunes is a popular spot, as is the back of Pacific's 13th green.

These are two of the world's best par-4s. There's a lot to like about the third fairway, seventh green and the back of the 14th green on Old Macdonald. All three deliver picturesque views of rolling dunes, prickly gorse and fellow golfers trying to navigate an old-style course. Whether you love or hate the 14th at Bandon Trails, the view from the tee box is another special spot on this tree-choked chunk of the property.

There are so many to choose from, but my favorite spot at Golf Digest's top-rated resort is the 16th green on the Bandon Dunes course. Catch the endless coastal view in the late afternoon—in the wake of the August winds, as the sky lays sheets of orange, red and purple pastels across the fairways of your finishing holes—and I'm sure you'll agree. I was there this summer and was inspired to post an extensive series of photos for my followers on Twitter. "One day, when it's my day, I'll think of this day," I wrote. The next day one of my followers tweeted back: "I think yesterday's tweets were the closest you've come to saying, 'I love you.' Ditto."

Besides the spots and scenes I described above, it's the flow of jokes at McKee's Pub, the fire pit outside that has evolved into a phone booth with charm (and a heater), the bench at the memorial baby-



America's 100 Greatest Golf Courses—and 36 on America's 100 Greatest Public Courses. The resort with the most 100 Greatest Public? That's The American Club. It has two at Whistling Straits and two more at Blackwolf Run. But let's just think Bandon Dunes is slacking off, think again. The Oregon resort already has three on the list, and its fourth course, Old Macdonald, will become eligible in 2013. By then, Bandon will have opened its fifth course—a 13-hole par 3—and might have started building its sixth, which Kaiser has begun planning. Sounds like somebody intends to stay No. 1 awhile.

Bandon Dunes, the coastal Oregon golf destination Kaiser opened in 1999, is the new No. 1 in Golf Digest's ranking of the 75 Best Golf Resorts in North America.

Bandon takes the top spot from a resort with far more history, Pebble Beach No. 1 in our 2009 survey. Pebble Beach Resorts slipped to No. 2 this time. Its perennial East Coast rival, Sea Island Resort in Georgia, dropped from second place in our last survey to No. 4 in 2011 behind The American Club in Kohler, Wis. Here's the rest of our 2011 top 10: The Greenbrier, Four Seasons Resort Huahua, Ritz-Carlton Kapalua, One & Only Ocean Club/Atlantis, Four Seasons Resort Punta Mita and Sandy Lane. You can see the full list with descriptions on page 116.

We produced this ranking by surveying the Golf Digest course-rating panelists, a group of more than 1,000 avid players throughout the United States and Canada. They rated each resort they've visited within the past three years on a scale of 1-10, with 1 representing "terrible" and 10 "absolutely perfect." We wanted their overall impression of each resort's quality, not strictly its golf course or scores. We multiplied the average scores by 10 and extended them to two decimal points.

If you've been to Bandon Dunes Golf Resort, it's safe to say you know what all the hoopla is about. If you haven't—or if you haven't been lately—see Senior Travel Editor Matt Ghelard's article on the facing page: "What's so special about Bandon Dunes?"

Thirty of our 75 Best Golf Resorts are new to the list this year, though most of them are familiar names to those who follow golf closely. The only finalist that's actually "new" is No. 22 Ritz-Carlton Dove Mountain. Opened two years ago in the High Sonoran Desert of Tucson, it features 27 Jack Nicklaus-designed holes.

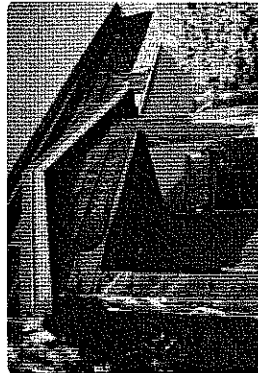
The state with the most representatives on our list is Hawaii, with 12, followed by California with 11. Canada is the leading non-U.S. destination, with five resorts. No matter where you go, you're going to find a high thread-count at these places. Nine Ritz-Carltons and nine Four Seasons made the list, along with five Fairmonts.

Yet make no mistake: The quality of golf is extremely high, too. These 75 resorts offer access to 13 courses on our ranking of

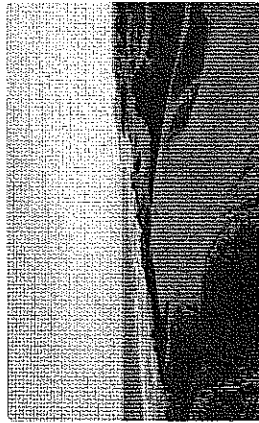
6 You'll find drama on and off the courses. © There's a place to reflect on a round (or life).



7 Good food and drink await.



© Brandon Dumas' 15th hole.



© Pacific Dunes' third green and 13th fairway.



© Brandon Truitt's fourth hole.



© Old Macdonald's seventh hole.



# THE LIST

- 1 **BANDON (ONE), DUNES GOLF RESORT** (ranked No. 3 in 2009) SCORE 89.81 CONTACT [bandondunesgolf.com](http://bandondunesgolf.com), 868-345-6008 ROOM RATE \$250 NEW + NOTABLE Old Macdonald, the resort's fourth course, is getting rave. A fifth course, made up of 13 par 3s, is set to open next June... and yet another course is being planned.
- 2 **PBBLE BEACH RESORT/INNA AT SPANISH BAY** (1) SCORE 87.6 CONTACT [pbbbeach.com](http://pbbbeach.com), 800-344-2838 NEW + NOTABLE The view, the history, the excellent. There's the reason the USA has on more than one occasion, cut into the traditional 10-year gap for Pebble to host the U.S. Open.
- 3 **THE AMERICAN CLUB (9)** (Kohler, Wis.) SCORE 87.47 CONTACT [americanclubresort.com](http://americanclubresort.com), 800-344-2838 ROOM RATE \$410 NEW + NOTABLE The resort will have included two PGA's, a Ryder Cup and a U.S. Women's Open from 2010-20, when you play Whistling Straits, make sure you know if you're in a bunker.
- 4 **SEA ISLAND (6A), RESORTS, THE CLOISTER & THE LODGE (2)** SCORE 87.39 CONTACT [seaisland.com](http://seaisland.com), 855-679-6238 ROOM RATE \$225 NEW + NOTABLE The learning curve is a breeze, back loops, Gabe Pasagon, Todd Anderson, Mike Shannon, Jared Zuk.
- 5 **THE GREENERIER (8)** WHILE Sulphur Springs, Wis., SCORE 85.88 CONTACT [greenerier.com](http://greenerier.com), 800-453-0858 ROOM RATE \$235 NEW + NOTABLE Standing next summer, a 240-passenger train will begin serving guests from Union Station in Washington, D.C. The five-hour, nonstop ride will include an open-air car.
- 6 **HISTORIC KAUPULEHU (4)** THE Big Island, Hawaii, SCORE 85.25 CONTACT [kaupulehu.com](http://kaupulehu.com), 808-925-9000 ROOM RATE \$325 NEW + NOTABLE Many were overlooked by black lava, providing a unique perspective against the clear blue ocean. Up for 2017, the second 18 is included.

