

**02/15/24 – Double V Task Force  
TOWN HALL MEETING MINUTES**

**Catalina Council – Scouting BSA – DOUBLE V Task Force**

**TOWN HALL MEETING of 02/15/24**

**MINUTES and responses**

**Committee Members In-Person (Scout Office)** – Shannon Roberts, Don Riegger, Steve Odenkirk, Jeff Brunet, Tom Kittle, Brett Rustand, Joe Winfield (Chair)

(Via Zoom): Clint Liechty

**6:00 PM**

Don Riegger – Ground rules for this meeting’s in-person participants as well as on-line participants. Asking each in-person participant to fill out a speaker card. Will go through in-person speakers and then on-line speakers.

**History of the DOUBLE V Task Force:**

- Examination by Finance Committee reviewing all Council expenses concluded a high cost per scout for usage of the pool.
- Double V overall has been operating at a significant net loss for many years
- Efforts to improve and overcome significant deferred maintenance have been insufficient. For example, the limited impact of a two Arizona Builders Alliance DOUBLE V “Workdays”. An estimated \$200,000 in labor and materials were invested but made only a modest improvement to the camp.
- Scouting has been “over camped” for many years. The recent national bankruptcy case at the BSA National level highlighted the extent that BSA nationally has too many camps for its existing membership. Current council population of 1,800 (25% of 2018/2019 levels) does not support two camps.
- Ever encroaching development around the DOUBLE V site. Even the adjacent rock quarry is now zoned for and it likely to soon be converted into single family homes.
- Historically, CCBSA has avoided addressing the severe deferred maintenance at this camp and has simply “kicked the can down the road” on much needed operational and capital improvements.

**Overview of Task Force Committee Composition –**

Joe Winfield is the Chair – An Eagle Scout with six Eagle Scout sons in the CCBSA Council; CCBSA Board Member

Jeff Brunet – Recently served as a Scoutmaster in CCBSA. Two sons in the BSA program. CC BSA Board Member. Recently joined the CCBSA Program Committee

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Tom Kittle – CCBSA Eagle Scout. CCBSA Board Member. Current Chair of CCBSA Properties Committee.

Clint Liechty – Long-time CCBSA leader and member. Current CCBSA Board Member

Steve Odenkirk – Former CCBSA Scoutmaster, three Eagle Scout sons, former Chair of the CCBSA Properties Committee. Current CCBSA Board Member.

Fred Petersen – Currently a registered CCBSA Troop level leader (ASM). Two Scouts in the program. Current CCBSA Board Member and Operations Committee Chair.

**AD-HOC Committee Members**

Shannon Roberts – Current CCBSA Scout Executive

Don Riegger – Current CCBSA President. Three Eagle Scout sons.

**6:10 PM**

**Joe Winfield – Task Force activity to-date**

- Committee formed three individual sub-committees as follows:
  - Feasibility of retaining DOUBLE V as a “Scouting Only” venue
  - Feasibility of partnering with one or more outside parties to create a property that would be owned, used, and operated by multiple non-profits and/or governmental entities (EX. Local municipalities).
  - Mothballing and then subsequent discharge of the property – could include return to BLM, sale to a third party (subject to existing BLM restrictions), etc.
- The preliminary recommendation of the Committee is to dispose of the camp due to its inability to cover its own ongoing operating costs as well as the obvious need for substantial renovation to return the facility to “market ready” use by Scouts and/or third parties. Preliminary estimate of a minimum of \$1,000,000.
- Fred Petersen of the Task Force has done a deep dive into the controlling documents and indicates there may be a way to convert the existing property into a fee simple property available for sale. If such a conversion is possible (TBD), a sale could be to a qualified non-profit or public entity (EX. Pima County, or a non-profit enterprise), or to a for-profit organization (EX. land developer, homebuilder, etc.).
- The purpose of this Town Hall is to take comments from the Scouting Community as to what the plan of action should be for DOUBLE V.

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**Speakers – On Site**

**Sam Albo – volunteer within CCBSA – currently inactive in BSA**

If DOUBLE V is given up, we will not be able to recapture this type of asset in the future given our current financial position.

