

Double V Scout Ranch – Task Force – Town Hall February 15, 2024

Docs/RETF/Properties/Double V/021524 AGENDA Town Hall

PURPOSE - Formed at the direction of the Catalina Council BSA Board of Directors (CCBSA Board) in November 2023, the Double V Task Force is charged with completing a detailed analysis of all facets of the current Double V Scout Ranch operation as to both its financial and practical viability. The Ad Hoc committee was to build upon previous reviews by both the Finance, Properties and Executive Committees. Upon completion of this analysis, the Double V Task Force was to submit a formal recommendation to the CCBSA Board for the purpose of re-vitalizing or ceasing operations at this site. Long-term financial and operational viability is the primary focus of this assignment. The estimated time window to complete this work is 90 – 180 days.

STRATEGY –

Three potential strategies have been pursued as follows:

- (A) Revitalization of Double V as, primarily, a CCBSA Scouting camp. Revenues and users to be focused on both CCBSA and BSA populations.
 - a. What is the functional desirability of Double V?
 - i. No longer a remote camping location
 - ii. CCBSA population down from 7,000 to 1,800 – how to support two camps
 - iii. Deferred maintenance – general estimate of \$1 million to just renovate the facility to a functional condition
 - b. Current CCBSA financial status does not support appropriate management, maintenance, or resources needed to drive an appropriate capital campaign.
 - c. What activities are held at Double V that are unique to this site vs. those that could be readily held at a public campsite or at Lawton?
- (B) Partnership with another non-profit or public entity to jointly renovate, manage, and use the camp
 - a. Are there any specific non-profit or public partners (County, City, Other) who would be interested in joining forces with CCBSA to revitalize and then operate the camp?
 - b. Need to identify partnership opportunities and advance dialogue quickly due to financial pressures
 - c. Would final partnership be a net benefit to CCBSA and be preferential to Option C?
- (C) Sale or other decommissioning strategy to cease short-term operating losses and, preferably, create some value to CCBSA.
 - a. What are CCBSA's options to market the camp for possible sale or re-use by a private or public entity that would allow for cessation of operating losses and, potentially, create a cash event to allow for conversion of the property for an alternate use?
 - b. How much time and financial resources can CCBSA support in an effort to market / re-purpose the property given current financial constraints?