- 7 **RITZ-CARLTON, KAPALUA (15)** Maui, Hawaii, SCORE 84.56 CONTACT [ritzcarlton.com](http://ritzcarlton.com), 808-566-6200 ROOM RATE \$519 NEW + NOTABLE The Plantation Course is \$50 cheaper if you stay at the resort. Can you hit the 653-yard 18th in two like Bubba Watson did at a 2011 PGA Tour event? Only one way to find out.
- 8 **ONE & ONLY OCEAN CLUB/ATLANTIS (2)** Paradise Island, Bahamas, SCORE 84.6 CONTACT [oneandonlybahamas.com](http://oneandonlybahamas.com), 800-344-2838 ROOM RATE \$975 NEW + NOTABLE The 18th is the only one year-round, so the follow-up isn't even the slightest bit of a time track. Left-handers, don't fret, Callaway rental clubs are available.
- 9 **FOUR SEASONS RESORT PUNTA MITA (NR)** Nayarit, Mexico, SCORE 84 CONTACT [fourseasons.com/puntamita](http://fourseasons.com/puntamita), 432-329-291-6000 ROOM RATE \$570 NEW + NOTABLE Pacific Golf Course has two par-3 third holes. One version has an island green on lava rock. At high tide, a special vehicle transports you to the putting surface.
- 10 **SANDY LANE (NR)** Barbados, SCORE 83.87 CONTACT [sandy.com](http://sandy.com), 442-442-0000 ROOM RATE \$1,445 NEW + NOTABLE If you're going to be playing a lot of golf, it's like looking for a private club for the time of your stay.
- 11 **THE BROADMOOR (12)** Colorado Springs, SCORE 83.45 CONTACT [broadmoor.com](http://broadmoor.com), 866-837-9220 ROOM RATE \$360 NEW + NOTABLE These thick greens will test the very best. At the 2011 U.S. Women's Open, U.S. Women's Amateur champ Danielle Kang had 17 three-putts and a four-putt.
- 12 **ONE & ONLY PALMILLA (17)** Los Cabos, Mexico, SCORE 83.61 CONTACT [palmilla.com](http://palmilla.com), 605-925-2977 ROOM RATE \$725 NEW + NOTABLE 16,227 holes, waves in and around the resort, a serene beach. The 18th hole is a Golf Club of America, so report on to and from the airport in a Hummer.
- 13 **PINEHURST (N.C.) RESORT (10)** SCORE 83.41 CONTACT [pinehurst.com](http://pinehurst.com), 800-487-4659 ROOM RATE \$340 NEW + NOTABLE Famed No. 2 reopened in March after a restoration made it look like it did in Donald Ross' day. Resort guests receive drastic discounts on its eight courses.

- 14 **THE INN AT PALMETTO BLUFF (NR)** Bluffton, S.C., SCORE 83.39 CONTACT [palmettobluffresort.com](http://palmettobluffresort.com), 866-467-0888 ROOM RATE \$975 NEW + NOTABLE The 18th is the only one year-round, so the follow-up isn't even the slightest bit of a time track. Left-handers, don't fret, Callaway rental clubs are available.
- 15 **FOX HARBOR GOLF RESORT & SPA (NR)** Wallace, Nova Scotia, SCORE 83 CONTACT [foxharbor.com](http://foxharbor.com), 866-257-8010 ROOM RATE \$350 NEW + NOTABLE A new golf academy is its guests customize the lesson plan. The Championship course's entire back nine has water views, with Nos. 14-18 set along the Northumberland Strait.
- 16 **KIAWAH ISLAND (5.C.) GOLF RESORT (7)** SCORE 82.56 CONTACT [kiawahresort.com](http://kiawahresort.com), 800-576-9270 ROOM RATE \$405 NEW + NOTABLE Next year's PGM Championship will be at the Ocean Course. No. 1, Donald Dicks' 18th hole, is 500 yards long. The 18th hole is 90, by some of the resort's other 72 holes.
- 17 **AT MANELES BAY (T-13)** SCORE 82.11 CONTACT [manelesbay.com/manalebay](http://manelesbay.com/manalebay), 809-555-2000 ROOM RATE \$325 NEW + NOTABLE Three of the apply named Challenge at Manale are laid out along cliffs. That big splash below might be from your golf ball or from whales migrating there in the winter.
- 18 **RITZ-CARLTON, BACHELOR GULCH (NR)** Beaver Creek, Colo., SCORE 82.08 CONTACT [ritzcarlton.com](http://ritzcarlton.com), 970-746-8200 ROOM RATE \$199 NEW + NOTABLE Stay at the Bachelor Golf Club, which is designed by Greg Norman and Tom Fazio. Accompanied kids under 16 can play for free.