**Alan Kath – Speaking on behalf of two individuals: (a) Lou Salute – former CCBSA Scout Executive; and (b) Mr. Doug Wright**

Due to the three-minute time limit per speaker, Mr. Kath presented only the Lou Salute comments and handed in a letter from Mr. Wright date 02/15/24 (See attachment to these MINUTES)

Vern and Virginia Furrow donated both DOUBLE V and the former Scout Office building (on Rosemont) to CCBSA. Subsequently, CCBSA sold the building for the financial gain it offered to help support CCBSA operations. “We cannot slash and cut our way to a profit.” BSA has fundraising options that are not being explored. Camp Lawton has significant restrictions, the most significant of which is no operational pool. DOUBLE V must remain a camp. We cannot sell it without a long battle with BLM. “A Scout is Trustworthy” - Is CCBSA living up to this part of the Scout Law in considering liquidating the gift from the Furrows?

**Jim Harriman – 22 years as a CCBSA volunteer in many capacities. Estimates he has participated in 100+ Scouting activities at DOUBLE V**

The uniqueness of DOUBLE V offers CCBSA a chance to hold all types of Scouting activities that are not easily held elsewhere. CCBSA will not survive without Cub Scouts and DOUBLE V is a (the) place that CCBSA holds most of its Cub Scout activities. If two camps are no longer feasible for the Council, has the Council considered shutting down Lawton and retaining DOUBLE V? There is, admittedly, significant work to be done at DOUBLE V, but nowhere near the \$1,000,000 figure quoted by the Task Force.

**Leann Herriman**

Lots of successful activities have been held at DOUBLE V over the years (EX. Spring Cub Day camps, summer camps, twilight camps, bike rodeos, model rocket days, etc.). Fires have hit Camp Lawton numerous times and would seem likely to occur again. DOUBLE V saved these programs by giving CCBSA an alternate site.

**Mike Jones – CCBSA is his fourth Council**

Need to make a long-term decision here. Consider alternate and multi-users for this asset. Who else can use the swimming pool that we are not currently working with? Can we create and “lease” dog walking paths to the many new residential neighbors? Can we lease out the BB

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gun range and the archery range? Are significant donations available from Home Depot and Lowes to help with the renovation work needed at DOUBLE V?

**John Longhofer – Long time CCBSA volunteer**

Ken Tucker and John spoke many years ago about the need to engage with third parties to increase the utilization of the assets at DOUBLE V. Specifically, turning the pool into some type of public use asset with BSA involved in the staffing, lifeguards, etc. of the facility. With no pool at Camp Lawton, where will the Scouts swim? Could open the archery range to the public. Lights could be added to the facility to allow for the hosting of parties and other public events. DOUBLE V offers a very different camping experience from Camp Lawton.

**Becky Chambers – Long time CCBSA volunteer**

Mrs. Chambers indicated that her questions and comments had already been addressed by prior speakers.

**Danny Carman – Order of the Arrow (Region) volunteer and Chair of the Improvement and Maintenance Sub-Committee of CCBSA**

Deferred maintenance and lack of use are obvious at DOUBLE V. CCBSA has significantly under-charged for the use of the camp over many years. DOUBLE V offers an urban camping experience similar to that of the Heard property in Phoenix. Further, DOUBLE V offers significant storage for CCBSA equipment (EX. canoes and canoe trailers). Where will the Council be able to store and/or work on equipment if DOUBLE V is disposed of? One of the reasons CCBSA has not been able to fund raise effectively for DOUBLE V is that it has long been operated under rumors that the facility may soon be shut down. This is no way to gain momentum as one looks to drive a capital campaign. A "Friends of DOUBLE V" group could be formed, and funds could be raised to make needed improvements.

**Al Cooper – Eagle Scout – 10 years as a Scoutmaster, Cubmaster, and District Chairman. Also, a James E. West Fellow within CCBSA**

What does "DOUBLE V" stand for? It stands for Vern and Virginia Furrow. Mr. Furrow founded Payless Cashways and grew it to 190+ stores. He was instrumental in having CCBSA acquire the DOUBLE V Scout Ranch and the former Scout Office properties in the early 1970's. The Order of the Arrow group spends multiple weekends each year at DOUBLE V completing service projects. Selling off the camp is a travesty to the names of Vern and Virginia Furrow.

