

DOUBLE V TOWN HALL

Save the Date



Catalina Council Office

6:00 PM | FEB 15TH | 2024

Your Voice Matters:
Double V Scout Ranch Town Hall Meeting!



BOY SCOUTS OF AMERICA
CATALINA COUNCIL

- In person at CC Office
- Via Zoom



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Agenda

- Why Now?
- Formation of Double V Ad Hoc Committee
 - Charter by CCBSA Board
 - Committee Members
 - Working Groups
- Preliminary Findings
- Conclusion
- Open Forum
 - Next Steps

** This session will be recorded*



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Why Now?

- Proposed options and plans going back 15+ years
 - Actions always gets kicked down the road
- CCBSA in financial peril
- Finance Committee Findings
 - Usage data indicated extremely high cost per use/scout.
- Is CCBSA really a two-camp Council?
 - Was it ever – long standing question going back years.
 - National Bankruptcy spotlight - ~50% over camped
- Future of surrounding properties
 - Increasingly Urban, encroachment, security
- Camp Condition
 - Cost and recent investments, low impact



Formation of Ad-Hoc Committee

Board resolution: November 28, 2023

- Committee members
 - Cross section of the Council
 - Board, non-board, Finance, Legal, Risk, Historical, Unit, Program
- Charter:
 - Review legacy, history, financial, legal and program impact
 - Compile and analyze data and findings to date
 - Define and explore viable options
 - Make Recommendation:
 - Report back to board in 90-120 days
 - Permanent recommendation – Avoid continued deferral of action



Double V Ad-Hoc Committee

- **Joe Winfield***, Properties Strategic Chair and Ad-Hoc Committee Chair
 - **Fred Petersen***, VP Admin and Process
 - **Brett Rustand***, Past President, Risk Committee
 - **Chuck Durham**, Finance Committee and Unit Treasurer
 - **Clint Liechty***, Board member
 - **Tom Kittle***, VP Properties
 - **Jeff Brunet***, Board, Program Committee, and Unit Leader
 - **Steve Odenkirk***, Executive Vice President
 - **Don Riegger***, President/Chair, *Ex Officio*
 - **Shannon Roberts**, CEO/Scout Executive, *Ex Officio*
-
- “ * ” – CCBSA Board member



Double V Ad-Hoc Committee

- Three Working groups focus:
 - 1. Keep in place as Scout Camp
 - 2. Keep as Scout Camp with Partners
 - 3. Options for disposal
- Leverage previous work:
 - Numerous Camp Visits, Property Strategic Plan (2021); SABA work, properties committee, capital budgeting, pool contractor input, NCAP, Financial, Program camping analysis



Double V Ad-Hoc Committee

Preliminary Recommendation:

1. Preferred Option:

- Disposal

2. Options Considered:

- Operate as a Scout Camp
- Operate as a Scout Camp with partners



Conclusions

•Preferred Option – Dispose

- Look to dispose
 - Mothball – or scale back expenses - limited use during transition
- County take over
 - With camping/program as part of county plan
- Developer
 - Open use set aside - attached to Tucson mountain park?
- How and Where can we provide the services we provide now?
 - List of alternatives
- What does transition look like – depends

•Other Options Considered – Keep as Scout Ranch

- Even if we could break even – still an undesirable camp
- \$1 million entry point for minimal improvements plus sinking fund

• Other Options Considered - Retain as Scout Ranch with Partners

- Potential partners not interested



Next Steps:

Council “Town Hall”

- Gain feedback and insight
 - Adjustments as needed
-
- Recommendation to the Board
 - End of March is goal
 - Operationalize Recommendation
 - Transition planning
 - Expect a long process



Open Forum

- Call to the audience:
 - In-person: Name and question on card
 - Zoom: in Chat Window – we will unmute when its your turn
- Keep your question or statement to three minutes so more can share
- Unanswered questions/shares will be recorded





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Appendix



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Areas of Analysis and Engagement

- Title and Deed Analysis
 - BLM Restrictions
 - Fee Simple and restricted value
- Financial Analysis
 - Three approaches:
 - No less than \$45,000 - 75,000 annual operating loss
 - Loss without appropriate maintenance, or sinking fund
 - Capital Cost to improve to minimal standards – no less than \$1,000,000.
- Pool options
 - County
 - Swim Clubs
 - Diving Organizations
- Solar Farm
 - High level TEP Executive evaluation and discussion
- RV Park
- Partner Options
 - TUSD/Other Schools
 - Boys/Girls Clubs
 - Other Schools
- Pima County – Natural resources, park and recreation
- Developer – a viable option



Initial Consideration of alternate program location options:

- **Aquatics**: Oro Valley Aquatics; Udall Pool, other Pima County or Tucson Pools
- **Camping (Desert style – Close in)**: Catalina State Park, Molino Basin, Oracle State Park
- **Camping (Desert style – Nearby)** : Picacho State Park, Tumacori, Kartchner Caverns, Madera Canyon
- **Cub Fun Days**: Fort Lowell, Brandi Fenton, Naranja Park, Udall, Public and Private school properties, other Pima and Tucson Parks
- **Archery**: Naranja Park, Southeast Archery
- **Shooting**: Pima County Southeast Regional Park Shooting Ranges – Tucson Mountain Park Rifle and Pistol; various private ranges
- **Expand shoulder seasons at Lawton**
- **Camporees: Scaleable camping and fun day locations – Cochise Options**