- 19 **AT THORN NORTH (25)** SCORE 80.5 CONTACT [thornnorth.com](http://thornnorth.com), 800-515-5555 ROOM RATE \$159 NEW + NOTABLE Stay at the Red Sky Golf Club, courses designed by Greg Norman and Tom Fazio. Accompanied kids under 16 can play for free.
- 20 **ST. ROIS PRINCEVILLE (HAWAII) RESORT (NR)** SCORE 82 CONTACT [stgolfprinceville.com](http://stgolfprinceville.com), 808-926-9644 ROOM RATE \$375 NEW + NOTABLE The Makai course reopened in 2010 after a makeover, and the Prince reopens this fall. New, Luxurious Crown suits complete the package.
- 21 **WYNLAS VEGAS RESORT (3)** SCORE 81.66 CONTACT [wynlas.com](http://wynlas.com), 866-540-4454 ROOM RATE \$649 NEW + NOTABLE Don't throw a tantrum if you make a bogey on the seemingly easy 15th hole, which tips out at 139 yards. There's a reason it's named The Bad Baby.
- 22 **RITZ-CARLTON, DOVE MOUNTAIN (NR)** TUCSON SCORE 81.48 CONTACT [ritzcarlton.com](http://ritzcarlton.com), 820-572-3000 ROOM RATE \$349 NEW + NOTABLE Two shorter sets of tees make the course—which hosts the 64 best tour players in the world each February—playable for young kids of beginners (at 1,200 and 1,800 yards).
- 23 **PLANTATION (T-13)** Greensboro, Ga., SCORE 81.28 CONTACT [plantation.com](http://plantation.com), 706-467-0000 ROOM RATE \$279 NEW + NOTABLE The big grass greens at Plantation were replaced during a recent renovation. A new variety of fairways offers a more consistent putting surface year-round.
- 24 **FAIRMONT BANFF (ALBERTA) SPRINGS (5)** SCORE 81.21 CONTACT [fairmont.com/banffsprings](http://fairmont.com/banffsprings), 866-540-4408 ROOM RATE \$449 NEW + NOTABLE Stay in one of the 788 rooms by May 25, and you could divide the day sking down some of the continent's sweetest slopes and testing it up on one of Canada's top-10 courses.
- 25 **FOUR SEASONS RESORT SCOTTSDALE AT THORN NORTH (25)** SCORE 80.5 CONTACT [fourseasons.com/scottsdale](http://fourseasons.com/scottsdale), 480-515-5555 ROOM RATE \$159 NEW + NOTABLE Stay at the Red Sky Golf Club, courses designed by Greg Norman and Tom Fazio. Accompanied kids under 16 can play for free.
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- 27 **THE RESORT AT PELICAN HILL (26)** Newport Beach, Calif., SCORE 80 CONTACT [pelicanhill.com](http://pelicanhill.com), 800-919-9214 ROOM RATE \$485 NEW + NOTABLE Play the Ocean North or Ocean South courses and drop the kids at Camp Pelican, which offers a range of indoor and outdoor activities.
- 28 **THE GASPARRILLA INN & CLUB (NR)** Boca Grande, Fla., SCORE 79.17 CONTACT [thegasparrilla.com](http://thegasparrilla.com), 877-409-0559 ROOM RATE \$385 NEW + NOTABLE Like making a tea time party, you're on vacation. Just like you'll get on the island-within-an-island layout.
- 29 **THE HOMESTEAD (9)** Hot Springs, Va., SCORE 78.53 CONTACT [thehomestead.com](http://thehomestead.com), 540-839-7168 ROOM RATE \$275 NEW + NOTABLE Last year, the storied resort invested \$4 million renovating 197 of its guest rooms. Some of the eight on-site dining options made changes to menu.

- 30 **MAUNA KEA BEACH HOTEL (26)** The Big Island, Hawaii, SCORE 80.17 CONTACT [princestonhawaii.com](http://princestonhawaii.com), 866-977-4699 ROOM RATE \$325 NEW + NOTABLE The resort and the course were the first to be developed on the Big Island. It's no wonder designer Rees Jones said the course "cannot be replicated."
- 31 **THE INN AT PALMETTO BLUFF (NR)** Bluffton, S.C., SCORE 83.39 CONTACT [palmettobluffresort.com](http://palmettobluffresort.com), 866-467-0888 ROOM RATE \$975 NEW + NOTABLE The 18th is the only one year-round, so the follow-up isn't even the slightest bit of a time track. Left-handers, don't fret, Callaway rental clubs are available.
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- 33 **GRAND WAILEA (17)** Maui, Hawaii, SCORE 79.87 CONTACT [grandwailea.com](http://grandwailea.com), 800-886-6100 ROOM RATE \$350 NEW + NOTABLE Discos are given to those 22 and over. If you're still up for them, you're on vacation. Just like you'll get on the island-within-an-island layout.
- 34 **CORDEVALLE, A ROSEWOOD RESORT (21)** San Martin, Calif., SCORE 79.39 CONTACT [cordevalle.com](http://cordevalle.com), 408-695-4500 ROOM RATE \$595 NEW + NOTABLE Though there are only 45 rooms, they're big—the smallest are 550 square feet, with a private patio—and luxurious. The course has been the site of the Frys.com Open since 2010.
- 35 **CAP CANA (Dominican Republic) RESORT (NR)** SCORE 79.33 CONTACT [capcana.com](http://capcana.com), 809-227-2262 ROOM RATE \$195 NEW + NOTABLE Choose from a variety of lodging options, from their Lodge Inn, Cap Cana Villas, the Ponta Espinha course, or the new Fishing Lodge.
- 36 **FOUR SEASONS RESORT WHISTLER (B.C.) (NR)** SCORE 79.33 CONTACT [fourseasons.com/whistler](http://fourseasons.com/whistler), 604-935-3400 ROOM RATE \$405 NEW + NOTABLE Make a hole-in-one on the signature 17th at the Nicklaus North course, and the resort will pay for a spa treatment and dinner at its new Slocock restaurant.
- 37 **THE GASPARRILLA INN & CLUB (NR)** Boca Grande, Fla., SCORE 79.17 CONTACT [thegasparrilla.com](http://thegasparrilla.com), 877-409-0559 ROOM RATE \$385 NEW + NOTABLE Like making a tea time party, you're on vacation. Just like you'll get on the island-within-an-island layout.
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# BARONA RESORT + CASINO

WINS GOLF DIGEST'S GREEN STAR AWARD FOR ENVIRONMENTAL PRACTICES



Madden's in Minnesota, Pebble Beach in California and Sunriver in Oregon.

It's also apparent at our sole recipient of a Green Star Award for 2011, Barona Resort & Casino, owned and operated by the Barona Band of Mission Indians in Lakeside, Calif., about a half-hour west of San Diego.

Pull up to the front and you might glance at the tandem parking stalls at the front of the lot. Look again and you'll realize some of the prime spots are designated just for alternative-fuel vehicles, a subtle way of rewarding the use of green transportation.

A shuttle bus stops nearby, and passengers depart. Some are no doubt gamers headed

for the casino, but many are employees of the resort. The company circulates buses throughout San Diego County to transport employees to and from work. It reduces fuel consumption, air pollution and the resort's carbon footprint.