**Brent Sigafus – Scoutmaster of a current CCBSA Troop**

Has been a Scout within CCBSA. He is "going against the grain" at tonight's meeting by speaking out for the removal / shutdown of DOUBLE V as it is "not a functional camp". Waivers signed by public users on the DOUBLE V property do not effectively waive all liability to the Council. Even if CCBSA were to engage in both significant improvements and to reach-out to

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the general public or select third party users, having those non-Scouting users on-site still creates meaningful liability to the Council and would require active on-site management of the property. It has always been a battle to maintain DOUBLE V. QUESTION: Could CCBSA keep just a portion of the existing camp and step away from the responsibility and maintenance of the remainder? (EX. Not have to continue to maintain the pool).

**Brian Goldstein – 50+ years as a Scout and as a volunteer in CCBSA**

If we were to vacate DOUBLE V, what would we do to facilitate program for our Scouts? Possibly move towards public lands and/or private facilities?

**Joe Leitz – Former BSA Scout**

More questions than comments.

- (1) What are the annual expenses at DOUBLE V? *RESPONSE - Don Riegger responded for the Task Force – Approximately \$50,000 - \$75,000 net operating loss*
- (2) The \$1,000,000 in repairs and upgrades referenced earlier by the Task Force, where was this figure sourced?
- (3) Has a feasibility study been completed to ascertain the viability of a capital campaign to fundraise to save this camp and to also support CCBSA more broadly? Phoenix's re-development of the Heard property was a boon to their membership. I am willing to help with any / all of these suggestions.

**AC Chuck Mayer – 50 years in CCBSA and 19 years before that in other BSA activities**

*Response to an earlier question raised in conversation – CCBSA has, over the last 50 years, owned five camps.*

Tucson is now five times larger than it was when he arrived here. The additions of Vail and Sahuarita, AZ are noted here as well. Additionally, it would appear that there is lots of new development still happening in the Tucson area.

Former Council Representatives used to hand-out cards with a quote on them “100 Years from now my bank account balance will not matter, or the type of car I drive, but I was important in the life of a boy.”

**David Bernheim – Decades of work with CCBSA in many capacities**

How will the sale / shutdown of DOUBLE V potentially impact future donations? Will CCBSA's shutdown of the camp send the wrong signal to potential future donors? We need to keep this in Scouting forever. Not holding on to such a significant gift will not help drive future donations.

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**Dan Rowland**

I have a unique perspective on this matter as I have historically worked on the CCBSA budget. Has the Council considered the second and third tier impact on future donations? I have concerns over transparency as we approach potential future givers. What are the costs of removing the land patent restrictions and how would those costs be covered? The costs of our current Ranger crew is partly covered by granting them living quarters at DOUBLE V. If the facility were sold off, how would CCBSA be able to compensate those individuals?

**ZOOM PARTICIPANTS**

**Richard Brenner – Former CCBSA Staff Member**

I have similar comments and concerns to those expressed by Mr. Dan Rowland. I worked for CCBSA for seven years. How will we eventually develop Lawton over the coming years? What is the capacity of Lawton relative to DOUBLE V? There are opportunities to expand the programming held at DOUBLE V including biking, quads, etc.

**Melissa Wyatt**

DOUBLE V has been used as a summer camp when Lawton had fires. We need to have DOUBLE V as a back-up to Lawton. Ms. Wyatt expressed her support for many of the ideas expressed at tonight's Town Hall.

**QUESTIONS**

**Brian Frankowitz – 45 Years in CCBSA**

Small business owner with five vehicles. Started his first seven years with few tools and resources. What is his truck worth? Whatever anyone will pay for it. Not a big DOUBLE V fan but remembers an 1,100 person camping event. Not going to dispose of his vehicle just because the cost of maintenance is high – he is still netting positive cash flow from the vehicle – despite its maintenance costs. A four-inch sewer line is all that is standing between DOUBLE V and meaningful on-site improvements.

