



Winnebago Council New Visions Task Force Meeting 6 - Minutes

February 4, 2012
Director's Lodge
Winnebago Scout Reservation
Marble Rock, Iowa

Summary

The Task Force is made up of a group of volunteers with diverse Scouting background and experience. We have had frank, open discussions. The Task Force has examined every possible scenario and a few of the options have surfaced as potentially financially sustainable and capable of providing outstanding outdoor programs to the Scouts of Winnebago council. **The Task Force has agreed from the beginning of the process that maintaining the status quo is not an option.**

Four recommendations pertaining to Council properties have surfaced for further consideration:

- Keep Winnebago Scout Reservation and the south portion of Ingawanis Adventure Base; and sell the north portion of Ingawanis Adventure Base
- Keep the south portion of Ingawanis Adventure Base; and sell the north portion of Ingawanis Adventure Base and Winnebago Scout Reservation
- Keep Winnebago Scout Reservation; sell Ingawanis Adventure Base
- Sell both properties; keep no property

At the direction of the Council Key 3, the following steps have been approved to evaluate the ownership and value of the properties.

- The abstracts to property owned by the Council have been sent to abstracting offices to be continued.
- Once continued, a Title Attorney will review the abstracts and Deeds, and render a Title Opinion.
- An attorney has been retained to review Trust documents and will work in conjunction with the Title Attorney to identify any issues concerning ownership of property, endowments and donations with contingencies, and any other issues that may affect clear title to Council properties.
- An appraiser will be hired to complete appraisals of all council properties.

Next Steps

1. The Task Force will generate a report to the Board of Directors of Winnebago Council containing the data, research, analysis and consensus decisions of the Task Force. All options that were considered will be identified, and the pros and cons of the four options identified for consideration will be discussed.
2. Findings of the Task Force will be used by Council program and activity chairs, and professional staff, to create the plan required by National to describe the steps the Council will take to attain financial sustainability.



Minutes of the Meeting

Attendance:

John Winter, Matt Dodge, Todd Wordel, Wayne Magee, Jim Ehmen, Francis McElroy, Larry Pump, Mike Schweizer, Jim Hughes, Walt Senchina, Dan King, Christie Kangas, Bret Spaulding, Brenda Devries, Jim O’Conner, Alan Anderson, Ed Narigon, Tony Thompson.

Financial Subcommittee Report - Walt Senchina

The Task Force reviewed the projections presented for the various scenarios identified as possibilities at the previous meeting. A key factor is that the cost per participant per day of operating both camps is calculated as \$65 in 2008, \$58 in 2009, \$81 in 2010 and \$61 in 2011. The financial projections are attached.

Program Subcommittee Report – Brenda Devries

See attachments: “What is an Outdoor Program” and “2011 Outdoor Programming”

The Task Force reached consensus that Winnebago Council will need to increase the number of youth participating in Outdoor Programs.

Facilities Subcommittee Report – Wayne Magee and others

Wayne provided his opinion that repairing and remodeling existing facilities at the camps will not result in the necessary grade of “B” or “C”. Building new facilities would be more cost effective. Wayne provided general guidelines of the cost to construct various sizes of buildings.

The Task Force discussed the comparison of Winnebago Council properties with other Councils.

The following chart shows Councils similar in size to Winnebago Council and their camp holdings:

<u>Name</u>	<u>Youth</u>	
Duluth	3505	No camps
LaCrosse	3865	1 camp with Boy Scout and Cub Scout programs
Rochester	3365	1 Cub Scout only
Mankato	2824	1 Boy Scout and ½ Cub Scout
Waterloo	3864	1 Boy Scout and 1 Cub Scout
Sartell - St. Cloud, MN	4754	1 Cub Scout - profitable last 2 years
EauClaire	3986	1 camp with both Boy Scout and Cub Scout



Analysis of Options

John Winter facilitated a discussion to evaluate the different options developed in the previous meeting. First the task force identified key characteristics of a successful camp, and a weighting was assigned to each characteristic. After discussion, some characteristics were determined to be inconclusive and were discarded.

There were seven options to consider, in no order of preference.

1. Sell both properties, keep no property
2. Sell both properties, purchase new site and build new (*this option was determined not to be financially feasible*)
3. Keep south portion of Ingawanis Adventure Base and sell north portion of IAB and Winnebago Scout Reservation
4. Keep both properties, decommission them. (No caretaker, no maintenance or repairs.)
5. Keep Winnebago Scout Reservation, and south portion of Ingawanis Adventure Base and sell north portion of IAB
6. Keep Winnebago Scout Reservation, sell Ingawanis Adventure Base
7. Keep Ingawanis Adventure Base, sell Winnebago Scout Reservation

The following chart shows the criteria and the weighting, and the score assigned by the task force to each category.

Option Ratings for Winnebago Property								
Criteria	Weighting	1	2	3	4	5	6	7
Financial Sustainability	10	10	NA	9	1	8	8	4
Marketability	8	5	NA	4	1	10	7	7
Programming	9	4	NA	5	1	10	6	6
Accessibility	0		NA					
Location to population	0		NA					
Community Infrastructure	4	1	NA	4	2	10	5	5
Camp Infrastructure	8	10	NA	9	1	2	4	3
Year-round use	6	1	NA	7	3	10	9	8
Non-scout appeal	1	1	NA	8	2	9	8	10
Score		267		305	63	375	304	252



Based on this analysis, four recommendations have surfaced for further consideration:

- Keep Winnebago Scout Reservation and south portion of Ingawanis Adventure Base and sell north portion of IAB
- Keep south portion of Ingawanis Adventure Base and sell north portion of IAB and Winnebago Scout Reservation
- Keep Winnebago Scout Reservation, sell Ingawanis Adventure Base
- Sell both properties, keep no property

An evaluation of risk was conducted. All of the options considered have risks to implementation of the plan and the Outdoor Program. The risks will be manageable, but will take volunteer energy, funds, and management.

- Keep Winnebago Scout Reservation and south portion of Ingawanis Adventure Base and sell north portion of IAB
Risks – Too little dollars from sale of north side of IAB to enhance financial sustainability and make improvements to WSR; unknown attendance by Boy Scouts to summer camp at WSR; potential decrease in Friends of Scouting donations.
- Keep south portion of Ingawanis Adventure Base and sell north portion of IAB and Winnebago Scout Reservation
Risks - No facilities at retained property so resident camp will be limited; resulting in decreased numbers of scouts attending residence camp; cub camping may diminish resulting in fewer numbers transitioning to Boy Scouts.
- Keep Winnebago Scout Reservation, sell Ingawanis Adventure Base
Risks – This may alienate some volunteers and result in fewer volunteer hours and FOS loss; some programs particular to IAB may be lost, or need to experience extensive and expensive change (horse program, archery, mountain biking.)
- Sell both properties, keep no property
Risks - Outdoor program will have to be re-imagined using public property and out-of-council resident camps. Cub Scout camping may diminish resulting in fewer numbers transitioning to Boy Scouts.