In your hotel room, you'll also no doubt find the small box of soap you left in the shower, but it isn't just tossed into the trash by the cleaning staff. Instead, all used soap bars are collected and shipped to Global Soap Project in Atlanta, which cleans, repackages and distributes the soap for use in impoverished nations like Haiti and Uganda. The Styrofoam cup you dropped into a trash can won't

end up in a landfill. Barona's crew will collect it and place it in a "beam-densifier" machine, where it's compacted with other foam products into bundles, which are shipped to an industry that converts them into building insulation, plastic lumber, picture frames and fireproofs.

Almost nothing at Barona goes to waste. The resort recycles paper, cardboard, plastic, aluminum, steel, glass, shrink-wrap, batteries, electronics, office furniture, carpeting, uniforms, ink cartridges, tires, cooking oil and motor oil. Even directional signs and trash receptacles on the golf course are made of recycled materials.

In Barona's arid locale, water is the most precious item collected and recycled. Well water serves the hotel and casino, but not the Barona Creek Golf Club. Rainfall and storm water are captured from rooftops, parking lots, carports, then funneled via aqueducts and streams into a series of retention ponds. Condensation from air-conditioning units is also captured and added to the mix. Overall, 30 million gallons of water are collected and stored each year, but that's not enough to fully irrigate the course.

So a decade ago the tribe built a state-of-the-art sewage plant that treats all hotel and casino effluent, processing it through five filtration stages (including one that uses ultraviolet rays as a disinfectant) to remove waste from the water. Microorganisms help break down nitrogen and carbon in the water, which is then blended with the rainwater in the holding ponds and used to irrigate the course.

Even that wasn't a sufficient amount of water, so three years ago Sandy Clark, the certified golf superintendent who has managed Barona Creek since its construction in 2000, began implementing a turf-reduction program that seems so logical it could be adopted by many courses. He transformed some maintained areas between tees and fairways into walkie burners and naturalized areas. He also decided to eliminate one of the five tee boxes that exist on every hole, converting the abandoned tee boxes back to naturalized areas. (That idea fits nicely with the new "Tea It Forward" movement, as many of the abandoned tees posed long carries for average golfers and were hardly used.)

Not only do these transition areas look attractive (they were designed by golf architect

Todd Eickenrode, who had designed the original course build), but the elimination of 15 percent (and counting) of maintained turf saves on water, fuel, fertilizers, pesticides and labor, all of which improved Barona's maintenance budget. Clark keeps the remainder of the course—bent-grass greens, Bermuda fairways, tees, rough—dry and firm, a bit off-color, providing ideal playing conditions with less concern for diseases and pests. As with most other environmental programs at Barona, the missing tee boxes are hardly noticeable.

Earlier this year, Golf Digest's ranking of America's 100 Greatest Public Courses, the kid-friendly Little Links Mountain nine-hole is scheduled to open Nov. 25.

And Bungalows Resort (50) The Big Island, Hawaii (57) 809-865-8622 ROOM RATE \$395 NEW + NOTABLE The new 18th on the island is a challenge with waterholes adding a distraction in front of the tee. The nine-hole Kiki Course, designed for bunkers, is a new and popular spot.

43 PRONGHORN (NR) Bend, Ore. SCORE 7778 CONTACT pronghornclub.com, 866-372-1003 ROOM RATE \$299 NEW + NOTABLE Luxury lodging is available with a view of the 16th hole on the Jack Nicklaus course, No. 23 among America's 100 Greatest Public Courses.

44 FAIRMONT SCOTTSDALE PRINCES (47) SCORE 7214 NEW + NOTABLE The 27 holes of golf have a new closing hole on the Oasis nine, thanks to construction of a new ballroom. Arizona's only sand-Island Green, a 320-yard par 4 with bunkers surrounding it.

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NEW + NOTABLE The adjoining Ocean Course is the oldest 18-hole layout in the state. The resort's 540 rooms will benefit from a five-year, \$60-million renovation and re-design to be completed in November.

46 FOUR SEASONS RESIDENCE CLUB AVANA (1538) CONTACT theclub.com, 407-253-7774 NEW + NOTABLE The Residence Club has 132 luxury villas in multiple configurations. All are within easy access of an Arnold Palmer-designed golf course overlooking Balquhain Lagoon.

47 THE BOLDERS RESORT (40) CONTACT thebolders.com, 480-468-9009 ROOM RATE \$359 NEW + NOTABLE The resort added more space on the South Shore, including the Shoreline Club (ideal for new golfers). Its casitas just underwent a multimillion-dollar renovation.

48 ST. REGIS MONARCH BEACH GOLF LINKS (NR) Dana Point, Calif. SCORE 7733 CONTACT monarchbeachgolf.com, 949-234-3200 ROOM RATE \$625 NEW + NOTABLE Last year the course replaced 180,000 square feet of turf with Bermuda grass. Make sure your approach into the severely undulated No. 3 green is not too steep.

49 THE PHOENICIAN (738) CONTACT thephoebian.com, 800-888-8234 ROOM RATE \$680 NEW + NOTABLE The 27 holes of golf have a new closing hole on the Oasis nine, thanks to construction of a new ballroom. Arizona's only sand-Island Green, a 320-yard par 4 with bunkers surrounding it.

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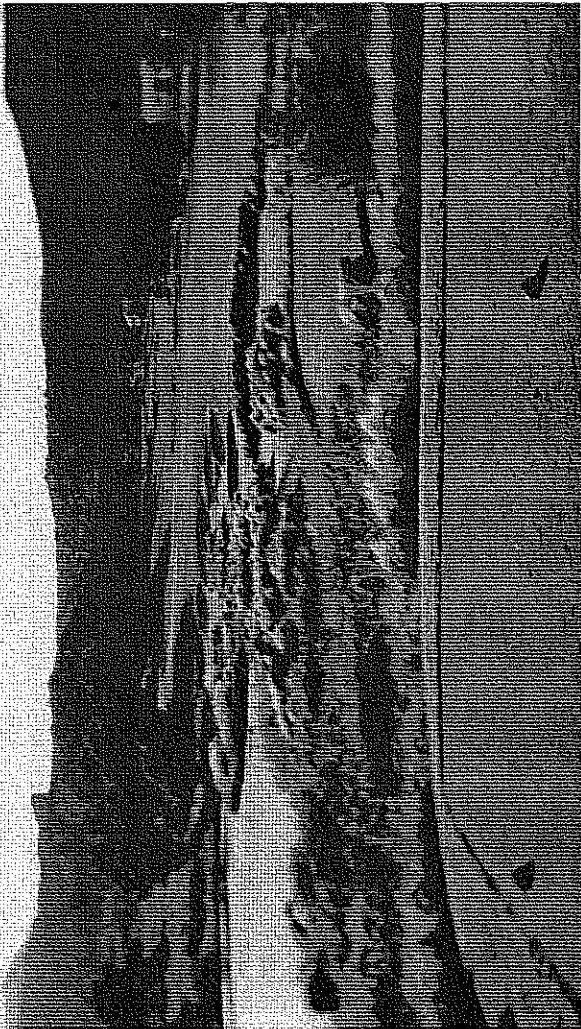
60 FAIRMONT SCOTTSDALE PRINCES (47) SCORE 7214 NEW + NOTABLE The 27 holes of golf have a new closing hole on the Oasis nine, thanks to construction of a new ballroom. Arizona's only sand-Island Green, a 320-yard par 4 with bunkers surrounding it.