**Written Question – No Name Provided –**

**Please explain the current understanding of the BLM land patent and its restrictions on the sale or re-use of the DOUBLE V property?**

*RESPONSE - Don Riegger – Recent legal research has revealed that CCBSA may have multiple options to re-purpose or even possibly sell the property. Such a re-use may include partnering with a public or non-profit partner (EX. Pima County). Once all analysis is complete, a possible outright sale of the property could occur to a for-profit (or non-profit) user. More research on this matter is required before a firm response can be provided.*

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**Written Question – Kevin Kinghorn –**

**Discussion of the BLM Deed Restrictions – See prior response**

**Written Question – Kevin Alpaca (Troop 365)**

- (1) **What are the annual operating costs at DOUBLE V?** *RESPONSE – Most recent analysis is \$86,000. The range provided earlier by Mr. Riegger of \$50,000 - \$75,000 is the net loss – after revenues.*
- (2) **How many events per year are held at DOUBLE V vs. Camp Lowton?** *RESPONSE – To be determined. Usage data is available on both camps but not readily available to the Task Force members at tonight’s Town Hall.*
- (3) **Ranger’s Salary – Are the Camp Costs inclusive of the Ranger’s salaries?** *RESPONSE – Yes, the camp costs provided here for DOUBLE V include a pro-rated portion of the Ranger salaries.*
- (4) **Grants received annually by CCBSA – can some detail be provided?** *RESPONSE – Historic and YTD grant revenue to CCBSA can be provided but is not readily available to the Task Force members at tonight’s Town Hall.*
- (5) **What grants has CCBSA applied for in FY 2024?** *RESPONSE – Since the current Scout Executive joined CCBSA in mid-2023, CCBSA has submitted requests for \$900,000 in grants.*

**Written Question – James Scott**

Has attended summer camp at DOUBLE V with his Troop (as an adult leader). We need to charge third parties more money for the use of our facilities so as to be able to reduce what we have to charge our own Scouts.

**Written Question – Scott N.**

If DOUBLE V is destroyed both of the camps are ... (notes are illegible here – refer to video)

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**Written Question - Crystal Phillips**

Would BK claimants chase any of the net proceeds from a possible DOUBLE V sale if CCBSA is able to find a path to a sale?

*Answer: No – CCBSA has already paid their contribution to the settlement fund and the bankruptcy case is closed. We've asked this question by counsel and their opinion is any proceeds, or other assets for that matter, are not at risk.*

No data was presented tonight – why?

*Answer: Kept the information at a high level to provide the direction of preliminary recommendations. The committee has spent considerable time examining details in arriving at their conclusions so far.*

Transparency is so important to Scouting going forward.

*Answer: Agreed, this is why we have a town hall as part of the process.*

No one from the Task Force is of our youth. If BSA is a youth focused organization, would it not make sense to include one or more of them in this process?

*Answer: will evaluate how we might include youth viewpoint.*

We need to see the data – some detail – Budget / Operating Costs / Budget for camp rehabilitation (EX. \$1,000,000 budget discussed here tonight)

*Answer: Ad Hoc has evaluated, as part of their task, considerable detail. They will provide as much as is practical.*

**Written Question – Jack Erickson**

Pima County formerly used the DOUBLE V pool. *RESPONSE – Don Riegger – The Task Force is in active dialogue with the County about some type of possible partnership. Dialogue is ongoing. However, we have determined there is no current or near-term interest by the County in a sharing or use of the current pool. Considerable upgrades or replacement would be anticipated with any County or other sharing option.*



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**Question – Mark Ellson**

Business interruption insurance – does CCBSA have such coverage for Camp Lawton?

*RESPONSE – Don Riegger – Yes, utilized for Big Horn fire closure.*

**Question –**

What is the Task Force’s level of confidence in the Revenue figures used in their calculations to date? *RESPONSE – Don Riegger – The Task Force has dug down into historic records and the data for both Revenues and Costs provide a relatively high level of confidence. There were four models used that provided relatively consistent results:*

- 1) The Finance Committee examined the Double V cost center codes from financials. Direct costs over the last three years were specifically identified along with a reasonable allocation of indirect costs such as insurance;*
- 2) a sophisticated model used by property/program committee examining optimal use based on increasing population;*
- 3) NCAP analysis from 2023;*
- 4) A detailed examination of files and records by Committee member Clint Liechty.*

