



# CAMP PROPERTY STEWARDSHIP

*PREPARING FOR THE FUTURE OF  
SIMON KENTON COUNCIL*

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# HOW WE GOT HERE

## *Three Years Ago*

- Motion to Sell Camp Oyo
- Volunteer Camp Property Stewardship Committee Appointed

## *Two Years Ago*

- Research and Review of Financial, Usage, and Growth Potential for Each Camp

## *One Year Ago*

- Independent Regional Volunteers Review and Recommendations
- Continued Research including Deeds and Agreements

## *Today*

- After Careful Review, Two Resolutions Formed

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# INFORMATION CONSIDERED

- **Independent Regional Volunteer Assessment of SKC Camps**
- **Assessment Team's Recommendations**
- **Camp Capacity, Usage, and Attendance**
- **Three Year Financial Review**
  - Revenue
  - Expenses
  - Summer Camps
- **Ideas and Options**
- **Deed and Legal Research**

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# INDEPENDENT REGIONAL VOLUNTEER ASSESSMENT

- **SKC Camps Operate at a \$800,000 Loss**
- **Over 43 BSA Camps within 3-hour drive**
- **SKC Camp Facilities Score Low in NCAP Self-evaluation – confirmed by Assessment team**
- **Brand Image Problem**
- **Poor BSA Representation**
- **50%+ SKC Troops Camp Out of Council**

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# RESULTING RECOMMENDATIONS

- **Review Conservation easement at Camp Lazarus with the intent to sell all/part of property and invest proceeds in remaining properties**
- **Create council camp master plans for improving and developing remaining properties**
- **Initiate a capital campaign to address critical needs in remaining camps**
- **Develop business plan for remaining properties that moves camping operation to a sustainable level.**

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# CAMP COMPARISONS

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# CAMP CAPACITY COMPARISON

	Camp Falling Rock	Camp Lazarus	Camp Oyo	Chief Logan Reservation
TENT CAMPING	715	880	480	824
CABIN CAMPING	204	352	162	182
DINING HALL CAPACITY	300	200	200	400
ACREAGE	488.7	230.3	58.5	260.9

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# YEAR-ROUND WEEKEND USAGE

*(number of weekends of occupancy per year)*

	Camp Falling Rock	Camp Lazarus	Camp Oyo	Chief Logan Reservation
2017	37	47	43	30
2018	37	46	43	31
2019 YTD	30	41	38	28

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# YEAR-ROUND CAMP ATTENDANCE

*(non-summer camp)*

	Camp Falling Rock	Camp Lazarus	Camp Oyo	Chief Logan Reservation
2018	8,946	18,361 est	2,070	2,267
2019 YTD	9,920	20,017	2,260	2,501

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# UNIT SUMMER CAMP ATTENDANCE

	Totals	Camp Falling Rock Attending	Chief Logan Reservation Attending	Camp Falling Rock Percent Attending from SKC	Chief Logan Reservation Percent Attending from SKC
<b>2018</b>					
All Troops	146	41	105	85%	60%
SKC Troops	98	35	63		
<b>2019</b>					
All Troops	131	41	90	83%	58%
SKC Troops	86	34	52		

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# SCOUT SUMMMER CAMP ATTENDANCE

	Totals	Camp Falling Rock Attending	Chief Logan Reservation Attending	Camp Falling Rock Percent Attending from SKC	Chief Logan Reservation Percent Attending from SKC
<b>2018</b>					
All Scouts	1382	464	918	86%	57%
SKC Scouts	918	398	520		
<b>2019</b>					
All Scouts	1550	429	1121	87%	68%
SKC Scouts	1140	374	766		

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# 3 YR AVERAGE CAMP FINANCIALS

*(non-summer camp)*

	Camp Falling Rock	Camp Lazarus	Camp Oyo	Chief Logan Reservation
REVENUE	\$ 23,674	\$ 96,163	\$ 34,344	\$ 10,763
EXPENSES	\$ 61,105	\$150,506	\$ 66,842	\$ 87,715
NET	(\$ 37,430)	(\$ 54,343)	(\$ 32,738)	(\$ 76,952)

*\* Figures do not include an aggregate of \$385,000 + in annual camp property insurance, depreciation and ranger salary expense*

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# 3 YR AVERAGE SUMMER CAMP REVENUE

	Camp Falling Rock	Camp Oyo	Chief Logan Reservation
REVENUE	\$212,747	\$ 29,968	\$349,987
EXPENSES	\$178,675	\$ 25,795	\$275,090
NET	\$ 34,072	\$ 4,173	\$ 74,896

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# CONCLUSIONS & RESOLUTIONS

- **Camp Property Stewardship Committee analysis of camp attendance and fiscal performance**
- **Early stages of camp master planning starting**
- **Camp Lazarus easement research conducted – difficult to reverse**
- **“Business as usual” not sustainable**
- **Committee recommendations to SKC Executive Board**

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# RECOMMENDATIONS TO SKC BOARD

## Recommendation 1:

**On or before September 1, 2020, close Chief Logan Reservation and cease all SKC operations at Chief Logan Reservation. Immediately publicly advertise and list for sale, lease, license, or other transaction, any or all portions of, or interests in, Chief Logan Reservation. Upon agreement, the Scout Executive, President and Treasurer are hereby authorized to encumber and expend all funds as may be reasonably necessary up to Fifty Thousand Dollars (US\$50,000.00) to prepare Chief Logan Reservation for listing and sale, lease, license, or other transaction. Any resulting sale, lease, license, or other transaction of Chief Logan Reservation (or any portion or interest thereof) will be presented to the Executive Board for final approval prior to any such action becoming final.**

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# RECOMMENDATIONS TO SKC BOARD

## Recommendation 2:

**Appoint a committee to immediately investigate revenue generating options, including but not limited to the sale, lease, license or other transaction, of land on the south and southeast portion of Camp Lazarus not currently encumbered by the existing conservation easement and otherwise not currently being regularly used in a material manner by SKC or its invitees or licensees. Upon agreement, the Scout Executive, President and Treasurer are hereby authorized to encumber and expend all funds as may be reasonably necessary to assist the committee in its investigation up to Twenty-Five Thousand Dollars (US\$25,000.00). Any resulting sale, lease, license, or other transaction of Camp Lazarus (or any portion or interest thereof) will be presented to the Executive Board for final approval prior to any such action becoming final.**

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# MOVING FORWARD

- **Work to ensure the traditions and spirit of Chief Logan continue within SKC summer camp program**
- **Create camp master plans that incorporate geographic and programmatic strengths of each SKC property**
- **Invest to improve properties and expand programs**
- **Create destination camps that grow toward fiscal sustainability and responsibility**

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# QUESTIONS AND DISCUSSION

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