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Barona Creek eliminated some tee boxes and went natural.



multiple choices for golfers playing The Links Course or the Pete Dye-designed Mystic Rock Course.

**52 FAIRMONT CHATEAU WHISTLER (B.C.) (23)** SCORE 77.05 CONTACT [fairmont.com/whistler](http://fairmont.com/whistler), 800-606-8244 ROOM RATE \$239

NEW + NOTABLE The 550-room resort houses five restaurants and the Vida Spa with 17 treatment rooms. Its Robert Trent Jones Jr. course sits at the foot of the snowcapped Whistler and Blackcomb Mountains.

**53 LOEWS VENTANA CANYON RESORT (34)** Tucson SCORE 76.89 CONTACT [loewshotels.com](http://loewshotels.com), 800-235-6397 ROOM RATE \$259  
NEW + NOTABLE Celebrated for its "green" efforts, the resort created a half-mile trail so guests can get a close look at the Sonoran Desert along its two Tom Fazio courses.

**54 THE ESEEOLA LODGE AT LINVILLE G.C. (N.C.) (NR)** SCORE 76.77 CONTACT [eseeola.com](http://eseeola.com), 800-742-6717 ROOM RATE \$299 NEW + NOTABLE Views of Grandfather Mountain create picturesque golf holes on this Donald Ross design. Bring some bread or fish food to feed the trout at the turn, or when fishing your ball out of the water.

**55 THE INN AT BAY HARBOR (Mich.) (41)** SCORE 76.76 CONTACT [innatbayharbor.com](http://innatbayharbor.com), 800-462-6963 ROOM RATE \$250  
NEW + NOTABLE Bay Harbor's bunker renovations included adding tour-quality sand throughout the 27-hole property, which lies on the edge of Lake Michigan.

**56 RENAISSANCE BIRMINGHAM ROSS BRIDGE GOLF RESORT & SPA (NR)** Hoover, Ala. SCORE 76.74 CONTACT [rossbridge.resort.com](http://rossbridge.resort.com), 888-236-2427 ROOM RATE \$189  
NEW + NOTABLE Bunkers were removed on four holes over the last two years to make the course more playable for the average golfer. From the tips, it plays to 8,192 yards. It claims to be the world's second-longest par 72.

**57 JW MARRIOTT IHILANI RESORT & SPA AT KO OLINA (NR)** Oahu SCORE 76.67 CONTACT [ihilani.com](http://ihilani.com), 808-679-0079 ROOM RATE \$545 NEW + NOTABLE En route to the 12th hole, golfers enter a tunnel under a waterfall, with Hawaiian floral decorations lining the unique entrance. The course is known for its black swans, too.

**58 FOUR SEASONS RESORT JACKSON HOLE (Wyo.) (NR)** SCORE 76.50 CONTACT [fourseasons.com/jacksonhole](http://fourseasons.com/jacksonhole), 307-732-5000 ROOM RATE \$625 NEW + NOTABLE Jackson Hole Golf & Tennis Club is among the top five in Golf Digest's Best in State ranking. Off-course, consider a wildlife tour, limited to just five people, through scenic routes in the Tetons.

**59 TRUE NORTH GOLF CLUB (NR)** Harbor Springs, Mich. SCORE 76.47 CONTACT [truenorthgolf.com](http://truenorthgolf.com), 231-526-3300 ROOM RATE \$840 (for an eight-person cottage) NEW + NOTABLE Plans to add two more cottages will double the rooms on property because of high demand at True North, ranked No. 33 among America's 100 Greatest Public Courses.

**60 FRENCH LICK (Ind.) RESORT (29)** SCORE 76.19 CONTACT [frenchlick.com](http://frenchlick.com), 888-936-9360 ROOM RATE \$229 NEW + NOTABLE Pete Dye's hilly 18-hole test includes must-see volcano bunkers. The resort, also home to a Donald Ross course, will host the 2012 Big Ten Championships.

**61 OJAI (Calif.) VALLEY INN & SPA (NR)** SCORE 76.14 CONTACT [ojairesort.com](http://ojairesort.com), 800-422-6524 ROOM RATE \$450  
NEW + NOTABLE This Southern California resort's nearly 90-year-old course is not long, at just more than 6,200 yards and a par of 70. But it's no pushover. From the back tees, its Slope Rating is 132.

**62 THE COEUR D'ALENE (Idaho) RESORT (24)** SCORE 75.98 CONTACT [cdaresort.com](http://cdaresort.com), 800-688-5253 ROOM RATE \$263 NEW + NOTABLE The course is most famous for its floating island green on the 14th hole, but there's a lot more to like, including first-rate conditioning and an excellent caddie program.

**63 RITZ-CARLTON, LAGUNA NIGUEL (NR)** Dana Point, Calif. SCORE 75.91 CONTACT [ritzcarlton.com](http://ritzcarlton.com), 949-240-2000 ROOM RATE \$495 NEW + NOTABLE This year a \$60 million project was completed that transformed bedrooms, meeting space and restaurants at the resort. The goal: to better reflect its Pacific Coast surroundings.

**64 RITZ-CARLTON AMELIA ISLAND (Fla.) (NR)** SCORE 75.87 CONTACT [ritzcarlton.com](http://ritzcarlton.com), 904-277-1100 ROOM RATE \$389  
NEW + NOTABLE In addition to a new fitness center, guests have access to The Golf Club of Amelia Island and The Golf Club of North Hampton, an Arnold Palmer design.

