

### Camp Myeerah Comparison of Options

Criteria for decision making	Option 1: Land Trust Proposal	Option 2: Previous offer from buyer (if still interested)	Option 3: Open sale to public	Option 4: Don't sell, keep camp open
Conserve green space and beauty of property	Yes – 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.	Buyer has expressed interest in conserving property, but there are no guarantees – we would maintain ownership of conservation easement property.	Unknown	Yes
Allow for continued Girl Scout usage	Yes, to limited extent. Both Audubon Society and Land Trust have expressed commitment to continued GS usage, however scope depends upon property management selected, still unknown; Contingencies in place in the letter of intent to allow the board flexibility if not satisfied with the details regarding future usage by Girl Scouts.	No	Unknown – depends upon buyer	Yes
Maximize financial gain from sale	\$1.35 net (after 10% to Trust for Public Land) – only 68% of Land Trust's appraised value (84% of our original appraisal)	Estimated at \$1.5 million, due to restrictions on conservation easement section.	Opens possibility for larger financial gain, but actual amount is unknown.	No

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Eliminate ongoing maintenance costs to council (approximately \$90,000 per year for )	Yes – sale would close in September (projected)	Yes (for section being sold) – unknown closing date (if he is still interested) No- We would continue to own the conservation easement section and would have some ongoing maintenance and insurance costs.	Yes, but may require extended time period.	No
Action that would meet with approval by members and community	Yes - This is the option that the Audubon Society has brought forward.	No	Unknown, depending upon purchaser	Yes
Meets the criteria established by property task groups (see attached)	Yes	Maybe – however no option for continued usage by Girl Scouts	Maybe – dependent upon purchaser	No – property task groups and board recommended disposal of property, due to Tier 3 status.
Weaknesses / Concerns				
	<ol style="list-style-type: none"> <li>Items still to be defined: <ul style="list-style-type: none"> <li>Will they get the Clean Ohio Grant for 75%?</li> <li>Who will the Trust find to insure &amp; maintain property?</li> <li>What will continued Girl Scout use entail?</li> </ul> </li> <li>Potentially lower price than previous offer or potential buyer</li> </ol>	<ol style="list-style-type: none"> <li>No continued Girl Scout use</li> <li>Some opposition from community, especially Audubon Society</li> <li>Uncertainty about future use/ green space.</li> </ol>	<ol style="list-style-type: none"> <li>Lose Land Trust option.</li> <li>May lose previous offer. (uncertain)</li> <li>Offer amount potentially reduced by realtor commission.</li> <li>Offer amount unknown; may be lower than existing offer.</li> </ol>	<ol style="list-style-type: none"> <li>If no action, financial burden (\$90,000+/year) for least used property (562 girls); so funds not available to be used more effectively for larger number of girls.</li> <li>Property needs significant capital investment</li> <li>Sale recommended by board property task group</li> <li>Limit future choices since Land Trust Funding may not be available and previous offer is not guaranteed in future.</li> </ol>

## Board Values and Principles for Decision Making on Council Property

### Property Task Group Recommendation for Camp Myeerah

Investigate options for collaborative agreement, sale or donation which would ideally allow for some continued Girl Scout usage. This option may include the sale of some or all of the camp property.

### Values Statement on Camp Program Sites

Girl Scout council outdoor program sites provide opportunities for girls to discover, connect, and take action out-of-doors in ways that build courage, confidence, and character. Experiences in the outdoors help develop girls' understanding and curiosity about the natural world, including greater environmental understanding, and develop girl leaders with the ability to truly make a difference for themselves and the world around them.

### Guiding Principles for Decision-Making on Property

Girl Scouts of Western Ohio property will be managed to:

- Support high quality Girl Scout program experiences;
- Ensure the protection and safety of Girl Scouts;
- Promote environmental stewardship;
- Maintain fiscal efficiency, maximizing program benefit for every council investment;
- Minimize liability to Girl Scouts of Western Ohio;
- Protect the property's future value and minimize future liability
- Maximize access for members, including ensuring that members are given priority for camp.

### Property Criteria for Decision-Making

Property planning decisions will be made based on balancing the following factors:

- Our commitment to providing a safe, high quality program experience for girls that delivers on the council Ends;
- Consideration of the unique contribution of program experiences in the outdoors;
- Investment in activities that attract a sufficient number of girls, including providing progression for girls for whom this is specialized interest.
- The long-term and annual investment of capital and operating funds required to offer this program experience.