

# MEMO

Attachment F



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**Date:** January 11, 2013  
**To:** Board of Directors  
**From:** Roni Luckenbill, CEO  
**Subject:** Confidential Camp Myeerah Offer: The Trust for Public Land

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A new offer has been received on Camp Myeerah that requires action by the board at its January meeting. As you will recall, in September the board made the decision to delay action on this property for at least three months, to allow the Tri-Moraine Audubon Society an opportunity to put together an offer. At that time we believed that no decision would be needed by the board until at least the spring. We have now been notified that the Trust for Public Land proposes to acquire the Camp Myeerah property through a grant from the Clean Ohio Fund at a price of \$1.5 million. This is as a direct result of the work of the Tri-Moraine Audubon Society and comes with their support. This grant request will be submitted by the Trust for Public Land in February and requires the board to sign a non-binding letter of intent that Girl Scouts of Western Ohio will agree to the sale if the funds are allocated for this project.

Jody Wainscott, Karen Huelsman, and Dave Kylander met with Susan Osborn and me this week to discuss this offer and its implications. After reviewing the options, they are recommending that the board accept this offer for the following reasons:

1. This land trust offer meets the primary criteria established by the property task group and the priorities that were discussed by the board in September.
2. The land trust will maintain this property as green space and allow its unique geological features to be maintained for public usage into the future.
3. Contingencies are in place in the letter of intent to allow the board flexibility if it is not satisfied with the details regarding future usage by Girl Scouts.
4. It is widely believed that these funds will not be available in future years, due to current state leadership; therefore this option is time-limited.
5. This offer is supported by Tri-Moraine Audubon Society and would most likely be positively received by Girl Scout members and the community.
6. Girl Scouts of Western Ohio will net \$1.35 million (10% of the sale price must be paid to the Trust for Public Land). When the cost of annual operating and capital expenses are factored in, it is advantageous to move now on this offer.

If the funds are not allocated for this project, we will continue to seek other options. It is anticipated that allocations from the Clean Ohio Fund will be made in March.

We are attaching two documents to this memo for your review prior to the meeting.

1. A copy of the letter of intent from The Trust for Public Land (Attachment G).
2. A matrix describing the options available for Camp Myeerah compared to the criteria to be applied to these options (Attachment H).

As you prepare for the meeting, please feel free to let me know if there is additional information that you believe is needed to make a decision.