**65 HYATT REGENCY TAMAYA RESORT & SPA (NR)** Santa Ana Pueblo, N.M. SCORE 75.77 CONTACT [tamaya.hyatt.com](http://tamaya.hyatt.com), 505-867-1234 ROOM RATE \$159 NEW + NOTABLE Twin Warriors Golf Club, ranked among Golf Digest's best courses in New Mexico, is on the grounds of the Santa Ana Pueblo and includes 20 cultural sites, including an ancient cave dwelling on the 15th hole.

**66 CASA DE CAMPO RESORT (T-32)** La Romana, Dominican Republic SCORE 75.37 CONTACT [casadecamporesort.com](http://casadecamporesort.com), 978-423-7446 ROOM RATE \$295  
NEW + NOTABLE A nine-hole addition to the Pete Dye-designed Dye Fore was scheduled to open in September, upping the number of holes along the Caribbean to 63. Teeth of the Dog is the most popular course.

**67 SUN VALLEY (Idaho) RESORT (T-63)** SCORE 75.19 CONTACT [sunvalley.com](http://sunvalley.com), 800-786-8259 ROOM RATE \$259 NEW + NOTABLE Acquiring Elkhorn Golf Course in July gave Sun Valley 45 total holes. With the Trail Creek and White Cloud courses, visitors can pick from a wide array of holes and environments.

**68 JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA (NR)** SCORE 75.15 CONTACT [jwsanantonio.com](http://jwsanantonio.com), 866-882-4420 ROOM RATE \$289 NEW + NOTABLE An unlimited golf package runs \$349 a night. TPC San Antonio is one of only three destinations to host two tour events a year, at Greg Norman's Oaks Course and Pete Dye's Canyons course.

**69 BEAVER CREEK (Colo.) RESORT (NR)** SCORE 75 CONTACT [beavercreek.com](http://beavercreek.com), 800-953-0844 ROOM RATE \$147  
NEW + NOTABLE At this family-focused resort, Juniors play for free with an adult Monday through Thursday. Players can come across wildlife, including foxes that have been known to swipe golf balls.

**70 THE GRAND DEL MAR RESORT (NR)** San Diego SCORE 74.81 CONTACT [thegranddelmar.com](http://thegranddelmar.com), 855-314-2030 ROOM RATE \$270  
NEW + NOTABLE There's something for everybody at this resort, whether it's the newly built Equestrian Center, the world-renowned Addison restaurant, or the new Titleist Performance Institute Junior Center.

**71 HAMMOCK BEACH RESORT (NR)** Palm Coast, Fla. SCORE 74.71 CONTACT [hammockbeach.com](http://hammockbeach.com), 866-841-0287 ROOM RATE \$330  
NEW + NOTABLE Kids can enjoy the Nicklaus- and Watson-designed courses (Jack's is set by the ocean, Tom's is inland), with reduced green fees in the afternoon, or the nine-hole putting course.

**72 PARK HYATT AVIARA (NR)** Carlsbad, Calif. SCORE 74.67 CONTACT [parkhyatt.com](http://parkhyatt.com), 760-448-1234 ROOM RATE \$350 NEW + NOTABLE Guests won't forget the entertaining starters and the Tootsie Roll Pops given out during the round. With manufacturers minutes away, golf-equipment packages make for a complete experience.

**73 THE LODGE AT VENTANA CANYON (72)** Tucson SCORE 74.47 CONTACT [thelodgeatventanacanyon.com](http://thelodgeatventanacanyon.com), 800-828-5701 ROOM RATE \$249  
NEW + NOTABLE Elevation changes and rolling greens are common elements of the Mountain and Canyon courses. The latter is highlighted by its quirky par-3 third through rocks and cacti.

**74 TURNING STONE RESORT & CASINO (T-63)**, Verona, N.Y. SCORE 74.32 CONTACT [turningstone.com](http://turningstone.com), 800-771-7711 ROOM RATE \$194  
NEW + NOTABLE You won't need your car here. The clubhouse, restaurants and casino are within a 5-iron's range of your room. Its third course is a short shuttle away. The resort added a liquor license in 2010.

**75 PUNTACANA (Dominican Republic) RESORT & CLUB (NR)** SCORE 74.29 CONTACT [puntacana.com](http://puntacana.com), 888-442-2262 ROOM RATE \$130  
NEW + NOTABLE The first nine of the new P.B. Dye-designed Hacienda course should be ready in early 2012, giving guests access to 45 holes. The other 18s were designed by Dye and Tom Fazio.

NEW + NOTABLES WRITTEN BY JEFF PATTERSON AND STEPHEN HENNESSEY

**POWERS Steven \* GOV**

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**From:** Robert Johnson <unitedcountry@ymail.com>  
**Sent:** Saturday, September 03, 2011 3:05 PM  
**To:** GRIFFIN Jeff \* GOV  
**Subject:** Re: Bandon property exchange

Sure. Would be best after 3pm.

Sent from my iPhone

On Sep 3, 2011, at 12:10 PM, "GRIFFIN Jeff \* GOV" <[jeff.griffin@state.or.us](mailto:jeff.griffin@state.or.us)> wrote:

Tuesday be okay?

Sent from my iPhone

On Sep 2, 2011, at 8:31 PM, "Robert Johnson" <[unitedcountry@ymail.com](mailto:unitedcountry@ymail.com)> wrote:

Maybe we can talk briefly tomorrow afternoon or whenever you have a few minutes. 541-944-9319. Thanks

Sent from my iPhone

On Sep 2, 2011, at 6:58 PM, "GRIFFIN Jeff \* GOV" <[jeff.griffin@state.or.us](mailto:jeff.griffin@state.or.us)> wrote:

Misplaced your number Bob...sorry!

