

Meeting Minutes -Field Walk

Town of East Haddam

Black Birch Golf Course Feasibility Study Committee

Special Meeting

Date: April 11, 2026

Location: Black Birch Golf Course, 10 Banner Road, Moodus

1. Call to Order & Attendance

The meeting was called to order by Chairman Alan Ponanski at 10:00 am Saturday, April 11 at the Black Birch parking lot.

Committee Members Present:

Alan Ponanski, Steven Longobardi, Mike Morris, Jeff Miller, Donald Lorusso, Jef Wolter, Daniel Zimmerman.

Additional Attendees:

Josh McKim, Managing Partner, Alliance Golf Northeast

Bob Casner, Chairman, Economic Development Commission

2. Approval of Agenda

The Agenda prepared by Chairman Ponanski was to tour the Black Birch Golf Course with an experienced golf course owner and manager to get his thoughts on the feasibility of buying and restoring the course.

5. Public Comment

No members of the public were present for comment.

6. New Business

The Committee toured the Black Birch Golf Course with Josh McKim, who with his partners has purchased and improved six golf clubs in CT and MA, most notably Oxford Greens in

Oxford, CT and Silo Point in Southbury, CT. He generously offered his time on a Saturday morning to tour the course with the Committee and share his thoughts.

7. Executive Session

The Committee went into Executive Session at 10:15 am on a motion by Wolter, second by Morris, and a unanimous vote. The purpose was to discuss confidential financial information, cost estimates, asking prices, property valuation, and details of contractual relationships with a golf course owner/manager.

Chairman Ponanski returned to Regular Session at 11:55 am stating that no motions or decisions were made while in Executive Session.

8. Adjournment

The meeting was adjourned at 12:00 noon on a motion by Longobardi, second by Miller, and a unanimous vote.

Respectfully submitted,

Jeff Miller

Secretary, Black Birch Golf Course Feasibility Study Committee