*Each model includes assumptions based on historic numbers but not always directly tied to actual historic numbers. All four approaches fell in the range of \$50,000 - \$76,000 for net operating loss. It is important to note that the losses were established ‘as-is’ and did not include expenses that would address significant deferred maintenance. The NCAP model included an estimate of ROI (Return on Investment) that is used to evaluate camp viability. This BSA national camp evaluation model estimated that approximately \$86,000 additional costs and capital annually would be required to keep the camp viable. This would be over and over the current net operating loss, meaning Double V shortfall is in the range of \$140,000. This would provide for appropriate maintenance and/or a sinking fund established for significant repairs and replacement of capital assets.*

**Question -**

**What happens if Lawton were to be temporarily out of commission? How to retain the Scouts in our own Council for summer camp with no swimming pool at Lawton?** *RESPONSE – Steve Odenkirk – Personal experience with a summer camp trip planned for California which was cancelled one week before camp. Took our Scouts to a different BSA camp in Colorado. Many examples of BSA camps picking-up Scouts when another camp has fire issues. Also, how can CCBSA consider renovating and then maintaining a property as large as DOUBLE V as a “back-*

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*up” camp to our main camp. Is such a model economically feasible? Two camps may (or may not) have been feasible when CCBSA had 8,000 Scouts, but certainly would not appear feasible with 1,800 Scouts.*

**Question – John Longhofer**

Pool covers at DOUBLE V at some point in the past, but nobody would take care of them or make certain that they were installed and removed and stored properly. Equipment keeps disappearing from all of the various activity areas at DOUBLE V (pool, BB range, etc.).

The pool was formerly leased out some six or seven years ago to a local swim team over a period when their main pool was being renovated. Where did those profits go? What is being done to rectify the pool status at DOUBLE V?

*RESPONSE – Tom Tracy – CCBSA Ranger*

*Pool covers and former lease of the pool to a third party – “The worst lease ever.” Initially a local dive shop leased the pool for training. Subsequently, the Ford Swim Club leased it when their home pool was being renovated. They were spending \$4,000+ a month to heat the pool – not sustainable.*

*Answer: Previous lease of pool to third party was considered along with a lack of potential partners currenting seeking such arrangements. TPool in current condition is not marketable for such a lease.*

**Question –**

DOUBLE V is endowed through the Furrow family at an amount approximating \$40,000 per year. Have those funds been directed to maintaining DOUBLE V? It will be impossible to replace DOUBLE V given the overall financial position of the Council today. *RESPONSE – Don Riegger – Community Foundation of Southern Arizona, who is the trustee, informed the council that the Furrow fund grant is unrestricted. It is NOT tied to Double V.*

**Question / Comment –**

Historically there needs to be a four-to-one ratio of Cub Scouts to Scouts BSA in order to maintain Scouts BSA. Most Cub Scout parents will NOT be amenable to driving their Cub Scouts to Camp Lawton for typical one day Cub Scout activities.

*Answer: The committee has developed a significant list of alternative locations for all of the programs currently being offered at Double V utilizing public parks and pools, private spaces, and national forests and monuments. This includes locations for Cub Scout activities.*

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**Question –**

Feasibility study on a possible capital campaign to support saving and renovating DOUBLE V. Can we / should we have such a study completed? *Answer: A capital campaign feasibility study is a critical first step. The cost of a feasibility study alone would be in the range of \$17,000 - \$30,000. Those board members with experience with capital campaign shared they did not believe the council was anywhere near ready for a successful capital campaign.*

**7:40**

**Meeting summary**

- Camp contingency – As discussed at tonight’s meeting – any future fires or other major camp issues at Lawton would require other BSA camps to step-up. Maintaining an entire second camp primarily as a back-up to the primary camp is not economically feasible.
- Summarized this Town Hall – The Task Force will review and process the questions and opinions brought forth this evening as part of its deliberative process. A second Town Hall will be considered.

**Last Minute In-Person Question**

**Brandon Smalling – Former CCBSA employee and volunteer**

Shooting sports – How would CCBSA handle shooting sports if DOUBLE V were removed?  
*RESPONSE – Don Riegger – Public venues for shooting are available (EX. Pima Pistol Club). CCBSA would need to be creative to partner with local shooting ranges to provide gun safety training and locations for various shooting-related merit badges.*

**EXHIBITS –**

- Letter from Douglas G. Wright dated 02/15/24