Sent from my iPhone

On Sep 1, 2011, at 11:53 AM, "ROBERT L. JOHNSON" <[unitedcountry@ymail.com](mailto:unitedcountry@ymail.com)> wrote:

Jeff,

These are the latest emails from Cliff Houck. While there is a certain amount of optimism interpreted, I am a bit nervous about what direction the "options" might go. Could you at your convenience? Thanks,

Bob

--- On Wed, 8/31/11, Hank Hickox <[hhickox@bandondunesgolf.com](mailto:hhickox@bandondunesgolf.com)> wrote:

From: Hank Hickox <[hhickox@bandondunesgolf.com](mailto:hhickox@bandondunesgolf.com)>  
Subject: FW: Bandon property exchange  
To: "Robert Johnson" <[unitedcountry@ymail.com](mailto:unitedcountry@ymail.com)>  
Date: Wednesday, August 31, 2011, 7:52 PM



FYI -

**Henry A. "Hank" Hickox**

General Manager, Bandon Dunes Golf Resort

Vice President, KemperSports

57744 Round Lake Drive

Bandon, OR 97411

Phone 541.347.5959

Fax 541.347.5757

[www.bandondunesgolf.com](http://www.bandondunesgolf.com)

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**From:** Cliff Houck [mailto:cliff.houck@state.or.us]

**Sent:** Tuesday, August 30, 2011 4:18 PM

**To:** Hank Hickox

**Cc:** Jim Morgan

**Subject:** RE: Bandon property exchange

Hank

Want to thank you for understanding the process, I believe that our time spend with the Com you with information that is much more certain than if you just hear it from staff.

September 29/30 works for both Jim Morgan and myself and would allow the time to visit. I the 23rd, you must be very proud, and you are being where a father should be. Jim and I w 29th and 30th for a trip to Bandon. As we get closer I will set some times, but would believe and the morning of the 30th would be the best time to plan on meeting.

Again, Thank you for understanding our process, I hope that we will take a step forward with end of the month.

Cliff Houck  
725 Summer Street NE, Suite C  
Salem OR 97301  
503-986-0731  
fax 503-986-072

>>> "Hank Hickox" <[hhickox@bandondunesgolf.com](mailto:hhickox@bandondunesgolf.com)> 8/30/2011 1:23 PM >>>

Cliff,

Thank you for your email. Obviously, any information you can provide about the options presented to the commission would be helpful to us but if policy dictates recommend confidential to State Parks staff and commission members only, we will respectfully follow to your direction. On behalf of Michael Keiser, we also vow to keep any and all comments regarding such proposals confidential until the appropriate time all jointly agree they can be made public.

Yes, we were hoping you would visit BDGR sooner, but we know you have a busy schedule. We would be happy to meet with you on the morning of September 23<sup>rd</sup> if it were not for the fact that Bob Johnson (a serving Army Officer) is scheduled to graduate from Ranger training at Fort Belknap on that day (I will be away attending). However, Bob Johnson and other members of the staff are available and you could tour with them.

As an alternative, I have completely blocked out September 29<sup>th</sup> and 30<sup>th</sup> should either work for you. Just as an aside, should you want to spend the night here we will honor the Oregon Government per diem rate for you and whoever else might accompany you. I can have myself or my assistant, Laura Dominguez (cc'd above) if so desired. We look forward to meeting together soon.

Regards,

**Henry A. "Hank" Hickox**

General Manager, Bandon Dunes Golf Resort

Vice President, KemperSports

57744 Round Lake Drive

Bandon, OR 97411

Phone 541.347.5959

Fax 541.347.5757

[www.bandondunesgolf.com](http://www.bandondunesgolf.com)

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**From:** Cliff Houck [mailto:cliff.houck@state.or.us]

**Sent:** Thursday, August 25, 2011 9:02 AM

**To:** [hhickox@bandondunesgolf.com](mailto:hhickox@bandondunesgolf.com)

**Subject:** Bandon property exchange

Hank

In my last phone call with you I mentioned Jim Morgan and I coming down to meet with you about some of your natural resource work in the area and also to try and give you a better idea of what we might bring about an exchange.

After the last Commission meeting the Director has had us work on some options that we think need the approval of the Commission. However these are options that the Commission has not seen and we have asked that in Executive Session that I provide the Commission with the option and allow that it would not be open to the public and would not be a decision. No decisions can be made in Executive Session but it would allow Commissioners to give their views of the options.

I apologize for the delay in our visit, but believe that answering your question about what my recommendation and what might gain support of our Commission could better be answered at the 21st Commission meeting.

I would like to suggest some dates for our meeting in Bandon. It looks like the morning of the week of 26-30th would work for a meeting. If you would let me know which dates work we would set the schedule to come visit.

Sorry for the delay, but believe that we will be prepared to have a better discussion.

Cliff Houck  
725 Summer Street NE, Suite C  
Salem OR 97301  
503-986-0731  
fax 503-986-072

**POWERS Steven \* GOV**

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**From:** GRIFFIN Jeff \* GOV <Jeff.GRIFFIN@das.state.or.us>  
**Sent:** Monday, July 18, 2011 3:59 PM  
**To:** NELSON Scott \* GOV; MCCABE Tim; WOLF Greg \* GOV  
**Subject:** RE: Bandon Dunes Project

Thanks Scott, I'll be on the tour tomorrow and have been discussing it with Tim Wood.. Should have it covered. Jeff

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**From:** NELSON Scott \* GOV  
**Sent:** Sunday, July 17, 2011 7:11 AM  
**To:** 'McCabe Tim'; WOLF Greg \* GOV  
**Cc:** GRIFFIN Jeff \* GOV  
**Subject:** FW: Bandon Dunes Project

Greg,

Wanted to make sure you saw this note from Tim. I believe that Jeff Griffin has been involved.

I'm happy to meet with anybody involved, but I wanted to check with you first to see if you think we've got it adequately covered.

Scott

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**From:** McCabe Tim [mailto:tim.mccabe@biz.state.or.us]  
**Sent:** Friday, July 08, 2011 8:17 AM  
**To:** NELSON Scott \* GOV  
**Cc:** VanHuffel Gary; CLAFLIN Chris; Goddin Karen; Coffin Jennifer  
**Subject:** FW: Bandon Dunes Project

Scott,

Another heads up, this was a project that Governor Kulongoski supported.

Tim

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**From:** CLAFLIN Chris  
**Sent:** Thursday, July 07, 2011 4:16 PM  
**To:** VanHuffel Gary; McCabe Tim; Goddin Karen  
**Cc:** jennifer.coffin@state.or.us  
**Subject:** Bandon Dunes Project

Please see attached new narrative of the proposed land exchange between Oregon Parks and Recreation and Bandon Biota. Bandon Biota is essentially a real estate holding company for Bandon Dunes owner Michael Keiser. Some of the properties held are presently or will be developed golf properties. However, a substantial amount of property is held for conservation purposes.

I sent out another version of this narrative last week. Mr. Keiser wanted it changed because he felt some of the language was too inflammatory regarding state parks. Regardless, there is no little frustration with the process which is outlined in the first couple of sections.

I talking to Bandon Biota's land agent Bob Johnson yesterday, I was asked If I could get this narrative in front of Scott Nelson and possibly set up a meeting. I don't believe anyone connected to Bandon Dunes is looking for a super heavy hand from the Governor's Office – just a little encouragement for Parks.

Over the past 10 years Bandon Dunes has become the largest private employer in Coos County.

Let me know your thoughts.

Chris Claffin  
Business Oregon  
(541) 267-4651 - Office  
(541) 297-1587 - Cell

## BANDON BIOTA/OPRD LAND EXCHANGE

### Overview

In late 2008, Michael Keiser met with OPRD representative Cliff Houck to introduce his intention to develop a 27-hole golf course and clubhouse south of Bandon approx. three miles. Over the previous 5 yrs. Mr. Keiser has acquired, through a number of smaller transactions, approx. 220 acres of privately owned dune lands west of existing cranberry bogs and bordering State Parks owned lands known by the agency as the "Bandon Natural Area", on the east. The State ownership is approx 1,350 acres in size. Mr. Keiser requested consideration by the State for a land exchange that would provide sufficient area, when combined with the existing ownership, to design a world class golf course that would be designed and operated following a "Scottish Model", as at St Andrews, Scotland. In this model, Oregonians would play for nearly free, while the out of area customers pay the regularly charged rates at the main resort, Bandon Dunes. OPRD agreed in concept to the requested exchange and identified lands that they felt would justify and qualify for exchanging the requested lands by Mr. Keiser.

### The Lands Involved

OPRD identified a 111 acre parcel owned by Coos County at the terminus of the existing Four Mile Rd., the acquisition of which would increase critical Snowy Plover habitat substantially as well as provide physical access to the Bandon Natural Area, which had previously lacked road access. With the assistance of Bob Laporte, county land agent, county commissioners offered the parcel for sale at public auction. Bandon Biota, Mr. Keiser's conservation land holding entity, was the successful bidder at \$800,000 in March of 2009. Also offered to OPRD was a 97 acre parcel bordering the Coquille River and surrounded by State lands at Bullards Beach State Park. Bandon Biota identified a 206 acre portion of the State land to add to its' existing holdings. Bob Johnson met with Mr. Houck in April of 2010 at Mr. Keiser's request to determine next steps. In this meeting, Mr. Houck again expressed OPRD's willingness to pursue the exchange and a step by step process to proceed was discussed. In order to expedite the process, it was agreed that Bandon Biota would order and pay for appraisals on all of the lands involved. Appraisals were completed by Marineau and Associates, the mutually agreed upon appraiser, in June of 2010. A study area of 358 acres of OPRD land was identified and appraised at \$1,575,000. The adjusted value of the 206 acre portion of OPRD lands is approx. \$625,000. Bandon Biota lands were appraised at \$1,020,000. Subsequently, numerous meetings and phone conversations have occurred in an attempt to finalize an agreeable exchange. A presentation to the Board of Directors of State Parks was made in October of 2010 by land use attorney, Al Johnson and real estate representative, Bob Johnson outlining the benefits of the exchange, which include economic, recreational and conservation values. Shortly after this presentation, OPRD requested enlarging the exchange to include other lands desired by State Parks at Eel Lake. Mr. Keiser again flew to Salem and met with Tim Wood, Cliff Houck and other OPRD staff in April of 2011 to discuss the transactional details of the newly introduced lands by OPRD. Mr. Keiser

agreed to participate in a three way trade which now included ODFW land in order to bring closure to the proposed exchange. Bandon Biota would be including another approx. \$1.5 M in lands and cash to this proposal, so increased the requested lands from 206 to 358 acres, which was the original area appraised. We are presently seeking clarification from OPRD regarding their current position. We are hopeful that the governor will take a close look at this unprecedented opportunity for the state and its' citizens and support the finalizing of exchange details.

### **Economic Impact**

The construction phase will generate as many as 100 jobs through local and regional contractors and have an approx cost of \$7,000,000 over an 18 month period. Once completed, there will be approx. 80 jobs including professional management, staff, grounds management and caddies. Additionally, because the golf course will be operated to provide very inexpensive golf to Oregonians, it is anticipated that there will be a significant participation by local and regional golfers, who are presently not coming on a regular basis to Bandon Dunes Golf Resort due to the rates currently charged. These golfers will not typically be staying at the existing resort facilities at Bandon Dunes, but rather utilizing, lodging and food service in the city of Bandon. With affordable, high quality golf permanently available, it is likely that renewed interest in the local real estate market for second homes and vacation rentals will result. New businesses are likely to be attracted to service this emerging market.

### **Recreation- The "Scottish Model"**

The 27 hole design will provide two full sets of tee times daily- one set teeing off on #1 and another set teeing off on #19. This system will ensure that there is no overlap between local and out of area golfers. The out of state golfers will pay full rates charged by Bandon Dunes and have preferential tee times during the high season from June through Sept. This will effectively subsidize the rates paid by locals. Because there will be two full sets of tee times, there will be tee times available daily during this period for Oregonians, who will simply need to provide an Oregon drivers license to be granted the reduced rate (estimated to be no more than \$25-35). School age children and juniors will always play for free and youth golf programs will be encouraged. It is estimated that there will be in excess of 50,000 rounds of golf played annually after course maturity is reached. The vast majority of rounds will be played by Oregonians because of the dual set of tee times and the seasonal nature of the out of state market.

### **Conservation**

The OPRD lands requested are very nearly completely infested with gorse, European beach grass and scotch broom. These invasive plant species have degraded the habitat for silvery phacelia and snowy plover, both endangered species. A large portion of the 1,350 acres of OPRD land is gorse infested and represents a significant fire threat to local homes as well as the city of Bandon itself from the south. As has been the case at Bandon Dunes, construction of the golf course will dramatically diminish this threat.

Bandon Biota has offered in discussions to remove and manage the gorse on OPRD lands not acquired. This management will provide for a substantial increase in habitat for both snowy plover and silvery phacelia populations.

### **Conclusion**

Discussions are continuing with OPRD in an attempt to finalize the proposed trade. The Coos County commissioners have been recently briefed on our proposal to OPRD and are enthusiastically supportive. Once completed, land use applications will be filed seeking permission for the project. The process to date with OPRD has been tedious. We are, however, optimistic that the overwhelming benefits of the exchange and subsequent development will carry the day. Thank you in advance for your consideration and support.

Respectfully,

Bob Johnson  
On behalf of Bandon Biota, LLC